



PHONE: (510) 747-4300
FAX: (510) 522-7848
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701 Atlantic Avenue • Alameda, California 94501-2161

AGENDA **REGULAR MEETING OF THE BOARD OF DIRECTORS**
DATE & TIME **Wednesday, March 15, 2023 - 7:01 PM**
LOCATION

Independence Plaza, 703 Atlantic Avenue, Alameda - Ruth Rambeau Memorial Community Room

PUBLIC PARTICIPATION Public access to this meeting is available as follows:

Join Zoom Meeting:

<https://us06web.zoom.us/j/83939527392?pwd=QlFkTm04OUlkRU5JVIZOcURuUldBdz09>

Meeting ID: 839 3952 7392

Passcode: 411773

Persons wishing to address the Board of Directors are asked to submit comments for the public speaking portion of the Agenda as follows:

- Send an email with your comment(s) to jpolar@alamedahsg.org and vcooper@alamedahsg.org prior to or during the Board of Directors meeting
- Call and leave a message at (510) 871-7435.

When addressing the Board, on agenda items or business introduced by Directors, members of the public may speak for a maximum of three minutes per agenda item when the subject is before the Board.

Persons in need of special assistance to participate in the meetings of the Alameda Affordable Housing Corporation Board of Directors, please contact (510) 747-4325 (voice), TTY/TRS: 711, or jpolar@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Alameda Affordable Housing Corporation Board of Directors to make reasonable arrangements to ensure accessibility or language assistance.

PLEDGE OF ALLEGIANCE

1. **ROLL CALL** - Board of Directors
2. **AB2449 COMPLIANCE** - The Chair will confirm that there are 4 members in the same, properly noticed meeting room within the jurisdiction of the City of Alameda. Each board member who is accessing the meeting remotely must disclose verbally whether they are able to be remote under AB2449: (1) just cause (max. 2 per year), or (2) emergency circumstances." For Emergency Circumstances, the request must



be approved by a majority vote of the Board of Commissioners for the emergency circumstances to be used as a justification to participate remotely. Remote Commissioners must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Commissioner must also publicly disclose at the meeting, prior to any action, whether any other individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member's relationship with such individuals. Note: A Commissioner cannot participate in meetings of the Board of Commissioners solely by teleconference from a remote location for a period of more than 3 consecutive months or 20% of the regular meetings for AHA within a calendar year, or more than 2 meetings if the Board of Commissioners regularly meets fewer than 10 times per calendar year.

3. COMMISSIONER RECUSALS

4. Public Comment (Non-Agenda)

5. CONSENT CALENDER

Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Directors or a member of the public.

5.A. Approve Minutes of the Special Board of Directors Meeting held February 9, 2023. **Page 4**

5.B. Accept Monthly Report on Construction in Progress. **Page 9**

5.C. Accept the Audited Financial Statements for Fiscal Year Ending June 30, 2022 and Authorize the Executive Director to Approve and Finalize with Minor Changes. **Page 11**

6. AGENDA

6.A. Hold a Public Hearing at 7:45 p.m. on the Alameda Affordable Housing Trust Fund Guidelines and Review Suggested Guideline Changes. **Page 98**

7. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)

8. EXECUTIVE DIRECTOR'S COMMUNICATIONS

9. DIRECTORS COMMUNICATIONS, (Communications from the Directors)

10. ADJOURNMENT OF REGULAR MEETING

* * * Note * * *

Documents related to this agenda are available for public inspection and copying at the Alameda Affordable Housing Corporation office, 701 Atlantic Avenue, during normal business hours.

KNOW YOUR RIGHTS UNDER THE Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Directors exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review.

In order to assist the Alameda Affordable Housing Corporation's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive



to various chemical based products. Please help the Alameda Affordable Housing Corporation accommodate these individuals.





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**DRAFT MINUTES
SPECIAL MEETING OF THE BOARD OF DIRECTORS
THURSDAY, FEBRUARY 9, 2023**

PLEDGE OF ALLEGIANCE

Chair Grob called the meeting to order at approximately 7:22 p.m.

1. ROLL CALL - Board of Directors

Present: Director Grob, Director Tamaoki,
Director Joseph-Brown, Director Hadid,
Director Husby, and Director Sidelnikov

Absent: Director Kaufman

2. COMMISSIONER RECUSALS

None.

3. Public Comment (Non-Agenda)

None.

4. CONSENT CALENDER

Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Directors or a member of the public.

- *4.A. Approve Minutes of the Special Board of Directors Meeting held January 11, 2023.
- *4.B. Accept Monthly Report on Construction in Progress.

Items accepted or adopted are indicated by an asterisk.

Director Tamaoki moved to accept the Consent Calendar items, and Director Husby seconded the motion. A roll call vote was taken, and the motion passed unanimously.



- | | | |
|--------|---|---|
| Yes | 6 | Director Grob, Director Tamaoki,
Director Joseph-Brown, Director Hadid,
Director Husby, and Director Sidelnikov |
| Absent | 1 | Director Kaufman |

5. AGENDA

5.A. Accept Report on Incomes at Independence Regarding Proposed Rent Increases for April 2023.

Stephanie Shipe, Director of Portfolio Management, provided a presentation that summarized the 2023 Rent Increase Proposal for Independence Plaza (IP) property. After meeting with the Ad-Hoc Committee, which included Director Tamaoki and Director Kaufman, the original proposals presented during the January 11, 2023 Special Board of Directors Meeting, have been revised and are being submitted, as one package, for acceptance.

In response to Director Tamaoki, Vanessa Cooper, Executive Director stated that the information reflected on page 12 of the Board packet is correct, tenants at 26% - 29% rent burden will see a rent increase of 1.5%, tenants at 16% - 25% will see a rent increase of 3.5%, and tenants at 10% - 15% rent burden will see a 4.5% rent increase.

Director Tamaoki stated that while the proposed increases seem reasonable and fair for 2023, considering the way the Housing Authority of the City of Alameda (AHA) allocates corporate overhead for this property and based on the information provided, it is difficult to conclude whether the proposed rent increases will enable the property to generate positive cashflow once the City subsidy is discontinued. As FPI Management will generate a stand-alone budget for this property, which will provide additional operating information and insight as to whether these increases are sufficient or need to be dialed back, the Ad-Hoc committee would like the Board to continue to monitor the property.

In response to Director Grob, Ms. Cooper stated that staff keeps a list of Board requests and the Ad-Hoc Committee's request will be added to this list. Staff will return to the Board prior to the end of 2023 with additional information.

In response to Director Hadid, Ms. Cooper stated that the proposed rent increases have been structured so that the tenants with the lowest level of income are the least affected by the increases. Historically, there has been a small, but reasonable, number of tenants whose rent is less than 20% of their income.

These proposals aim to move the rent burden to the tenants who can afford to pay more. AHA provides funds to LifeSTEPS, so while it is not expected, in the event that a tenant cannot make the rent increase, there are subsidy funds available. The



proposed rent increases are structured so that the property has positive cash flow by 2026, which is when the property must be refinanced.

Commissioner Sidelnikov stated that in recognizing the need to increase rents, he appreciates staff's effort to apply a tiered approach to the increases and implement them on a rent burden basis.

Director Sidelnikov moved to accept the Report on Incomes at Independence Regarding Proposed Rent Increases for April 2023, and Director Joseph-Brown seconded the motion. A roll call vote was taken, and the motion passed unanimously.

Yes	6	Director Grob, Director Tamaaki, Director Hadid, Director Husby, Director Joseph-Brown, and Director Sidelnikov
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Absent	1	Director Kaufman
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5.B. Create an Ad Hoc Committee on Acquisitions and Rehabilitation projects.

Allyson Ujimori, Senior Project Manager stated that staff is seeking approval to create an Ad-Hoc Committee on Acquisitions and Rehabilitation projects. As staff moves forward with planning the portfolio renovations, Board guidance may be needed.

Director Sidelnikov and Director Joseph-Brown volunteered to serve on the Ad-Hoc Committee. Director Grob referred other interested Directors to Ms. Cooper.

Director Grob moved to create an Ad Hoc Committee on Acquisitions and Rehabilitation projects and to appoint Director Joseph-Brown and Director Sidelnikov to the Ad-Hoc Committee, and Director Husby seconded the motion. A roll call vote was taken, and the motion passed unanimously.

Yes	6	Director Grob, Director Tamaaki, Director Hadid, Director Husby, Director Joseph-Brown, and Director Sidelnikov
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Absent	1	Director Kaufman
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5.C. Accept the report on the Substantial Recapitalization Plan for Esperanza Apartments.

Allyson Ujimori, Senior Project Manager provided a presentation that included an overview of the Substantial Recapitalization Plan for Esperanza Apartments.

In response to Director Hadid, Ms. Ujimori stated that the reference to "Life-Safety" scope, at Esperanza Apartments, includes items such as smoke detectors, interior/exterior stair repairs, termite survey, replacement of some windows, and exterior siding and trim replacements. Ms. Cooper stated that all smoke detectors



were replaced during COVID at Esperanza , but this scope will include inspection of the smoke detectors. Director Hadid suggested that where possible, permanent replacements/repair be made in an effort to alleviate reoccurring issues.

In response to Director Tamaoki, Ms. Cooper stated that every unit is restricted at 80% AMI under both the AHA and HUD agreements. There are approximately 38 PBV tenants and the vast majority of the remaining tenants, approximately 80 tenants, hold tenant based vouchers, who are all paying the payment standard which is close to 80% AMI. This property includes 1 – 5 bedroom units. Currently, \$1,885 for a 1-bedroom is the payment standard and 80% AMI rent is very close to this amount. Ms. Ujimori stated that the lender would be able to underwrite the 80% AMI rent. Director Tamaoki stated that if the property is moved to tax credit, the rents would average out at approximately 60% AMI which would lessen the likelihood of the lender being able to underwrite the difference between 60% and 80% AMI, which supports reasoning to keep the property as not tax credit. Ms. Cooper stated that the majority of Esperanza Apartments are townhomes, which does not make for efficient use of the land and does not address Alameda’s need for disabled units. Therefore, density at this property will need to be considered in the future.

Director Hadid moved to accept the report on the Substantial Recapitalization Plan for Esperanza Apartments, and Director Joseph-Brown seconded the motion. A roll call vote was taken, and the motion passed unanimously.

Yes	6	Director Grob, Director Tamaoki, Director Hadid, Director Husby, Director Joseph-Brown, and Director Sidelnikov
Absent	1	Director Kaufman

6. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)

None.

7. EXECUTIVE DIRECTOR'S COMMUNICATIONS

Ms. Cooper stated that AHA’s New Board of Commissioners Orientation is scheduled to take place on Wednesday, February 15, 2023 and it is preferred that the Directors attend the orientation in person, but any Director who plans to attend remotely should notify Jasmine Polar, Executive Assistant.

Ms. Polar distributed the approved Out of State Travel document, please reply to Ms. Polar to confirm your attendance of the respective conference(s).

As we are in an odd year, Directors will be required to complete the Ethics Training this year and submit their certificate of completion along with their Form 700. Ms. Polar will send out an email which will include links to both the Ethics Training and the Form 700 and the submittal deadline. Directors who may have completed the Ethics Training with another agency within the past two years may submit the



certificate of completion from that training. Directors will also need to complete the Fair Housing Training which will be assigned electronically.

Also, as this is the last meeting that Board Members are allowed to participate remotely, Board Members should expect to receive a memo from Jhaila Brown, Legal Counsel explaining the changes to remote participation.

8. DIRECTORS COMMUNICATIONS, (Communications from the Directors)

None.

9. ADJOURNMENT OF REGULAR MEETING

Director Grob Adjourned the meeting at 8:10 p.m.

Vanessa M. Cooper
Secretary and Executive Director

Chair Grob, President
Board of Directors





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701 Atlantic Avenue • Alameda, California 94501-2161

To: Board of Directors
From: Joseph Nagel, Construction Project Manager
Prepared By: Joseph Nagel, Construction Project Manager
Date: March 15, 2023
Re: Accept Monthly Report on Construction in Progress.
5.B.

BACKGROUND

There were a number of costs and planned portfolio projects described in the Reserve Policy and other approvals from the May 2022 Housing Authority of the City of Alameda (AHA) Board of Commissioners meeting. Because of the large number of items currently underway, staff will provide a periodic update on Construction In Progress (CIP) activities.

DISCUSSION

1. Independence Plaza-

The Board approved up to \$1,950,000 in funds to complete the Independence Plaza balcony and guardrail repairs. Permit applications were submitted electronically to the building department on June 16, 2022 for all five (5) buildings (703, 705, 707, 709, 711) and the 5th and final permit was approved on December 20, 2022. Balcony repair work began in Mid-September on the first four buildings and as of February 28, 2023, repairs have been completed on 53 of 53 balconies and all 25 of the additional guardrails. Some painting remains to be completed when weather allows.

2. 701 Office/Maintenance Garage Conversion

- a. Architect RFQ-The RFQ for a design architect was issued on September 19, 2022. RFI questions were received from 11 firms by the October 21, 2022, deadline and the answers to the RFI questions were issued on October 27, 2022. Final RFQ responses were due on November 14, 2022.
- b. We received 8 submittals for the Office and Maintenance Garage Conversion. References were verified and all submittals were reviewed and assessed and AHA selected 4 of the 8 for interviews. Garavaglia Architecture was chosen as the preferred consultant and AHA intends to enter into negotiations with Garavaglia to begin design of the project.
- c. AHA intends to secure design and drawings for this project. However, we will be



prioritizing the conversion of the Hawthorne Suites Hotel and may utilize some of the unused common area spaces at Hawthorne for AHA office space. The common areas of this property are already substantially built out with most of the appropriate infrastructure in place to easily convert it to usable office space.

3. Tilden Commons – Security & Readiness for AHA Maintenance

The installation of security systems, (cameras, door alarms, and smoke alarms) has been completed and are in working order, functioning properly.

4. Physical Needs Assessments

AAHC has contracted with the consulting firm PPA (Physical Property Analysis LLC) to conduct PNA's (Physical Needs Assessments) on the portfolio of properties. All of the assessments have been completed and we have received all of the reports. AHA staff is currently addressing a short list of life/safety issues noted in the reports. AHA is also reviewing the long term projections for all properties and will present our recommendations to the Board of Commissioners in August 2023.

FISCAL IMPACT

The Board has approved these costs from the Construction in Progress section of the 2022 Reserves Policy (May 2022 BOC).

CEQA

None.

RECOMMENDATION

Accept Monthly Report on Construction in Progress.

ATTACHMENTS

None

Respectfully submitted,



Joseph Nagel, Construction Project Manager





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701 Atlantic Avenue • Alameda, California 94501-2161

To: Board of Directors
From: Louie So, Director of Finance
Prepared By: Louie So, Director of Finance

Date: March 15, 2023

Re: Accept the Audited Financial Statements for Fiscal Year Ending June 30, 2022 and Authorize the Executive Director to Approve and Finalize with Minor Changes.
5.C.

BACKGROUND

The financial statements of the Housing Authority of the City of Alameda (AHA) for the fiscal year ending June 30, 2022 were prepared in the format prescribed by the requirements of Government Accounting Standards Board Statement 34 (GASB 34). Alameda Affordable Housing Corporation (AAHC), is a blended component unit with the Housing Authority of the City of Alameda and is not presented separately in the audited financial statements. The condensed financial information for AAHC is presented in Note 17 of the attached draft audited financial statements. These draft audited financial statements also incorporate the audited financial statements for AHA's development affiliate, Island City Development (ICD), which is presented as a discrete component unit. The audit report and related schedules are typically due to HUD by March 31st each year, 9 months after the end of the prior fiscal year. The public accounting firm Novogradac & Company LLP has produced the draft audited financial statements of the Housing Authority of the City of Alameda for the fiscal year ending June 30, 2022. The draft audited financial statements and the list of adjusting journal entries are attached. The Executive Director will approve and finalize minor changes to the audit once the Board of Directors provide their acceptance of the audited financial statements. Once finalized, the audited financial statements will be posted on the agency's website and submitted to HUD and other stakeholders.

DISCUSSION

The draft audit opinion showcases that the financial statements present fairly, in all material respects, the financial position of the Housing Authority of the City of Alameda and its component units (including Alameda Affordable Housing Corporation) as of June 30, 2022 are in conformity with US Generally Accepted Accounting Principles (US GAAP). Once the audited financial statements are approved by the Board and finalized by Novogradac & Company LLP, the Financial Data Submission report (with information derived from the



audited financial statements) is expected to be electronically submitted to HUD by the March 31, 2023 deadline.

FISCAL IMPACT

N/A

CEQA

N/A

RECOMMENDATION

Accept the Audited Financial Statements for Fiscal Year Ending June 30, 2022 and Authorize the Executive Director to Approve and Finalize with Minor Changes.

ATTACHMENTS

1. 01 Alameda Housing Authority - FY22 Revised Audit Draft
2. 02 AJES - Draft
3. 03 Mapped TB - Draft
4. 04 Reclass Entries - Draft

Respectfully submitted,



Louie So, Director of Finance



HOUSING AUTHORITY OF THE CITY OF ALAMEDA

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

JUNE 30, 2022

**WITH
REPORT OF INDEPENDENT AUDITORS**

AUDIT DRAFT

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
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JUNE 30, 2022**

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AUDIT DRAFT

REPORT OF INDEPENDENT AUDITORS

To the Board of Commissioners of the
Housing Authority of the City of Alameda:

Opinions

We have audited the accompanying financial statements of the business-type activities (primary government) and the aggregate discretely presented component units of Housing Authority of the City of Alameda (the "Authority") as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, as listed in the accompanying table of contents.

In our opinion, based on our audit and the reports of the other auditors, the financial statements referred to above present fairly, in all material respects, the net position of the primary government and the aggregate discretely presented component units of the Authority, as of June 30, 2022, and the changes in their net position and their cash flows, where applicable, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the discretely presented component unit (Island City Development and Subsidiaries). Those statements, which were prepared in accordance with the accounting standards issued by the Financial Accounting Standards Board, were audited by other auditors whose report has been furnished to us. We have applied audit procedures on the conversion adjustments to the financial statements of the discretely presented component unit, to conform those financial statements to present in accordance with the accounting standards issued by the Governmental Accounting Standards Board. Our opinions, as they relate to the amounts included for the discretely presented component unit, prior to these conversion adjustments, are based solely on the reports of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 within one year after the date that the financial statements are available to be issued.

Auditors' 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 auditors' 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 auditing standards generally accepted in the United States of America 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, including omissions, 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 auditing standards generally accepted in the United States of America 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.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of expenditures of federal awards is presented for the purpose 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* and is not a required part of the basic financial statements. The accompanying financial data schedule, schedule of findings and question costs, combining statements of net position and combining statements of revenues, expenses and changes in net position are also not a required part of the basic financial statements and are presented for the purposes of additional analysis as required by the U.S. Department of Housing and Urban Development.

Other Matters (continued)

Other Information (continued)

The schedule of expenditures of federal awards, financial data schedule, schedule of findings and question costs, combining statements of net position and combining statements of revenues, expenses and changes in net position are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards, financial data schedule, schedule of findings and question costs, combining statements of net position and combining statements of revenues, expenses and changes in net position 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 REPORT DATE 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 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.

Change in Accounting Principle

As discussed in Note 1 to the financial statements, the Authority adopted accounting standards changes related to accounting for and disclosing leasing arrangements. Our opinion is not modified with respect to this matter.

REPORT DATE
Toms River, New Jersey

MANAGEMENT'S DISCUSSION AND ANALYSIS

AUDIT DRAFT

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

This section of the Housing Authority of the City of Alameda's (the "Authority") annual financial report presents a discussion and analysis of the financial activities of the Authority and its affiliated consolidated entities for the fiscal year ended June 30, 2022. We encourage readers to consider the information presented here in conjunction with additional information that we furnished in our presentation to the Board of Commissioners.

The following management's discussion and analysis will discuss the results of the Authority's operations, which includes Alameda Affordable Housing Corporation. Please note that the financial activities of the Authority's affiliate, Island City Development, is not included in this discussion.

Key financial information for the current fiscal year will be compared with those of the prior year. Please note that Government Accounting Standards Board Statement No. 87 ("GASB 87") revised lease standards was implemented in the financial statements for the fiscal year ended June 30, 2022. Therefore, the Net position, beginning of year has been restated to reflect this update to accounting principles, and vast majority of prepaid leases have been reclassified from liabilities to deferred inflow.

Financial Highlights

- The assets and deferred outflows of the Authority exceeded its liabilities and deferred inflows at the close of fiscal year 2022 resulting in a net position of \$124,530,073 at June 30, 2022, as opposed to \$117,076,375 at June 30, 2021.
- Total assets and deferred outflows of resources at June 30, 2022, were \$173,135,215. Of this, \$37,912,868 represents current assets, \$133,054,294 represents noncurrent assets, and \$2,168,053 represents deferred outflows of resources. Total assets and deferred outflows of resources at June 30, 2021, were \$163,335,052.
- Capital assets, net of accumulated depreciation at June 30, 2022, increased from \$75,289,802 at June 30, 2021, to \$79,232,947 at June 30, 2022. Capital assets are reflected at cost, less accumulated depreciation for all purchased capital assets.
- Total liabilities and deferred inflows of resources at June 30, 2022, were \$48,605,142. Of this, \$5,134,684 represents current liabilities, \$25,569,681 represents noncurrent liabilities, and \$17,900,777 represents deferred inflows of resources. Net position increased from \$117,150,926 (as restated) at June 30, 2021, to \$124,530,073 at June 30, 2022.
- Total operating and non-operating revenues for the Authority for fiscal year 2022 and 2021 were \$51,248,524 versus \$48,082,776, respectively. The primary sources of revenue for 2022 were governmental grants including Section 8 Housing Choice Vouchers Program (Section 8) Housing Assistance Payment ("HAP") grants, City of Alameda grants, Alameda Unified School District grants, and tenant rents collected from the Authority's owned units.
- Total operating and non-operating expenses for the Authority for fiscal year 2022 and 2021 were \$43,873,994 versus \$41,821,758, respectively. The major program expenditure, as reflected on the statement of revenues, expenses, and changes in net position, was for HAP. There were \$25,961,138 of HAP expenses for fiscal year 2022 versus \$25,944,368 in fiscal year 2021.
- For fiscal year 2022 and 2021, please note that \$8,780,629 and \$8,197,594, respectively, of HAP received from HUD and disbursed to landlords are eliminated from financial statement presentation, as these payments are paid to the Authority as landlord for Authority-owned properties.

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

Financial Highlights (continued)

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements, which are comprised of a statement of net position, statement of revenues, expenses, and changes in net position, statement of cash flows and notes to the financial statements.

Government-Wide Financial Statements

The government-wide financial statements report information of the Authority as a whole, net of inter-program activity.

The *statement of net position* presents information on the Authority's assets and deferred outflows, and liabilities and deferred inflows, with the difference between the two reported as net position. 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* presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The *statement of cash flows* presents the change in the Authority's cash and cash equivalents during the most recent fiscal year.

Fund Financial Statements

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. Some programs are required to be established by U.S. Department of Housing and Urban Development ("HUD"). However, the Authority also administers other programs to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using grants and other moneys. All of the funds of the Authority are classified on the face of the financial statements as one enterprise housing fund as a result of Governmental Accounting Standards Board ("GASB") Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*.

Enterprise funds account for activities similar to those found in the private sector, where the determination of net income is necessary or useful to sound financial administration. They are reported using the full accrual method of accounting in which all assets and all liabilities associated with the operation of these funds are included on the statement of net position. The focus of enterprise funds is on income measurement, which together with the maintenance of equity, is an important financial indication.

Notes to the Basic Financial Statements

The *notes to the financial statements* provide additional information that is essential to a full understanding of the data provided in the fund financial statements.

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

Component Units

In fiscal year ended June 30, 2018, the Authority created a new blended component unit, Alameda Affordable Housing Corporation ("AAHC"). The financial statements for AAHC are not presented separately. As a non-profit corporation, AAHC is required to file informational tax returns.

As is more fully described in Note 1, the government-wide financial statements include the financial information of Island City Development (a California Nonprofit Corporation), a discrete component unit of the Authority. A complete audited financial statement is separately issued for Island City Development and its subsidiary limited partnerships and limited liability companies. As a non-profit corporation, Island City Development is required to file an informational tax return.

These aforementioned reports may be obtained at the Authority's administrative offices located at 701 Atlantic Avenue, Alameda, California or on our website at www.alamedahsg.org.

Supplementary Information

The schedule of expenditures of federal awards, the pension and OPEB schedules, and the financial data schedule are presented for purposes of additional analysis as required by the GASB Statements, the Uniform Guidance at 2 CFR 200 Subpart F, and the requirements of HUD. These schedules can be found in the supplementary information sections of this report.

Financial Analysis

The Authority uses funds to help it control and manage money for particular purposes. A portion of the Authority's net position reflects the investment in capital assets (e.g., land, buildings and improvements, furniture, equipment and machinery), net of any debt incurred to finance the acquisition of those assets. The Authority uses these capital assets to provide services to clients; consequently, these assets are not available for future spending.

Budgetary Highlights

An agency-wide budget was prepared for the fiscal year ended June 30, 2022. The budget was primarily used as a management tool. Budgets are prepared in accordance with the accounting procedures prescribed by the applicable funding agency and revised during the year as appropriate.

AUDIT DRAFT

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

**Comparative Statements of Net Position
Primary Government Only
June 30, 2022 and 2021**

Comparative Statements of Net Position

The following table reflects the statement of net position at June 30, 2022, compared to the prior fiscal year. The Authority is engaged only in business-type activities. Please note that due to the implementation of GASB 87 lease accounting standards, any prepaid ground lease are reclassified from a liability to a deferred inflow of resources.

Financial Accounts	June 30, 2022	June 30, 2021	\$ Variance	% Variance
Current Assets	37,912,868	33,506,313	4,406,555	13%
Other noncurrent assets	53,821,347	52,924,702	896,645	2%
Capital assets, net of accumulated depreciation	79,232,947	75,289,802	3,943,145	5%
Total Assets	170,967,162	161,720,817	9,246,345	6%
Deferred outflow of resources	2,168,053	1,614,235	553,818	34%
Total Assets and Deferred Outflows of Resources	173,135,215	163,335,052	9,800,163	6%
Current liabilities	5,134,684	8,783,953	(3,649,269)	-42%
Noncurrent liabilities**	25,569,681	35,685,147	(10,115,466)	-28%
Total liabilities**	30,704,365	44,469,100	(13,764,735)	-31%
Deferred inflow of resources**	17,900,777	1,789,577	16,111,200	900%
Net investment in capital assets	52,612,899	52,296,105	316,794	1%
Restricted	2,690,478	1,597,212	1,093,266	68%
Unrestricted	69,226,696	63,183,058	6,043,638	10%
Total Net Position	124,530,073	117,076,375	7,453,698	6%

AUDIT DRAFT

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

Comparative Statements of Revenues, Expenses, and Changes in Net Position

The following table presents the statement of revenues, expenses, and changes in net position for the fiscal year ended June 30, 2022, compared to the prior fiscal year.

**Comparative Statements of Revenues, Expenses, and Changes in Net Position
Primary Government Only
Years Ended June 30, 2022 and 2021**

	June 30, 2022	June 30, 2021	\$ Variance	% Variance
Operating Revenues				
Grants and Other Revenues	46,482,206	43,855,668	2,626,538	6%
Tenant Rents	4,129,502	3,989,823	139,679	4%
Non-Operating Revenues				
Interest Income	636,816	163,535	473,281	289%
Gain on insurance proceeds	-	73,750	(73,750)	-100%
Total Revenues	51,248,524	48,082,776	3,165,748	7%
Operating Expenses				
Administrative	9,495,991	8,685,681	810,310	9%
Utilities	868,560	838,948	29,612	4%
Maintenance	2,924,848	2,094,670	830,178	40%
Protective Services & Insurance	720,296	644,818	75,478	12%
General	368,145	324,318	43,827	14%
Tenant Services	814,403	616,228	198,175	32%
Housing Assistance Payments	25,961,138	25,944,368	16,770	0%
Depreciation	1,696,788	1,680,842	15,946	1%
Non-operating expenses:				
Interest Expense	1,023,825	991,885	31,940	3%
Total Expenses	43,873,994	41,821,758	2,052,236	5%
Change in net position	7,374,530	6,261,018	1,113,512	18%
Special Item and Transfers in				
Operating transfers to (from) discretely presented component unit	-	3,860,098	(3,860,098)	-100%
Gain/(Loss) on sale of fixed assets	4,617	(490,616)	495,233	-101%
Net position, beginning (as originally reported)	117,076,375	107,445,875	9,630,500	9%
Change in accounting principle - adoption of GASB 87	74,551	-	74,551	100%
Net position, beginning (as restated)	117,150,926	107,445,875	9,705,051	9%
Net position, ending	124,530,073	117,076,375	7,453,698	6%

As noted previously HAP received from HUD as income by the Authority and paid to Authority-owned properties are eliminated from financial statement presentation, with a net zero effect on Net Position.

Please note for the fiscal year ended June 30, 2021, the operating transfer to discretely presented component unit and the loss on sale is related to the transfer of Rosefield Village from the Authority to an affiliate of Island City Development, Constitution & Eagle, Limited Partnership.

Analysis of the Authority's Overall Financial Position and Results of Operations

As indicated in the above comparative statements, the Authority's net position as of June 30, 2022 was \$124,530,073, increased from \$117,150,926 as of June 30, 2021 (as restated). This is an increase of \$7,379,147.

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

Changes in Capital Assets

The following presents the changes in fixed assets (net of accumulated depreciation) at June 30, 2022, versus the prior fiscal year ended June 30, 2021.

**Changes in Capital Assets
Primary Government Only
Years Ended June 30, 2022 and 2021**

Financial Accounts	June 30, 2022	June 30, 2021	\$ Variance	% Variance
Land	60,726,239	58,219,779	2,506,460	4%
Construction in progress	705,760	524,761	180,999	34%
Buildings and improvements	50,006,531	47,127,590	2,878,941	6%
Equipment	498,548	425,015	73,533	17%
Total Capital Assets	111,937,078	106,297,145	5,639,933	5%
less: Accumulated Depreciation	(32,704,131)	(31,007,343)	(1,696,788)	5%
Capital Assets, net of Accumulated Depreciation	79,232,947	75,289,802	3,943,145	5%

Additional information pertaining to capital assets is found in Note 4 to the financial statements.

AUDIT DRAFT

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

Changes in Long-Term Debt

The following presents the changes in long-term debt at June 30, 2022, versus the prior fiscal year.

**Changes in Long-Term Debt
Primary Government Only
Years Ended June 30, 2022 and 2021**

Financial Accounts	June 30, 2022	June 30, 2021	\$ Variance	% Variance
Long-Term Debt	26,620,048	22,993,697	3,626,351	16%

Additional information pertaining to long-term debt is found in Note 8 to the financial statements.

Unfunded Pension Liability and Other Postemployment Benefits Liability Stabilization

In 2016, the Authority made a payment of \$1,000,000 to CalPERS for retirement costs associated with the Authority's pension liability. In May 2020, the Board of Commissioners approved an additional discretionary payment of \$1,000,000 to prefund pension liabilities by June 30, 2020 and directed the Authority's staff to fund the balance of the unfunded pension liability through the soft-fresh start payment mechanism. This mechanism will allow the Authority to pace the contribution based on its ability. If the unfunded pension liability is within 90%-110% of funding level, no action will be taken. If the unfunded pension liability is below 90% or above the 110% of funding level, the Authority will escalate to the Board of Commissioners on whether there is any necessary course of action. Furthermore, during the fiscal year ended June 30, 2018, the Authority entered into an agreement and funded a CalPERS sponsored California Employers' Retiree Benefit Trust ("CERBT") Fund to pre-fund the Authority's Other Post Employment Benefit ("OPEB") liabilities. Both the CalPERS and OPEB trust fund audited financial statements may be obtained from the CalPERS administrative offices located at 400 Q Street, Sacramento, California or at <http://www.calpers.ca.gov>.

Further information on the pension, including pension and liabilities can be found in Note 13 to the financial statements.

AUDIT DRAFT

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

Economic Factors

The Authority is primarily dependent upon HUD for the funding of operations. Therefore, the Authority is affected more by the federal budget than by state or local economic conditions. Changes in HUD grants affect the number of households that can be assisted under these federally funded programs on an ongoing basis.

The Authority's annual revenues for the Section 8 Housing Choice Vouchers Program is based primarily upon the amounts received each year from HUD, which does not correlate directly to the amounts expended each year for administrative costs and housing assistance payments expenses associated with the Section 8 Housing Choice Vouchers Program. Therefore, for any given fiscal year the Authority's revenues for the Section 8 Housing Choice Vouchers Program may be more or less than the expenses for the program. For the fiscal year ended June 30, 2021, the Authority's expenses associated with the Section 8 Housing Choice Vouchers Program exceeded its revenues by \$610,774. For the 2022 fiscal year, the Authority's revenues for the Section 8 Housing Choice Vouchers Program exceeded its expenses by \$490,474.

On March 11, 2020, the World Health Organization declared the outbreak of a strain of novel coronavirus a pandemic. As a result, economic uncertainties have arisen which may negatively impact operations. Since that time, HUD provided additional funding pursuant to the Coronavirus Aid, Relief and Economic Security Act ("CARES Act"). The Authority has expended all funds it relates to the CARES Act.

Requests for Information

This financial report is designed to provide citizens, taxpayers, and creditors with a general overview of the Authority's finances and to show the Authority's accountability for the money it receives. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to the Director of Finance at the Housing Authority of the City of Alameda, 701 Atlantic Avenue, Alameda, California 94501.

AUDIT DRAFT

FINANCIAL STATEMENTS

AUDIT DRAFT

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
STATEMENT OF NET POSITION
AS OF JUNE 30, 2022**

ASSETS

	Primary Government	Discretely Presented Component Unit	Total Reporting Entity (Memorandum Only)
Current assets:			
Cash and cash equivalents	\$ 35,043,200	\$ 4,814,990	\$ 39,858,190
Tenant security deposits	494,282	46,274	540,556
Accounts receivable, net	1,964,477	29,983	1,994,460
Leases receivable, current portion	32,904	-	32,904
Prepaid expenses	378,005	16,832	394,837
Total current assets	37,912,868	4,908,079	42,820,947
Non-current assets:			
Restricted cash	1,481,229	400,040	1,881,269
Notes receivable	50,603,913	-	50,603,913
Accrued interest on notes receivable	21,862	-	21,862
Capital assets, net	79,232,947	64,965,426	144,198,373
Leases receivable, net of current portion	309,285	16,111,114	16,420,399
Right of use asset - leases	50,204	-	50,204
Pension asset	772,808	-	772,808
OPEB asset	582,046	-	582,046
Other assets	-	466,314	466,314
Total non-current assets	133,054,294	81,942,894	214,997,188
Total assets	170,967,162	86,850,973	257,818,135
DEFERRED OUTFLOWS OF RESOURCES			
Pension plan	2,118,305	-	2,118,305
OPEB Plan	49,748	-	49,748
Total deferred outflows of resources	2,168,053	-	2,168,053
Total assets and deferred outflows of resources	\$ 173,135,215	\$ 86,850,973	\$ 259,986,188

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
STATEMENT OF NET POSITION (continued)
AS OF JUNE 30, 2022

LIABILITIES

	Primary Government	Discretely Presented Component Unit	Total Reporting Entity (Memorandum Only)
Current liabilities:			
Accounts payable	\$ 1,012,610	\$ 220,564	\$ 1,233,174
Accounts payable - other government	78,754	-	78,754
Accrued expenses	206,702	-	206,702
Accrued compensated absences, current	219,975	-	219,975
Tenant security deposits	462,537	45,234	507,771
Accrued interest payable	1,107,001	1,996,938	3,103,939
Current portion of bonds and notes payable	1,353,911	158,784	1,512,695
Unearned revenue	269,188	20,804	289,992
Lease liability	51,245	-	51,245
Other current liabilities	372,761	-	372,761
	<u>5,134,684</u>	<u>2,442,324</u>	<u>7,577,008</u>
Total current liabilities			
Non-current liabilities:			
Accrued compensated absences, net of current portion	157,759	-	157,759
Long-term portion of bonds and notes payable	25,266,137	68,949,321	94,215,458
Other non-current liabilities	145,785	5,051,062	5,196,847
	<u>25,569,681</u>	<u>74,000,383</u>	<u>99,570,064</u>
Total non-current liabilities			
	<u>30,704,365</u>	<u>76,442,707</u>	<u>107,147,072</u>
Total liabilities			

DEFERRED INFLOWS OF RESOURCES

Pension plan	555,439	-	555,439
OPEB plan	1,099,059	-	1,099,059
GASB 87 - ground leases	16,246,279	-	16,246,279
	<u>17,900,777</u>	<u>-</u>	<u>17,900,777</u>
Total deferred inflows of resources			

NET POSITION

Net position:			
Net investment in capital assets	52,612,899	(4,142,679)	48,470,220
Restricted	2,690,478	349,947	3,040,425
Unrestricted	69,226,696	14,200,998	83,427,694
	<u>124,530,073</u>	<u>10,408,266</u>	<u>134,938,339</u>
Total net position			
Total liabilities, deferred inflows, and net position	\$ <u>173,135,215</u>	\$ <u>86,850,973</u>	\$ <u>259,986,188</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2022

	Primary Government	Discretely Presented Component Unit	Total Reporting Entity (Memorandum Only)
Operating revenues:			
Tenant revenue	\$ 4,129,502	\$ 1,302,795	\$ 5,432,297
HUD operating grants	36,805,994	-	36,805,994
Other government grants	3,930,123	-	3,930,123
Other revenues	<u>5,746,089</u>	<u>13,456</u>	<u>5,759,545</u>
Total operating revenues	<u>50,611,708</u>	<u>1,316,251</u>	<u>51,927,959</u>
Operating expenses:			
Administrative	9,495,991	377,868	9,873,859
Asset management fee	-	10,927	10,927
Tenant services	814,403	-	814,403
Utilities	868,560	38,417	906,977
Ordinary repairs and maintenance	2,924,848	212,594	3,137,442
Protective services	199,356	-	199,356
Insurance	520,940	43,165	564,105
General	368,145	161,270	529,415
Housing assistance payments	25,961,138	-	25,961,138
Depreciation	<u>1,696,788</u>	<u>872,189</u>	<u>2,568,977</u>
Total operating expenses	<u>42,859,169</u>	<u>1,716,430</u>	<u>44,566,599</u>
Operating income (loss)	<u>7,761,539</u>	<u>(400,179)</u>	<u>7,361,360</u>
Non-operating revenues (expenses):			
Investment income	636,816	-	636,816
Interest expense	<u>(1,023,825)</u>	<u>(662,238)</u>	<u>(1,686,063)</u>
Net non-operating revenues (expenses)	<u>(387,009)</u>	<u>(662,238)</u>	<u>(1,049,247)</u>
Income (loss) before special items and transfers	7,374,530	(1,062,417)	6,312,113
Special items and transfers in	<u>4,617</u>	<u>567,957</u>	<u>572,574</u>
Change in net position	7,379,147	(494,460)	6,884,687
Net position, beginning of year	117,076,375	10,902,726	127,979,101
Change in accounting principle - adoption of GASB 87	<u>74,551</u>	<u>-</u>	<u>74,551</u>
Net position, beginning of year (as restated)	<u>117,150,926</u>	<u>10,902,726</u>	<u>128,053,652</u>
Net position, end of year	<u>\$ 124,530,073</u>	<u>\$ 10,408,266</u>	<u>\$ 134,938,339</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2022**

	Primary Government
Cash Flows from Operating Activities:	
Cash received from tenants and other	\$ 9,107,585
Cash received from grantors	25,200,552
Cash paid to suppliers and vendors	(18,472,407)
Cash paid to employees	<u>(9,465,043)</u>
Net cash provided by operating activities	<u>6,370,687</u>
Cash Flows from Non Capital Related Financing Activities:	
Special items - transfer from component units	<u>4,617</u>
Net cash provided by non capital related financing activities	<u>4,617</u>
Cash Flows from Capital and Related Financing Activities:	
Purchase of capital assets	(5,639,933)
Principal payments on lease	(70,831)
Proceeds from the issuance of debt	9,300,000
Principal payments on long term debt	(5,673,649)
Interest paid on long term debt	<u>(1,050,046)</u>
Net cash used in capital and related financing activities	<u>(3,134,459)</u>
Cash Flows from Investing Activities:	
Proceeds from repayment of notes receivable	146,765
Proceeds on collection of lease receivable	21,401
Interest received on investments	<u>624,461</u>
Net cash provided by investing activities	<u>792,627</u>
Net increase in cash, cash equivalents, and restricted cash	4,033,472
Cash, cash equivalents and restricted cash, beginning of year	<u>32,985,239</u>
Cash, cash equivalents and restricted cash, end of year	<u>\$ 37,018,711</u>
Reconciliation of cash, cash equivalents and restricted cash to the Statement of Net Position is as follows:	
Cash and cash equivalents	\$ 35,043,200
Tenant security deposits	494,282
Restricted cash	<u>1,481,229</u>
Cash, cash equivalents and restricted cash, end of year	<u>\$ 37,018,711</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
STATEMENT OF CASH FLOWS (continued)
FOR THE YEAR ENDED JUNE 30, 2022**

	<u>Primary Government</u>
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	\$ 7,761,539
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	1,696,788
Amortization on right of use asset	66,937
Bad debts	126,498
Changes in assets, deferred outflows of resources, liabilities, and deferred inflows of resources	
Accounts receivable, net	(69,724)
Prepaid expenses	(44,525)
Pension asset	(2,466,687)
OPEB asset	(441,948)
Deferred outflows of resources	(553,818)
Accounts payable	325,026
Accrued compensated absences	96,261
Accrued expenses	30,948
Tenant security deposits	23,214
Unearned revenue	(16,270,520)
Other current liabilities	117,817
Deferred inflows of resources	15,827,096
Other non-current liabilities	<u>145,785</u>
Net cash provided by operating activities	<u>\$ 6,370,687</u>

See accompanying notes to financial statements.

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The Housing Authority of the City of Alameda (the "Authority") is a governmental, public corporation created on August 8, 1940, by a resolution of the City of Alameda City Council. The Authority is governed by a seven-member Board of Commissioners which is appointed by the mayor of the City of Alameda, California (the "City"). However, the Authority is not considered to be a component unit of the City or any other primary government. Two members of the Board of Commissioners are participants in programs administered by the Authority. The Board of Commissioners are selected to serve for either two-year or four-year terms. The Authority is responsible for operating certain safe, decent, sanitary, and affordable low-rent housing programs in the City under programs administered by the U.S. Department of Housing and Urban Development ("HUD"). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended.

B. Basis of Accounting / Financial Statements Presentation

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP"). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The programs of the Authority are organized as separate accounting entities. Each program is accounted for by a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position (program equity), revenues, and expenses. The individual programs account for the governmental resources allocated to them for the purpose of carrying on specific programs in accordance with laws, regulations, or other restrictions, including those imposed by HUD. The programs of the Authority are combined and considered an enterprise fund. An enterprise fund is used to account for activities that are operated in a manner similar to those found in the private sector.

The Authority's enterprise fund is accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, and losses from assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

The Authority's financial statements are prepared in accordance with GASB 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, as amended ("GASB 34"). GASB 34 requires the basic financial statements to be prepared using the economic resources measurement focus and the accrual basis of accounting and requires the presentation of a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows. GASB 34 also requires the Authority to include Management's Discussion and Analysis as part of the Required Supplementary Information.

The Authority's primary source of non-exchange revenue relates to grants and subsidies. In accordance with GASB 33, *Accounting and Financial Reporting for Non-exchange Transactions* ("GASB 33"), grant and subsidy revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

On January 30, 2008, HUD issued PIH Notice 2008-9 which requires that unused housing assistance payments ("HAP") under proprietary fund reporting should be reported as restricted net position, with the associated cash and investments also being reported as restricted. Any unused administrative fees should be reported as unrestricted net position, with the associated assets being reported on the financial data schedule as unrestricted.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Basis of Accounting / Financial Statements Presentation (continued)

Both administrative fee and HAP revenue continue to be recognized under the guidelines set forth in GASB 33. Accordingly, both the time and purpose restrictions as defined by GASB 33 are met when these funds are available and measurable, not when these funds are expended. The Section 8 Housing Choice Vouchers program is no longer a cost reimbursement grant; therefore, the Authority recognizes unspent administrative fee and HAP revenue in the reporting period as revenue for financial statement reporting.

In accordance with 2 CFR 200.305(b)(9), any investment income earned up to \$500 on these funds may be retained by the Authority. Amounts in excess of \$500 must be remitted annually to the Department of Health and Human Services, Payment Management System.

On July 1, 2021, the Authority adopted Statement No. 87 of the Government Accounting Standards Board, *Leases* ("GASB 87"). GASB 87 increases the transparency and comparability among governmental organizations by requiring the recognition of lease assets and lease liabilities on the statement of net position by lessees and the disclosure of key information about leasing arrangements. Necessary adjustments were recognized through a cumulative effect adjustment.

As a result of the adoption of GASB 87, on July 1, 2021 a lease payable of \$122,077 and a right-of-use asset of \$117,141, which represents office lease payables of \$122,076 net of accumulated amortization of \$4,935, were recognized.

Additionally, on July 1, 2021, lease receivables in the amount of \$363,590 and deferred inflows of resources of \$284,104 were recognized.

The net effect of the difference between the additional lease assets, liabilities, and deferred inflows of resources amounted to \$74,551, and was recorded as an adjustment to unrestricted net position.

C. Measurement Focus and Basis of Accounting

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with proprietary funds' principal ongoing operations. The principal operating revenues of the Authority's funds are rent and maintenance charges to residents, operating grants and subsidies from HUD, and administration fees earned.

Operating expenses for proprietary funds include the administrative costs of providing services to residents and the housing assistance payments to residents. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

D. Reporting Entity

In accordance with GASB 61, *The Financial Reporting Entity Omnibus - An Amendment of GASB Statements No. 14 and No. 34*, the Authority's financial statements include those of the Authority and any component units. Component units are legally separate organizations whose majority of officials are appointed by the primary government or the organization is fiscally dependent on the primary government and there is a potential for those organizations either to provide specific financial benefits to, or impose specific financial burdens on, the primary government. An organization has a financial benefit or burden relationship with the primary government if any one of the following conditions exist:

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Reporting Entity (continued)

1. The primary government (Authority) is legally entitled to or can otherwise access the organization's resources.
2. The primary government is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization.
3. The primary government is obligated in some manner for the debt of the organization.

Based upon the application of these criteria, this report includes the following discretely presented component unit:

Discretely Presented Component Unit

Island City Development

Island City Development (a California nonprofit corporation) was established in 2014 primarily to engage in acquiring, developing, rehabilitating, owning, and managing affordable housing for low-income and moderate-income individuals and families in the City. The executive director of the Authority appoints the members of the nonprofit corporation's board of directors. The nonprofit corporation has a year end of December 31, 2021, and the financial activity is reported in a separate column to emphasize that they are legally separate from the primary government and are included under the "Discretely Presented Component Unit" column on the Statement of Net Position and Statement of Revenues, Expenses, and Changes in Net Position.

Island City Development is the sole member of Del Monte Senior LLC, the 0.01% managing general partner of Sherman and Buena Vista LP, created June 23, 2016, for the purposes of developing and owning a 31-unit Low-Income Housing Tax Credit property at 1031 Buena Vista Avenue in Alameda. This property was completed in August 2018.

Additionally, Island City Development is the sole member of 2437 Eagle Avenue LLC, the 0.01% managing general partner of Everett and Eagle LP, created November 22, 2016, for the purposes of developing and owning a 20-unit Low-Income Housing Tax Credit property at 2437 Eagle Avenue in Alameda. This property was completed in December 2018. Island City Development is the 0.1% special limited partner for Stargell Commons LP, created February 20, 2015, to own and operate a 32-unit Low-Income Housing Tax Credit property at 2700 Bette Street in Alameda.

Finally, Island City Development is the sole member of Rosefield, LLC, the 0.01% managing general partner of Constitution and Eagle, LP, created December 18, 2018, for the purpose of building 78 units and renovation of 14 units (total 92 units) on the 700 block of Buena Vista Avenue. The property started the construction and rehabilitation process in the summer of 2020 and construction was completed in the summer of 2022.

Audited financial statements are issued separately for the discretely presented component unit noted above, and may be obtained from the Authority, 701 Atlantic Avenue, Alameda, CA 94501.

In 2022, Island City Development created the following subsidiary companies in anticipation of development and acquisitions:

- ICD Webster LLC
- ICD Lakehurst LLC
- Lakehurst and Mosely LP
- ICD Mosely LLC
- Mosely and Mabuhay LP
- ICD Mabuhay LLC
- Mabuhay and Lakehurst LP

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Discretely Presented Component Unit (continued)

Island City Development (continued)

Notes receivable between the Authority and Island City Development are presented in Note 6.

Blended Component Units

Alameda Affordable Housing Corporation ("AAHC")

Alameda Affordable Housing Corporation ("AAHC") was established November 1, 2017, as a supporting organization of the Authority. Its primary role is to be a title holding entity for Authority-owned properties. AAHC received federal tax exempt status under Section 501(c)3 in 2017. The board of directors is comprised of all of the current Authority's Board of Commissioners and the directors' terms run concurrent with the commissioners'.

In July 2021, a Local Housing Trust Fund was established by AAHC. A service agreement for the years 2021 through 2025 was executed between AAHC and the Authority with an effective date of July 21, 2021. In January 2022, the California Department of Housing and Community Development ("HCD") awarded \$2,500,000 to the Local Housing Trust Fund. The Local Housing Trust Fund has committed the source of these funds for the first two phases of the long-planned affordable housing rental homes at the North Housing site on Mosely Avenue, including affordable rental homes for formerly homeless households.

Notes receivable between the Authority and AAHC are eliminated from financial statement presentation upon consolidation and are not disclosed in these footnotes.

E. Description of Programs

The Authority maintains its accounting records by program. A summary of the significant programs operated by the Authority is as follows:

Section 8 Housing Choice Vouchers Program

The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rent on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating household.

State and Local Programs

Periodically, the Authority administers various grants from the State of California and/or the County and City of Alameda. These activities as well as the Authority's internal service funds are reported in this fund.

PIH Family Self Sufficiency Program

The purpose of the Family Self-Sufficiency Program is to promote the development of local strategies to coordinate the use of assistance under the Housing Choice Voucher and Public Housing programs with public and private resources to enable participating families to increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Description of Programs (continued)

Emergency Housing Vouchers

The purpose of Emergency Housing Vouchers is to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

Section 8 Moderate Rehabilitation Single Room Occupancy

The Section 8 Moderate Rehabilitation Single Room Occupancy Program provides rental assistance to homeless individuals. Under the program, HUD enters into Annual Contributions Contracts with public housing agencies (PHAs) in connection with the moderate rehabilitation of residential properties that, when rehabilitation is completed, will contain multiple single room dwelling units.

Shelter Plus Care

The Shelter Plus Care Program provides rental assistance, in connection with supportive services funded from sources other than this program, to homeless persons with disabilities (primarily persons who are seriously mentally ill; have chronic problems with alcohol, drugs, or both; or have acquired immunodeficiency syndrome and related diseases) and their families. The program provides assistance through four components: (1) Tenant-based Rental Assistance; (2) Sponsor-based Rental Assistance; (3) Project-based Rental Assistance; (4) and Single Room Occupancy for Homeless Individuals.

F. Use of Management Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates include the allowance for doubtful accounts, accrued expenses and other liabilities, depreciable lives of properties and equipment, amortization of leasehold improvements and contingencies. Actual results could differ significantly from these estimates.

G. Cash and Cash Equivalents

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificates of Deposit or any other federally insured investment.

HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

For the statement of cash flows, cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less at time of purchase. It is the Authority's policy to maintain collateralization in accordance with HUD requirements.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

H. Accounts Receivable, Net

Rents are due from tenants on the first day of each month. As a result, tenants receivable balances primarily consist of rents past due and vacated units. An allowance for doubtful accounts is established to provide for accounts, which may not be collected in the future for any reason. Collection losses on accounts receivable are charged against the allowance for doubtful accounts. Also included in accounts receivable are those amounts that tenants owe the Authority as payment for committing fraud or misrepresentation. These charges usually consist of retroactive rent and other amounts that may be determined by a formal written agreement or by a court order.

The Authority recognizes a receivable from HUD and other governmental agencies for amounts billed but not received and for amounts unbilled, but earned as of year-end.

I. Allowance for Doubtful Accounts

The Authority periodically reviews all accounts receivable to determine the amount, if any, that may be uncollectable. If it is determined that an account or accounts may be uncollectable, the Authority prepares an analysis of such accounts and records an appropriate allowance against such amounts.

J. Prepaid Expenses

Prepaid expenses represent amounts paid as of year-end that will benefit future operations.

K. Notes Receivable

The Authority has utilized development funds in accordance with HUD guidelines to assist in the construction and redevelopment of numerous public housing developments through the issuance of mortgage notes. When preparing financial statements in accordance with GAAP, management is required to make estimates as to the collectability of such mortgage notes. When estimating collectability, management analyzes the value of the underlying mortgaged property, the property's ability to generate positive cash flow, and current economic trends and conditions. Management utilizes these estimates and judgments in connection with establishing an allowance for uncollectable amounts during an accounting period.

L. Lease Receivable

Lease receivables are recognized at the net present value of the leased assets at a borrowing rate either explicitly described in the lease agreement or implicitly determined by the Authority.

M. Right-of-Use Assets and Liabilities

Lessees are required to recognize a lease liability and an intangible right-of-use lease asset at the end of the lease term. The lease liability is the present value of future payments expected to be made over the course of the lease, and the right-of-use assets are measured as the initial amount of lease liability, plus any payments made to the lessor at or before the time of commencement of the lease and minus any lease incentives received from the lessor.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

M. Right-of-Use Assets and Liabilities (continued)

The Authority uses its risk-free rate at the commencement date in determining the present value of lease payments. The lease agreements do not contain any material residual value guarantees or material restrictive covenants. Lease expense for lease payments is recognized on a straight-line basis over the lease term.

N. Capital Assets, Net

Capital assets are stated at cost. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Expenditures determined to represent additions or betterments are capitalized. Upon the sale or retirement of capital assets, the cost and related accumulated depreciation are eliminated from the accounts and any related gain or loss is reflected in the Statement of Revenues, Expenses and Changes in Net Position. Depreciation is calculated using the straight-line method based on the estimated useful lives of the following asset groups:

- | | |
|---------------------------|--------------|
| • Buildings | 40 Years |
| • Site improvements | 15 Years |
| • Furniture and equipment | 5 - 10 Years |

The Authority has established a capitalization threshold of \$5,000.

O. Impairment of Long Lived Assets

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that the impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. During the year ended June 30, 2022, there were no impairment losses incurred.

P. Inter-Program Receivables and Payables

Inter-program receivables and payables are all classified as either current assets or current liabilities, and are the result of the use of a concentrated account depository as the common paymaster for most of the programs of the Authority. Cash settlements are made monthly. All inter-program balances are reconciled, and inter-program receivables and payables balances net to zero. In accordance with GASB 34, inter-program receivables and payables are eliminated for financial statement purposes. Detail balances by program are found in the Financial Data Schedule of this report.

Q. Deferred Outflows / Inflows of Resources

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources until that time.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources until that time.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

R. Accounts Payable and Accrued Liabilities

The Authority recognizes a liability for goods and services received but not paid for as of year-end. It also recognizes a liability for wages and fringe benefits related to services performed at year-end but not yet paid to employees or taxing authorities.

S. Unearned Revenue

The Authority's unearned revenue primarily consists of the prepayment of rent by residents, the current portion of prepaid ground leases and the receipt of HUD and other grant funding applicable to future periods prior to incurring the corresponding expense.

T. Accrued Compensated Absences

Compensated absences are those absences for which employees will be paid in accordance with the Authority's Personnel Policy. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such event takes place.

U. Equity Classifications

Equity is classified as net position and displayed in three components:

Net investment in capital assets - Consists of resources including restricted capital assets, net of accumulated depreciation and reduced by the 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 - Consists of resources with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

V. Operating Revenues and Expenses

The Authority defines its operating revenues as income derived from charges to residents and others for services provided as well as government subsidies and grants used for operating purposes. The Authority receives annual operating subsidies from HUD, subject to limitations prescribed by HUD. Operating subsidies from HUD are recorded in accordance with GASB 33 and are accounted for as revenue. Other contributions from HUD that are for development and modernization of capital assets are reflected separately in the accompanying financial statements as capital grants. Operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. The Authority classifies all other revenues and expenses as non-operating.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

W. Taxes

The Authority and its legal affiliates are generally exempt from Federal Income and California Franchise Taxes.

X. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the California Public Employees' Retirement System ("CalPERS") and additions to/deductions from CalPERS's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Y. Budgets and Budgetary Accounting

The Authority adopts annual, appropriated operating budgets for all its programs receiving federal expenditure awards and are used as a management tool throughout the accounting cycle. All budgets are prepared on a HUD basis, which differs with accounting principles generally accepted in the United States of America. All appropriations lapse at HUD's program year end or at the end of grant periods.

Z. Economic Dependency

The Section 8 Housing Choice Vouchers program of the Authority is economically dependent on subsidies from HUD. Although the Authority receives these subsidies, the Housing Choice Vouchers program operates at a deficit.

AA. Risk Management

The Authority is exposed to various risks related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Significant losses are covered by commercial insurance for all major programs and there have been no significant reductions in insurance coverage. Claims expenditures and liabilities are reported when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and said amount exceeds insurance coverage. Settlement amounts have not exceeded insurance coverage for the last three years.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 2. CASH AND CASH EQUIVALENTS AND RESTRICTED CASH

As of June 30, 2022, the Authority had funds on deposit in checking, savings and money market accounts. The carrying amount of the primary government's cash and cash equivalents (including restricted cash) was \$37,018,711, and the bank balances were \$37,784,141.

<u>Cash Category</u>	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Unrestricted	\$ 35,043,200	\$ 4,814,990	\$ 39,858,190
Tenant security deposits	494,282	46,274	540,556
Restricted	<u>1,481,229</u>	<u>400,040</u>	<u>1,881,269</u>
Total cash, cash equivalents, and restricted cash	<u>\$ 37,018,711</u>	<u>\$ 5,261,304</u>	<u>\$ 42,280,015</u>

Of the primary government's bank balances, \$1,845,783 was covered by federal depository insurance and the remaining \$35,938,358 was collateralized with the pledging financial institution as of June 30, 2022. Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. As of June 30, 2022, the Authority's bank balances were not exposed to custodial credit risk.

NOTE 3. ACCOUNTS RECEIVABLE, NET

Accounts receivable, net consists of the following as of June 30, 2022:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Accounts receivable - HUD	\$ 51,811	\$ -	\$ 51,811
Accounts receivable - PHA Projects	239,371	-	239,371
Accounts receivable - other government	543,075	-	543,075
Accounts receivable - tenants, net	188,671	29,983	218,654
Accounts receivable - miscellaneous	<u>1,283,738</u>	<u>-</u>	<u>1,283,738</u>
Total accounts receivable, net	<u>\$ 2,306,666</u>	<u>\$ 29,983</u>	<u>\$ 2,336,649</u>

Accounts Receivable - HUD

As of June 30, 2022, Accounts receivable - HUD consisted of amounts due to the Authority for amounts expended under grant agreements that have not yet been reimbursed. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

Accounts Receivable - PHA Projects

Accounts receivable - PHA Projects represents amounts owed to the Authority by other Public Housing Authorities for administrative fees and Port-in HAP expense under the portability provisions of the Section 8 Housing Choice Vouchers program. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 3. ACCOUNTS RECEIVABLE, NET (continued)

Accounts Receivable - Other Government

Accounts receivable - other government represents amounts owed to the Authority by other federal agencies and state and local governments. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

Accounts Receivable - Tenants, Net

Tenant accounts receivable represents amounts owed to the Authority by tenants for outstanding rent. The balance of the primary government is shown net of an allowance for doubtful accounts of \$301,429.

Accounts Receivable - Miscellaneous

Accounts receivable - miscellaneous consists of amounts owed from managed properties and other miscellaneous sources from normal ongoing operations. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

NOTE 4. CAPITAL ASSETS, NET

The following is a summary of the primary government's changes in capital assets for the year ended June 30, 2022:

Description	June 30, 2021	Additions	Dispositions	Transfers	June 30, 2022
<u>Non-depreciable capital assets:</u>					
Land	\$ 58,219,779	\$ 2,506,460	\$ -	\$ -	\$ 60,726,239
Construction in progress	524,761	180,999	-	-	705,760
Total	<u>58,744,540</u>	<u>2,687,459</u>	<u>-</u>	<u>-</u>	<u>61,431,999</u>
<u>Depreciable capital assets:</u>					
Buildings	47,127,590	2,878,941	-	-	50,006,531
Furniture and equipment	425,015	73,533	-	-	498,548
Total	<u>47,552,605</u>	<u>2,952,474</u>	<u>-</u>	<u>-</u>	<u>50,505,079</u>
Less: accumulated depreciation	<u>31,007,343</u>	<u>1,696,788</u>	<u>-</u>	<u>-</u>	<u>32,704,131</u>
Net capital assets	<u>\$ 75,289,802</u>	<u>\$ 3,943,145</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 79,232,947</u>

Depreciation expense for the primary government for the fiscal year ended June 30, 2022, amounted to \$1,696,788.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 4. CAPITAL ASSETS, NET (continued)

The following is a summary of the discretely presented component unit's capital assets activity for the year ended June 30, 2022:

Description	June 30, 2021	Additions	Dispositions	Adjustments	June 30, 2022
<u>Non-depreciable capital assets:</u>					
Land	\$ 2,342,066	\$ -	\$ -	\$ -	\$ 2,342,066
Construction in progress	<u>6,517,307</u>	<u>32,111,668</u>	<u>-</u>	<u>-</u>	<u>38,628,975</u>
Total	<u>8,859,373</u>	<u>32,111,668</u>	<u>-</u>	<u>-</u>	<u>40,971,041</u>
<u>Depreciable capital assets:</u>					
Buildings	26,398,949	-	-	-	26,398,949
Furniture and equipment	<u>512,067</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>512,067</u>
Total	<u>26,911,016</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>26,911,016</u>
Less: accumulated depreciation	<u>2,044,442</u>	<u>872,189</u>	<u>-</u>	<u>-</u>	<u>2,916,631</u>
Net capital assets	<u>\$ 33,725,947</u>	<u>\$ 31,239,479</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 64,965,426</u>

Depreciation expense for the discretely presented component unit for the fiscal year ended June 30, 2022, amounted to \$872,189.

NOTE 5. RESTRICTED DEPOSITS

Restricted deposits consist of the following as of June 30, 2022:

Cash Category	Primary Government	Discretely Presented Component Unit	Total Reporting Entity (Memorandum Only)
Housing assistance payment reserves	\$ 336,546	\$ -	\$ 336,546
Emergency housing voucher reserves	273,269	-	273,269
Replacement reserves	719,705	-	719,705
Project reserves	-	400,040	400,040
Family self-sufficiency escrows	151,709	-	151,709
Tenant security deposits	<u>494,282</u>	<u>46,274</u>	<u>540,556</u>
Total restricted deposits	<u>\$ 1,975,511</u>	<u>\$ 446,314</u>	<u>\$ 2,421,825</u>

Housing assistance payment reserves are restricted for use only in the Section 8 Housing Choice Vouchers program for future housing assistance payments

Emergency housing voucher reserves are restricted to be used on expenditures directly related to the program.

Replacement reserves are required to be set aside for future project expenditures in accordance with regulatory agreements.

Project reserves are reserves in the discretely presented component unit that are required to be set aside for future project expenditures according to the respective regulatory agreement.

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 5. RESTRICTED DEPOSITS (continued)

Family Self Sufficiency ("FSS") program escrows represent amounts held by the Authority on behalf of FSS program participants. Upon graduation from the program, the participant is due amounts deposited plus interest earned.

Tenant security deposits represent amounts held by the Authority on behalf of tenants. Upon termination, the tenant is due amounts deposited plus interest earned less any amounts charged for damage to the unit.

NOTE 6. NOTES RECEIVABLE

Outstanding notes receivable for the primary government as of June 30, 2022 consisted of the following:

<u>Description</u>	<u>Amount</u>
<p>Effective January 5, 2004, Resources for Community Development ("RCD") entered into a promissory note with the Authority for an amount not to exceed \$2,015,000 for the Breakers at Bayport property located at 459 Neptune Gardens Avenue. This loan was assigned to the Breakers at Bayport LP on October 14, 2004. This loan accrues no interest and is secured by the underlying property. Payments shall be deferred until maturity, January 5, 2059.</p>	<p>\$ 1,408,790</p>
<p>Effective March 9, 2007, Tamiko L. Taplin and Anthony Taplin entered into a promissory note with the Authority (and therefore the Successor Agency per the Recognized Obligation Payment Schedule ("ROPS") for \$23,600 for the property at 338 Ansel Avenue. On April 30, 2019, Tamiko L. Taplin and Anthony Taplin entered into the First Amendment to Promissory Note, which removed the balloon payment set for March 9, 2021. The amendment also contained a provision to change the potential amount of interest owed to be the lesser of 5% simple interest or shared appreciation. If the principal amount is paid after March 9, 2011, the borrower must also pay a share of the appreciation of the property, as calculated in the note.</p>	<p>23,600</p>
<p>Effective December 18, 2007, Bud D. and Jennifer S. Nebeker entered into a promissory note with the Authority (and therefore the Successor Agency per ROPS) for \$31,800 for the property at 2 Bertero Court. On March 13, 2019, Bud D. and Jennifer S. Nebeker entered into the First Amendment to Promissory Note, which removed the balloon payment set for December 18, 2022. The amendment also contained a provision to change the potential amount of interest owed to be the lesser of 5% simple interest or shared appreciation. If the principal amount is paid after December 19, 2012, the borrower must also pay a share of the appreciation of the property, as calculated in the note.</p>	<p>31,800</p>

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 6. NOTES RECEIVABLE (continued)

<u>Description</u>	<u>Amount</u>
Effective January 23, 2008, Annalisa Moore entered into a promissory note with the Authority (and therefore the Successor Agency per ROPS) for \$31,800 for the property at 101 Kingfisher Avenue. If the principal amount is paid after January 23, 2013, the borrower must also pay a share of the appreciation of the property, as calculated in the note.	31,800
Effective March 24, 2008, RCD entered into a promissory note with the Authority (and therefore the Successor Agency per ROPS) for an amount not to exceed \$4,000,000 for the Shinsei Gardens property, located at 401 Willie Stargell Avenue. The loan was assigned to Shinsei Gardens Apartments LP on March 24, 2008, and was modified on March 24, 2008, and modified again on May 14, 2010. This loan accrues no interest and is secured by the underlying property. Payments shall be deferred until March 23, 2063.	1,261,820
Effective September 27, 2011, Alameda Islander LP entered into a promissory note with the Authority (and therefore the Successor Agency per ROPS) for \$8,600,000 for the Park Alameda property located at 2428 Central Avenue. This loan accrues no interest and is secured by the underlying property. Payments shall be deferred until September 27, 2068.	8,600,000
Effective January 11, 2013, Jack Capon Villa LP entered into a promissory note with the Authority for the amount of \$225,000 for the Jack Capon Villa property located at 2216 Lincoln Avenue. Interest accrues at 5% per annum. Monthly installments of \$2,386 (principal and interest) are due based on a 10-year amortization schedule. The entire unpaid principal and interest shall be due and payable on April 1, 2024.	64,887
Effective January 11, 2013, Jack Capon Villa LP entered into an amended and restated promissory note with the Authority for an amount not to exceed \$1,400,000 for the Jack Capon Villa property located at 2216 Lincoln Avenue. Simple interest accrues at 3% per annum. Payments shall be deferred until January 17, 2068.	1,400,000
Effective January 11, 2013, Jack Capon Villa LP entered into a promissory note with the Authority for the amount of \$200,000 for the Jack Capon Villa property located at 2216 Lincoln Avenue. Simple interest accrues at 3% per annum. Principal and interest shall be due and payable on January 13, 2070.	201,067

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 6. NOTES RECEIVABLE (continued)

<u>Description</u>	<u>Amount</u>
Effective April 16, 2013, Ana M. Rojas entered into a promissory note with the Authority for the amount of \$4,148 for the Regent Street property located at 1129-1131 Regent Street. The loan accrues no interest. The principal is due and payable on demand, on sale of the property, or when the property is no longer the primary residence of the borrower.	2,248
Effective August 1, 2013, Nicola Petochis entered into a promissory note with the Authority for the amount of \$7,676, for the Regent Street property located at 1129-1131 Regent Street. The loan accrues no interest. The principal is due and payable on demand, on sale of the property, or when the property is no longer the primary residence of the borrower.	7,676
Effective November 24, 2015, Stargell Commons LP entered into a loan agreement with the Authority for the amount of \$2,000,000 for the Stargell Commons property, located at 2700 Bette Street. The loan bears simple interest at 3% per annum and is secured by underlying property. Annual payments shall be made equal to the lender's share of residual receipts. The principal and interest are due and payable on December 2, 2072.	2,000,000
Effective December 1, 2016, Sherman and Buena Vista LP entered into a loan agreement with the Authority for the amount of \$3,600,000 for the Del Monte Senior property at 1301 Buena Vista Avenue. The loan bears interest at 2.26% compounded annually and is secured by the underlying property. Annual payments shall be made equal to the lender's share of residual receipts. The principal and interest are due and payable on December 31, 2073.	3,520,516
Effective November 1, 2019, MidPen Housing Corporation entered into a promissory note with the Authority for the amount of \$92,569. The note accrued simple interest at 3% annually beginning on November 1, 2021. The entire amount of outstanding principal and accrued interest is due and payable on November 1, 2024.	92,569
Effective December 1, 2016, Sherman and Buena Vista LP entered into a loan agreement with the Authority for the amount of \$3,410,000 for the Del Monte Senior property at 1301 Buena Vista Avenue. The loan bears interest at 2.26% compounded annually and is secured by the underlying property. Annual payments shall be made equal to the lender's share of residual receipts. The principal and interest are due and payable on December 31, 2073.	3,410,000

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 6. NOTES RECEIVABLE (continued)

<u>Description</u>	<u>Amount</u>
<p>Effective June 21, 2017, Everett and Eagle LP entered into a promissory note with the Authority for the amount of \$4,250,000 for the 2437 Eagle Avenue property. The note accrues interest at 2.68% compounded annually and is secured by the underlying property. Annual payments shall be made equal to the lender's share of residual receipts. The principal and interest are due and payable on December 31, 2074.</p>	4,250,000
<p>Effective October 23, 2017, Island City Development entered into a promissory note with the Authority for the amount of \$3,700,000 for the North Housing Project. The note accrues simple interest at 3% annually beginning on January 1, 2022 and is secured by the underlying property. The entire amount of outstanding principal and accrued interest is due and payable on December 31, 2074. Subsequent to year end, this note was voided and will no longer be due to Island City Development. See Note 18 for additional information.</p>	3,830,000
<p>Effective August 1, 2020, Constitution and Eagle LP entered into a loan agreement with the Authority for the amount of \$16,576,088 for the Rosefield Village Apartments. The loan bears interest at 1.12% compounded annually. Annual payments shall be made equal to the lender's share of residual receipts. The principal and interest are due and payable on December 31, 2077. The loan is secured by real property.</p>	16,576,088
<p>Effective August 1, 2020, Constitution and Eagle LP entered into a loan agreement with the Authority for an amount not to exceed \$8,143,052, for the acquisition, construction, and rehabilitation of the Rosefield Village Apartments. The loan bears no interest. The principal and interest shall be due and payable on the earliest of (a) the expiration of the term, (b) the date the development is sold, or (c) an event of default. Beginning May 1, 2023, payments shall be made equal to the Authority's share of residual receipts. The loan matures on December 31, 2077 and is secured by the deed of trust.</p>	1,483,052
<p>Effective January 15, 2021, Island City Development entered into a loan agreement with the Authority in the amount of \$2,408,000. The note shall bear interest at the rate of 3% per annum, beginning on January 1, 2024. The loan matures on December 31, 2074 and is unsecured. Subsequent to year end, this note was voided and will no longer be due to Island City Development.</p>	<u>2,408,000</u>
<p>Total notes receivable</p>	\$ <u><u>50,603,913</u></u>

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 6. NOTES RECEIVABLE (continued)

Notes receivable amounts due within the next five fiscal years are as follows:

June 30, 2023	\$	0
2024		157,456
2025		-
2026		0
2027		0
Thereafter		<u>50,446,457</u>
		<u>\$ 50,603,913</u>

There is no interest accrued on any of the notes receivable due to uncertainty of collection based on the varying terms of the individual notes, which includes no provision for interest, deferral of payments, and future valuation determinations of the properties. Interest income will be recorded by the Authority as received.

NOTE 7. LEASE RECEIVABLE

On October 1, 1992, the Authority entered into a lease agreement to lease real property (the "property lease") as a lessor. The property lease has subsequently been amended on several occasions, with the most recent occurring on March 5, 2021. The term of the most recent amended property lease was for ten years, commencing on October 1, 2020 and terminating on September 31, 2031. The Authority recorded an initial lease receivable in the amount of \$345,027. As of June 30, 2022, the value of the lease receivable was \$327,589. At commencement of the commercial lease, base rent in the amount of \$2,288 was due on the first of each month, with a 3% increase annually. The implicit interest rate on the property lease was 5%. The value of the deferred inflows of resources as of June 30, 2022 was \$241,136. For the year ended June 30, 2022, the Authority recognized lease revenue of \$26,069.

Annual lease payments for principal and interest for the next five years and thereafter is as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total Payment</u>
2023	\$ 28,153	\$ 403	\$ 28,556
2024	29,417	366	29,783
2025	30,349	328	30,677
2026	31,309	288	31,597
2027	32,298	248	32,546
2028-2032	<u>176,063</u>	<u>567</u>	<u>176,630</u>
	<u>\$ 327,589</u>	<u>\$ 2,200</u>	<u>\$ 329,789</u>

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 7. LEASE RECEIVABLE (continued)

On May 1, 2005, the Authority entered into a lease agreement to lease office space (the “office space lease”) as a lessor. The office space was for a period of ten years with an option to extend the term for an additional ten years, which commenced on May 1, 2005 and terminates on April 30, 2025. The Authority recorded an initial lease receivable in the amount of \$18,562. As of June 30, 2022, the value of the lease receivable was \$14,600. At commencement of the office space lease, base rent in the amount of \$273 was due on the first of each month. The base rent increased to \$393 in June of 2022. The implicit interest rate on the office space lease was 5%. The value of the deferred inflows of resources as of June 30, 2022 was \$12,491. For the year ended June 30, 2022, the Authority recognized lease revenue of \$3,962.

Annual lease payments for principal and interest for the next five years and thereafter is as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total Payment</u>
2023	\$ 4,751	\$ 35	\$ 4,786
2024	4,897	23	4,920
2025	<u>4,952</u>	<u>10</u>	<u>4,962</u>
	<u>\$ 14,600</u>	<u>\$ 68</u>	<u>\$ 14,668</u>

NOTE 8. RIGHT-OF-USE ASSETS AND LIABILITIES

On April 1, 2021, the Authority entered into a lease agreement (the “South Shore Center Lease”) as a lessee to rent office space. The term of the South Shore Center Lease was for twenty-four (24) months, commencing on April 1, 2021, with two options to extend the lease for twelve months each. At commencement of the South Shore Center Lease, base rent in the amount of \$5,813 was due on the first of each month, and the lease had an implicit interest rate of 5%. During the year, an initial right-of-use asset was recorded in the amount of \$117,141, net of accumulated amortization in the amount of \$5,813. As of June 30, 2022, the value of the right-of-use asset was \$50,204. Amortization expense for the year ended June 30, 2022 totaled \$66,937. Rent and interest expense for the year ended June 30, 2022 amounted to \$65,896 and \$3,862, respectively.

The following is a summary of the Authority's changes in right-of-use asset for the year ended June 30, 2022:

Description	June 30, 2021	Additions	Dispositions	June 30, 2022
Right-of-use asset	\$ 122,954	\$ -	\$ -	\$ 122,954
Less: accumulated amortization	<u>5,813</u>	<u>66,937</u>	<u>-</u>	<u>72,750</u>
Net right-of-use asset	<u>\$ 117,141</u>	<u>\$ (66,937)</u>	<u>\$ -</u>	<u>\$ 50,204</u>

Amortization expense for the fiscal year ended June 30, 2022, amounted to \$66,937.

The lease liability as of June 30, 2022 was \$51,245.

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 8. RIGHT-OF-USE ASSETS AND LIABILITIES (continued)

As of June 30, 2022, the Authority had future minimum payments under this lease as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total Payment</u>
2023	\$ <u>51,245</u>	\$ <u>1,074</u>	\$ <u>52,319</u>

NOTE 9 COMPENSATED ABSENCES

It is the Authority's policy to permit employees to accumulate earned but unused vacation leave up to a maximum of their annual accrual rate plus 10 days, up to a maximum of 250 hours at any time. In 2020, the annual vacation maximum was increased to 350 hours due to COVID-19, with an eventual reinstatement of 250 maximum hours by the end of 2022. This leave will be used in future periods or paid to employees upon separation from the Authority.

It is the Authority's policy to permit employees to accumulate earned but unused sick leave; however, the value of unused sick leave is not payable upon separation from the Authority.

As of June 30, 2022, accrued compensated absences of the Primary Government amounted to \$377,734, and consisted of the following activity for the year then ended:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Beginning compensated absences	\$ 281,473	\$ -	\$ 281,473
Compensated absences earned	<u>96,261</u>	<u>-</u>	<u>96,261</u>
Ending compensated absences	377,734	-	377,734
Less: current portion	<u>219,975</u>	<u>-</u>	<u>219,975</u>
Compensated absences, net of current portion	<u>\$ 157,759</u>	<u>\$ -</u>	<u>\$ 157,759</u>

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 10. BONDS AND NOTES PAYABLE

Bonds and notes payable for the primary government consisted of the following as of June 30, 2022:

<u>Description</u>	<u>Amount</u>
A promissory note agreement for \$235,900 was entered into with the City on July 15, 1996, for three condominiums at the following addresses: 2137 Otis Drive, 2209 Otis Drive, 1825 Shoreline Drive. This note bears no interest. Payment on this note was deferred until December 31, 2006, at which time semi-annual payments of principal are due based on an amortization schedule. The note is secured by real property and matures on December 31, 2055.	\$ 217,912
A promissory note agreement for \$282,700 was entered into with the City on July 26, 1996, for four condominiums at the following addresses: 955 Shorepoint Court and 965 Shorepoint Court. This note bears no interest. Payment on this note is deferred until December 31, 2026, at which time semi-annual payments of principal are due based on an amortization schedule. The note is secured by real property and matures on on December 31, 2055.	282,700
A promissory note agreement for \$570,000 was entered into with the City on June 18, 1998, for the China Clipper property at 460 Buena Vista Avenue. This note bears interest at 3% per annum. Both interest and principal payments on this loan are deferred until the note's due date of June 30, 2057. The loan is secured by real property.	570,000
A promissory note agreement for \$380,000 was entered into with the County of Alameda on September 1, 2009, for the Lincoln House property at 745 Lincoln Avenue. The note bears simple interest at 3% per annum. The principal and accrued interest are due and payable on July 30, 2067. Principal and interest are payable annually throughout the term of the loan through Residual Receipts as defined in the note. The note is secured by real property.	380,000
A promissory note agreement for \$536,400 was entered into with the County of Alameda on September 1, 2009, for the 1917 Sherman Street property. The note bears simple interest at 3% per annum. The principal and accrued interest are due and payable on July 30, 2067. Principal and interest are payable annually throughout the term of the loan through Residual Receipts as defined in the note. The loan is secured by real property.	536,400
A promissory note agreement for \$96,000 was entered into with the City on November 21, 2013, for the Anne B. Diament property at 920 Park Street. The note bears no interest. The principal is deferred and forgivable until November 22, 2028. The loan is secured by real property.	96,000
On June 30, 2014, the Authority entered into a mortgage note totaling \$14,291,000 with Amerisphere Multifamily Finance, LLC. The mortgage is serviced by NorthMarq Capital. The note is secured by the property referred to as the Esperanza Apartments at 1903 Third Street. The note bears interest at 5.63% per annum and requires combined monthly principal and interest payments totaling \$82,312. The note matures and is payable in full on July 1, 2044. This loan was transferred from the Authority to Alameda Affordable Housing Corporation with no change in terms on July 1, 2021.	12,469,232

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 10. BONDS AND NOTES PAYABLE (continued)

<u>Description</u>	<u>Amount</u>
On June 30, 2014, the Authority entered into a mortgage note totaling \$7,500,000 with Amerisphere Multifamily Finance, LLC. The mortgage is serviced by NorthMarq Capital. The note is secured by the property referred to as the Independence Plaza at 703 Atlantic Avenue. The note bears interest at 3.75% per annum and requires combined monthly principal and interest payments totaling \$64,758. The note matures and is payable in full on July 1, 2026.	2,937,894
On July 15, 2021, the Authority transferred a loan totaling \$9,300,000 with the Alameda Affordable Housing Corporation concurrent with a refinance event. The loan is serviced by PNC Bank, National Association, and is secured by the properties referred to as Eagle Village and Parrot Village. The loan bears interest at 2.59% per annum and requires combined monthly principal and interest payments totaling \$37,183. The loan matures on August 1, 2026.	<u>9,129,910</u>
Total bonds and notes payable	26,620,048
Less: current portion	<u>1,353,911</u>
Bonds and notes payable, excluding current portion	<u>\$ 25,266,137</u>

Annual debt service for principal and interest over the next five years and in five-year increments thereafter is as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 1,353,911	\$ 1,030,372	\$ 2,384,283
2024	1,228,808	982,627	2,211,435
2025	1,279,523	931,514	2,211,037
2026	1,332,228	878,809	2,211,037
2027	8,615,306	657,075	9,272,381
2028-2032	2,179,138	2,759,592	4,938,730
2033-2037	2,885,711	2,053,020	4,938,731
2038-2042	3,821,385	1,117,345	4,938,730
2043-2047	1,937,426	120,379	2,057,805
2048-2052	-	-	-
2053-2057	500,612	-	500,612
2058-2062	570,000	-	570,000
2063-2067	916,000	-	916,000
	<u>\$ 26,620,048</u>	<u>\$ 10,530,733</u>	<u>\$ 37,150,781</u>

Debt activity for the primary government for the year ended June 30, 2022 consisted of the following:

<u>Description</u>	<u>June 30, 2021</u>	<u>Advances</u>	<u>Principal Reductions</u>	<u>June 30, 2022</u>
Bonds and notes payable	\$ <u>22,993,697</u>	\$ <u>9,300,000</u>	\$ <u>(5,673,649)</u>	\$ <u>26,620,048</u>

Accrued interest payable as of June 30, 2022 and interest expense for the year then ended for the primary government totaled \$1,107,001 and \$1,023,825, respectively.

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 10. BONDS AND NOTES PAYABLE (continued)

A summary of the Authority's discretely presented component unit bonds and notes payable are as follows:

<u>Notes payable to the Authority as evidenced by a Note Receivable (see Note 6):</u>	<u>Amount</u>
AHA North Housing loan	\$ 3,700,000
AHA North Housing - additional loan	2,408,000
AHA North Housing - additional loan	130,000
AHA	3,600,000
AHA	3,410,000
AHA	4,250,000
AHA Rosefield Village Apartments	<u>16,576,088</u>
Total primary government loans to discretely presented component unit	<u>\$ 34,074,088</u>

<u>Description</u>	<u>Amount</u>
<p>Note payable to Compass Bank, an Alabama banking corporation, provides construction financing in the maximum amount of \$10,322,328. The note is secured by a construction and permanent leasehold deed of trust with absolute assignment of leases and rents, security agreement and fixture filing. The note provides for interest only payments based on one-month LIBOR plus 1.80% per annum through the conversion date. The interest rate was 4.15% at December 31, 2018. In February 2019, the construction loan was partially paid off with the Limited Partner's capital contributions, with the remaining balance converted into a permanent loan of \$2,429,400 with California Community Reinvestment Corporation ("CCRC"). The Partnership entered into a promissory note agreement with CCRC for the permanent loan, with an interest rate of 5.39%, which requires monthly payments of principal and interest, and matures on March 1, 2034.</p>	\$ 2,117,247
<p>Note payable to the City of Alameda, secured by a subordinate deed of trust, borrowings up to \$195,740, simple interest at 3.00% per annum, payable from Residual Receipts and unpaid principal and interest are due on April 1, 2073.</p>	195,740
<p>Note payable to JPMorgan Chase Bank, N.A., a national banking association, provides construction financing in the maximum amount of \$9,858,528. The note is secured by a construction and deed of trust, assignment of rents, security agreement and fixture filing. The note provides for interest-only payments based on adjusted one-month LIBOR plus 1.85% per annum through the conversion date (4.35% as if December 31, 2018). In July 2019, the construction loan was partially repaid and concurrently converted to a \$3,330,168 permanent loan that bears interest of 5.55% that requires monthly payments of principal and interest of \$17,993. The note matures on September 21, 2039.</p>	3,259,972

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 10. BONDS AND NOTES PAYABLE (continued)

<u>Description</u>	<u>Amount</u>
Note payable to the City of Alameda, secured by a subordinated leasehold deed of trust, assignment of rents, security agreement and fixture filing, borrowings up to \$153,282, simple interest at 3.00%, payable from residual receipts; unpaid principal and interest are due on December 31, 2074.	153,282
Note payable to County of Alameda (County Loan), in the maximum amount of \$1,000,000, secured by a subordinated leasehold deed of trust, assignment of rents, security agreement and fixture filing, simple interest at 3.00%, payable from residual receipts and unpaid principal and interest are due on December 31, 2074.	1,000,000
Note payable in the amount of \$40,322,758 (the Construction Loan) and payable to California Municipal Finance Authority, secured by a leasehold construction deed of trust. Interest accrues at the LIBOR rate plus 2.20% and is payable on a monthly basis. The loan is anticipated to convert April 10, 2023, and will mature September 1, 2040.	17,609,356
Note payable in the amount of \$8,093,414 dated August 1, 2020 and payable to the County of Alameda (County A1 Loan) and secured by a deed of trust. The loan bears simple interest at a rate of 3.00%. Principal and interest payments are made on May 1 of each calendar as residual receipts permits. Maturity date is August 1, 2075.	7,993,414
Note payable in the amount of \$8,143,052 dated August 1, 2020 and payable to the County of Alameda (AHA Funds Loan, AKA AHA Cash Funds), and secured by a deed of trust. The loan does not bear interest. Payments are made on May 1 of each calendar as residual receipts permits. Maturity date is December 31, 2077.	1,483,052
Note payable in the amount of \$8,093,414 dated August 1, 2020 and payable to the County of Alameda (County A1 Loan) and secured by a deed of trust. The loan bears simple interest at a rate of 3.00%. Principal and interest payments are made on May 1 of each calendar as residual receipts permit. Maturity date is August 1, 2075.	633,912
Unsecured promissory note payable to the Authority for the purpose of funding development efforts of Rosefield Village in the amount of \$1,026,000. The loan accrues interest at the rate of 2.00% and all unpaid principal and interest are due July 29, 2051.	1,026,000
Note payable in the amount of \$515,683 dated March 24, 2021 and payable to the City of Alameda (HOME Fund) and secured by a subordinate deed of trust. The loan bears simple interest at a rate of 3.00% per annum. Principal and interest payments are made on May 1 from residual receipts and all unpaid principal and interest are due August 5, 2075.	<u>515,683</u>
Total bonds and notes payable to other lenders	35,987,658
Less: unamortized debt issuance costs	<u>(953,641)</u>
Total bonds and notes payable	<u>\$ 69,108,105</u>

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 10. BONDS AND NOTES PAYABLE (continued)

Bonds and notes payable for the discretely present component unit is shown net of debt issuance costs totaling \$953,641. Future maturities of bonds and notes payable for the discretely presented component unit are as follows:

December 31, 2022	\$ 158,784
2023	4,317,140
2024	790,184
2025	820,910
2026	852,379
Thereafter	<u>63,122,349</u>

Total bonds and notes payable \$ 70,061,746

Accrued interest payable as of June 30, 2022 and interest expense as of and for the year then ended for the discretely presented component unit totaled \$1,996,938 and \$662,238, respectively.

For the year ended June 30, 2022, the effective interest rates approximated the stated interest rates.

NOTE 11. RESTRICTED NET POSITION

Restricted net position consists of the following as of June 30, 2022:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Housing assistance payment reserves	\$ 342,650	\$ -	\$ 342,650
Replacement reserves	506,849	-	506,849
Project reserves	-	349,947	349,947
Escrow reserves	212,856	-	212,856
Emergency housing vouchers	273,269	-	273,269
Pension asset	582,046	-	582,046
OPEB asset	<u>772,808</u>	-	<u>772,808</u>
Total restricted net position	<u>\$ 2,690,478</u>	<u>\$ 349,947</u>	<u>\$ 3,040,425</u>

Housing assistance payment reserves are restricted for use only in the Section 8 Housing Choice Vouchers and Mainstream Vouchers programs for future housing assistance payments.

Replacement reserves represent funds held in reserve for future project expenditures in accordance with various regulatory agreements.

Project reserves represent funds that are restricted for repairs and replacement of buildings and equipment, operating deficits, insurance and tax escrows, and mortgage escrows.

Escrow reserves represent funds held in reserve for future project expenditures in accordance with various regulatory agreements.

Emergency housing vouchers reserves are restricted for use only in the Emergency Housing Vouchers Program for program expenditures.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 11. RESTRICTED NET POSITION (continued)

Pension assets are restricted for future benefits in the Authority's Pension Plan.

OPEB assets are restricted for future benefits in the Authority's OPEB Plan.

NOTE 12. COMMITMENTS AND CONTINGENCIES

The Authority receives financial assistance from HUD in the form of grants and subsidies. Entitlement to the funds is generally conditional upon compliance with terms and conditions of the grant agreements and applicable regulations, including the expenditure of funds for eligible purposes. Substantially all grants, entitlements and cost reimbursements are subject to financial and compliance audits by HUD. As a result of these audits, costs previously reimbursed could be disallowed and require payments to HUD.

As of June 30, 2022, the Authority estimates that no material liabilities will result from such audits.

NOTE 13. PENSION PLAN

A. Plan Description

The plan is a cost-sharing multiple-employer defined benefit pension plan administered by CalPERS. A full description of the pension plan benefit provisions, assumptions for funding purposes but not accounting purposes and membership information, is listed in the June 30, 2020 Annual Actuarial Valuation Report. This report is a publicly available valuation report that can be obtained at CalPERS' website under "Forms and Publications". All qualified permanent and probationary employees are eligible to participate in the Authority's cost-sharing multiple-employer defined benefit pension plans administered by CalPERS. Benefit provisions under the plans are established by State statute and the Authority's resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

B. Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 13. PENSION PLAN (continued)

B. Benefits Provided (continued)

The plan's provisions and benefits in effect at June 30, 2022, are summarized as follows:

	<u>Miscellaneous Plan</u>	
Hire date	Prior to January 1, 2013	On or After January 1, 2013
Benefit formula	2% @ 55	2% @ 62
Benefit vesting formula	5 years of service	5 years of service
Benefit payments	Monthly or life	Monthly or life
Retirement age	50-63	52-67
Monthly benefits, as a % of eligible compensation	1.426% to 2.418%	1.0% to 2.5%
Required employee contribution rates	6.902%	6.500%
Required employer contribution rates	10.152%	7.266%

C. Contributions

Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through the CalPERS' annual actuarial valuation process. The plan's actuarially determined rate is based on the estimated amount necessary to pay the costs of benefits earned by employees during the year, with an additional amount to pay any unfunded accrued liability. The Authority's contribution rates may change if plan contracts are amended. Payments made by the Authority to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements are classified as plan member contributions. The Authority's contributions to the plan for the year ended June 30, 2022, were \$549,515.

D. Pension Liabilities, Pension Expense, Deferred Outflows of Resources, Deferred Inflows of Resources Related to Pensions

The Authority's net pension asset of \$772,808 is measured as the proportionate share of the net pension asset of \$1,898,802,581 (or -0.014289%). The net pension liability is measured as of June 30, 2022, and the total pension liability for each plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2020, rolled forward to June 30, 2021, using standard update procedures. 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 plans relative to the projected contributions of all participating employers, actuarially determined.

For the measurement period ended June 30, 2021, the Authority recognized a pension benefit of \$2,672,694 for the plan. At June 30, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes in Assumptions	\$ (86,662)	\$ -
Adjustments due to differences in proportions	534,581	292,635
Net differences between actual and projected earnings on pension plan investments	674,621	-
Net differences between proportionate share of required contribution and actual contribution	353,213	262,804
Contribution subsequent to the measurement date	<u>642,552</u>	<u>-</u>
Total	<u>\$ 2,118,305</u>	<u>\$ 555,439</u>

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 13. PENSION PLAN (continued)

D. Pension Liabilities, Pension Expense, Deferred Outflows of Resources, Deferred Inflows of Resources Related to Pensions (continued)

The \$642,552 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2023 (measurement period ended June 30, 2021). These amounts are reflected in the financial statements as part of the deferred outflows of resources and deferred inflows of resources. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Years ending June 30:	<u>Amount</u>
2023	\$ 258,074
2024	257,292
2025	218,518
2026	<u>186,430</u>
	<u>\$ 920,314</u>

E. Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The total pension liabilities were determined using the following assumptions:

Valuation date	June 30, 2020
Measurement date	June 30, 2021
Actuarial cost method	Entry age normal
Discount rate	7.15%
Inflation	2.50
Salary increase	Varies by entry age and service
Investment rate of return	7.15%, net of pension plan investment and administrative expenses; includes inflation
Mortality rate	Derived using CalPERS' Membership Data for all funds
Post retirement benefit increase	Contract COLA up to 2.5% until Purchasing Power Protection Allowance Floor on Purchasing Power Applies, 2.5% thereafter

- The mortality table used was developed based on CalPERS' specific data. The table includes 15 years of mortality improvements using Society of Actuaries Scale 90% of scale MP2016. For more details on this table, please refer to the 2017 Experience Study Report (based on CalPERS' demographic data from 1997 to 2015) that can be found on the CalPERS' website.

F. Discount Rate

The discount rate used to measure the total pension liability was 7.15%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 13. PENSION PLAN (continued)

G. Long-Term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The expected real rates of return by asset class are as followed:

Asset Class	New Strategic Allocation	Real Return Year 1 - 10 (a)	Real Return Years 11+ (b)
Public Equity	50.00%	4.80%	5.98%
Fixed Income	28.00%	1.00%	2.62%
Inflation Assets	0.00%	0.77%	1.81%
Private Equity	8.00%	6.30%	7.23%
Real Estate	13.00%	3.75%	4.93%
Liquidity	1.00%	0.00%	(0.92)%
	<u>100.00%</u>		

- a. An expected inflation of 2.0% is used for this period.
- b. An expected inflation of 2.92% is used for this period.

H. Sensitivity of the Proportionate Share of the Net Position Liability to Changes in the Discount Rate

The following presents the Authority's proportionate share of the net pension liability, calculated using the discount rate of 7.15%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.15%) or one percentage point higher (8.15%) than the current rate:

	1% Decrease (6.15%)	Current Discount Rate (7.15%)	1% Increase (8.15%)
Net pension liability (asset)	\$ <u>2,094,308</u>	\$ <u>(772,808)</u>	\$ <u>(3,143,011)</u>

Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS' financial reports.

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 14. OTHER POST EMPLOYMENT BENEFITS

A. Plan description

The Authority participates in the CalPERS 2% at 55 Public Agency Miscellaneous Employees' pension plan for all regular employees hired before January 1, 2013, and 2% at 62 for those hired on or after January 1, 2013.

Employees who retire with a CalPERS pension (at least age 50, or age 52 for employees hired on or after January 1, 2013, with five years of services) are eligible for post-employment medical benefits.

The Authority contributes the minimum amount provided under Government Code Section 22825 of the Public Employees Medical and Hospital Care Act (\$143 per month in 2021, increasing to \$149 in 2022). Retirees must contribute any premium amounts in excess of the Authority's contributions described above. Amounts paid by the Authority continue for the lifetime of the retiree and any surviving spouse, subject to CalPERS' eligibility requirements.

During the July 1, 2017 to June 30, 2018 measurement period, the Authority entered into an agreement with CalPERS whereby the Authority participates in the California Employers' Retiree Benefit Trust Fund Program ("CERBT"), an agent-multiple employer post-employment health plan, to prefund other post-employment benefits through CalPERS. The financial statements for CERBT may be obtained by writing the California Public Employees' Retirement System, Constituent Relations Office, CERBT (OPEB), P.O. Box 242709, Sacramento, California 94229-2709, or by calling 888-225-7377.

B. Plan Membership Information

Active plan members	52
Inactive plan members or beneficiaries currently receiving benefits	<u>9</u>
Total	<u><u>61</u></u>

C. Funding Policy

The Authority intends to contribute the full actuarially determined contribution to the plan each year. Contributions would be made up of cash contributions made to the trust as well as any benefit payments (implicit and explicit) unreimbursed by the trust.

Actuarial Methods and Assumptions

Valuation date	June 30, 2020
Measurement date	June 30, 2021
Actuarial cost method	Entry age normal
Amortization method	Straight-line amortization
Asset valuation method	Market value
Net investment return	7.28%, based on the CERBT Strategy 1 investment policy
Inflation rate	2.26% annual inflation
Payroll increases	3.25% annual increases
Mortality	Pre-retirement: CalPERS 2017 Mortality for pre-retirement Post-retirement: CalPERS 2017 Mortality for post-retirement
Healthcare cost trend rates	6.80% pre-65 and 5.00% post-65 initial trend rates for 2022. Decreasing 0.25% per year until ultimate rate of 5.00% is reached in 2030

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 14. OTHER POST EMPLOYMENT BENEFITS (continued)

C. Funding Policy (continued)

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past experiences and new estimates are made about the future. Actuarial calculations were performed based on the benefits provided under the terms of the substantive plan in effect at the time of each valuation and on the pattern of sharing cost between the Authority and plan members through June 30, 2021. Additionally, actuarial calculations reflect a long-term perspective and include methods and assumptions that were designed to reduce short-term volatility of actuarial accrued liabilities and actuarial value of assets. The Authority has relied on the work of the Authority's actuary to determine the Authority's net OPEB liability, and considers the underlying assumptions used by the actuary to be reasonable.

D. Long-Term Expected Rate of Return

The valuation uses a discount rate of 7.28% per year, net of investment expenses and including inflation. This is a long-term rate of return assumption on plan assets. This rate is based on the general inflation rate and expected real rate of return required for CalPERS reporting for use by employers who elect certain investment strategies as participants in CERBT. The target allocation and best estimates for long-term expected real rates of return for each major asset class, as of June 30, 2020, the measurement date, are summarized in the following table:

Investment Class	Target Allocation	Long-term Expected Real Rate of Return
Equity	62.00%	5.39%
Fixed Income	30.00%	1.13%
REIT's	8.00%	5.08%
	<u>100.00%</u>	

E. Changes in the Net OPEB Liability (Asset)

The total OPEB liability (asset) shown below is based on an actuarial valuation performed as of June 30, 2020, and a measurement date of June 30, 2020:

	Total OPEB Liability	Plan Fiduciary <u>Net</u> Position	Net OPEB Liability (Asset)
Balance at June 30, 2020	\$ <u>905,802</u>	\$ <u>1,236,662</u>	\$ <u>(330,860)</u>
Changes for the year:			
Service cost	66,881	-	66,881
Interest	69,169	-	69,169
Differences between expected and actual experience	(1,621)	-	(1,621)
Changes of assumptions	-	-	-
Net investment income	-	340,154	(340,154)
Contributions - employer	-	45,929	(45,929)
Benefit payments	(45,929)	(45,929)	-
Administrative expense	-	(468)	468
Net changes	<u>88,500</u>	<u>339,686</u>	<u>(251,186)</u>
Balance at June 30, 2021	\$ <u>994,302</u>	\$ <u>1,576,348</u>	\$ <u>(582,046)</u>

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 14. OTHER POST EMPLOYMENT BENEFITS (continued)

E. Changes in the Net OPEB Liability (Asset) (continued)

The required schedule of changes in the net OPEB liability (asset) and related ratios immediately following the notes to the financial statements presents the beginning and ending balances of the total OPEB liability (asset), the plan fiduciary net position available for OPEB benefits, and the net OPEB liability (asset), as well as the itemized changes in those amounts during the fiscal year. The schedule also reports a ratio of plan fiduciary net position as a percentage of the total OPEB liability (asset), the payroll amount for current employees in the plan (covered employee payroll), and a ratio of the net OPEB liability (asset) as a percentage of the covered employee payroll. Three years of information are presented and will build to 10 years of information on a prospective basis.

The required schedule of employer contributions immediately following the notes to the financial statements presents the actuarially determined contribution to the OPEB plan, the actual contribution, the difference between the actual and actuarially determined contributions, and a ratio of actual contributions as a percentage of covered employee payroll.

F. Sensitivity of the Net OPEB Liability (Asset) Due to Changes in the Discount Rate

The following table represents the net OPEB liability (asset), calculated using the current discount rate of 7.28%, as well as what it would be if it were calculated using a discount rate that is one percentage point lower (6.28%) or one percentage point higher (8.28%) than the current rate:

	1% Decrease (6.28%)	Current Discount Rate (7.28%)	1% Increase (8.28%)
Net OPEB liability (asset)	\$ <u>(706,980)</u>	\$ <u>(582,046)</u>	\$ <u>(427,735)</u>

G. Sensitivity of the Net OPEB Liability (asset) Due to Changes in the Health Care Cost Trend Rate

The following table represents the net OPEB liability (asset) of the Authority, calculated using the current health care cost trend rate as well as what it would be if it were calculated using a trend rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease	Discount Rate	1% Increase
Net OPEB liability	\$ <u>(706,980)</u>	\$ <u>(582,046)</u>	\$ <u>(427,735)</u>

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

For the year ended June 30, 2022, the Authority recognized an OPEB benefit of \$232,539. At June 30, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources:

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022**

NOTE 14. OTHER POST EMPLOYMENT BENEFITS (continued)

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

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes in Assumptions	\$ -	\$ 575,615
Differences between expected and actual experience	-	353,444
Net differences between projected and actual earnings	-	<u>170,000</u>
Contribution subsequent to the measurement date	<u>49,748</u>	-
Total	\$ <u>49,748</u>	\$ <u>1,099,059</u>

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

Years ending June 30:	<u>Recognized Deferred Outflows/Inflows of Resources</u>
2023	\$ (283,069)
2024	(281,988)
2025	(243,517)
2026	(102,274)
2027	(52,244)
Thereafter	<u>(135,967)</u>
	\$ <u>(1,099,059)</u>

NOTE 15. GUARANTEES

Littlejohn Commons

Related to the Littlejohn Commons Senior property located at 1301 Buena Vista Avenue, the Authority entered into a guaranty agreement dated December 1, 2016, and attached as Exhibit E to the amended and restated limited partnership agreement of Sherman and Buena Vista LP for all of its obligations under that agreement, including partnership management duties, development completion, operating deficits, tax credit delivery, and repurchase obligations. The Authority is released from this operating deficit obligation after two consecutive years of 1.15 debt service coverage ratio after stabilized occupancy and no sooner than 2020. As of June 30, 2022, the outstanding operating deficit is no longer in effect.

Everett Commons

Related to the Everett Commons property located at 2437 Eagle Avenue, the Authority entered into a guaranty agreement dated June 27, 2017, and attached as Exhibit D to the first amended and restated limited partnership agreement of Everett and Eagle LP for performance of all its obligations under that agreement, including construction completion, operating deficits, liquidity, and tax credit delivery. The operating deficit loan guarantee obligation is up to \$314,000.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 15. GUARANTEES (continued)

Everett Commons (continued)

The Authority is released from this operating deficit obligation after two consecutive years of 1.15 debt service coverage ratio after stabilized occupancy and no sooner than 2024. As guarantor, the Authority must also maintain liquid assets of at least \$850,000 in bank deposits in aggregate with Island City Development until all obligations are met.

Rosefield Village

Related to the Rosefield Village property located at the cross street of Constitution and Eagle Avenue, the Authority entered into a guaranty agreement dated August 2020, and attached as Exhibit D to the first amended and restated limited partnership agreement of Constitution & Eagle LP for performance of all its obligations under that agreement, including construction completion, operating deficits, liquidity and tax credit delivery. The operating deficit loan guarantee is up to \$792,000. The Authority is released from this operating deficit obligation after two consecutive years of 1.15 debt service coverage ratio after stabilized occupancy and no sooner than 2024. Related to the Rosefield Village property located at the cross street of Constitution and Eagle Avenue, the Authority entered into a payment and performance guaranty dated August 2020, with Bank of America, N.A. related to a construction loan of \$40,322,758.

Independence Plaza

Related to the Independence Plaza property located at 703 Atlantic Avenue, the Authority entered into a Multifamily Loan and Security Agreement dated June 30, 2014. Furthermore, the Alameda Affordable Housing Corporation entered in the First Amendment to Multifamily Loan and Security Agreement in March 2020. The Authority continues to act as the guarantor for this non-recourse permanent loan.

Esperanza

Related to the Esperanza property located at 1903 3rd Street, the Authority entered into a Multifamily Loan and Security Agreement dated June 30, 2014. The Authority continues to act as the guarantor for this non-recourse permanent loan.

NOTE 16. GROUND LEASES

On December 1, 1998, the Authority entered into a ground lease agreement with Regent St. CLT Condominiums located at 1129-1131 Regent Street. The lease term is 99 years, ending in 2097. Pursuant to the ground lease agreement, the base annual rent is adjusted by the consumer price index. As of the fiscal year ending June 30, 2022, that amount is \$2,748.

On May 7, 2001, the Authority entered into a ground lease agreement with Santa Clara Ave CLT Condominiums located at 2201-2203 Santa Clara Avenue and 1502 Walnut Street. The lease term is 99 years, ending in 2100. Pursuant to the ground lease agreement, the base annual rent is adjusted by the consumer price index. As of the fiscal year ending June 30, 2022, that amount is \$2,616.

On March 14, 2003, the Authority entered into a ground lease agreement with RCD, as amended by the First Amendment to Ground Lease dated October 14, 2004, for the Breakers at Bayport development located at 459 Neptune Gardens Avenue. The lease term is 75 years, ending March 31, 2081. On October 14, 2004, the lease was assigned to Breakers at Bayport, LP. The rent will be amortized over the term of the lease in the amount of \$1, annually.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 16. GROUND LEASES (continued)

On October 4, 2006, the Authority entered into a ground lease agreement with RCD for the Shinsei Gardens Apartments, located at 401 Willie Stargell Avenue. The lease term is 75 years, ending March 31, 2081. On March 24, 2008, the lease was assigned to Shinsei Gardens Apartments, LP. The rent will be amortized over the term of the lease in the amount of \$1, annually.

On May 25, 2012, the Authority entered into a ground lease agreement with Housing Consortium of the East Bay ("HCEB") and Satellite Housing, Inc. for the Jack Capon Villas, located at 2216 Lincoln Avenue. The rent for the entire lease term, \$100, was prepaid at lease signing. The lease term is 75 years, ending May 25, 2087. In November 2012, the lease was assigned to Jack Capon Villas, LP. The rent will be amortized over the term of the lease in the amount of \$1, annually.

On November 14, 2015, the Authority entered into a ground lease agreement with Stargell Commons, LP for the property located at 2700 Bette Street. The lease term is 99 years, ending December 31, 2114. Initial rent of \$400,000 plus \$1 per year for the entire term. Prepaid rent for the entire lease term of \$99 was paid on December 2, 2015. The rent will be amortized over the term of the lease in the amount of \$4,041, annually.

On December 1, 2016, the Authority entered into a ground lease agreement with Sherman and Buena Vista LP, a subsidiary of Island City Development, for the property located at 1301 Buena Vista Avenue. The lease term is 99 years, ending December 31, 2115. Unearned rent for the entire lease term of \$3,410,000 was received on December 15, 2016. Unearned revenue will be amortized over the term of the life. See related note receivable in Note 6. The adoption of GASB 87 requires the Authority report the prepaid lease as a deferred inflow of resources on the accompanying statement of net position. As of June 30, 2022, the balance was \$3,317,290.

On June 1, 2017, the Authority entered into a ground lease agreement with Everett and Eagle LP, a subsidiary of Island City Development, for the property located at 2437 Eagle Street. The lease term is 99 years, ending June 1, 2116. Prepaid rent for the entire lease term of \$9,900 was paid on June 29, 2017. The rent will be amortized over the term of the lease in the amount of \$100, annually.

On May 1, 2018, the Authority entered into a ground lease agreement with AAHC, for the property known as Anne B. Diament located at 920 Park Street. The lease term is 75 years, ending May 1, 2093. Prepaid rent for the entire lease term of \$75 was paid on May 1, 2018. The rent will be amortized over the term of the lease in the amount of \$1, annually.

On May 1, 2018, the Authority entered into a ground lease agreement with AAHC for the property known as China Clipper Plaza located at 460 Buena Vista Avenue. The lease term is 75 years, ending May 1, 2093. Prepaid rent for the entire lease term of \$75 was paid on May 1, 2018. The rent will be amortized over the term of the lease in the amount of \$1, annually.

On May 1, 2018, the Authority entered into a ground lease agreement with AAHC, for the property known as Lincoln Willow Apartments located at 2101-2103 Lincoln Avenue. The lease term is 75 years, ending May 1, 2093. Prepaid rent for the entire lease term of \$75 was paid on May 1, 2018. The rent will be amortized over the term of the lease in the amount of \$1, annually.

On May 1, 2018, the Authority entered into a ground lease agreement with AAHC, for the property known as Stanford House and located at 1917 Stanford Avenue. The lease term is 75 years, ending May 1, 2093. Prepaid rent for the entire lease term of \$75 was paid on May 1, 2018. The rent will be amortized over the term of the lease in the amount of \$1, annually.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 16. GROUND LEASES (continued)

On August 1, 2020, the Authority entered into a ground lease agreement with Constitution and Eagle, LP for the property known as Rosefield Village and located at 717, 727 Buena Vista Avenue and 738, 740, 742, 746 Eagle Avenue. The lease term is 75 years, ending December 31, 2095. Prepaid rent for the entire lease term of \$13,110,000 was paid via the execution of a seller note on August 1, 2020. The adoption of GASB 87 requires the Authority report the prepaid lease as a deferred inflow of resources on the accompanying statement of net position. As of June 30, 2022, the balance was \$12,687,853.

As of June 30, 2022, the future rental income required under the lease agreements entered into by the Authority is as follows:

Years ending June 30:	<u>Amount</u>
2023	\$ 220,124
2024	220,124
2025	220,124
2026	220,124
2027	220,123
Thereafter	<u>17,905,610</u>
	<u>\$ 19,006,229</u>

NOTE 17. CONDENSED FINANCIAL INFORMATION FOR THE BLENDED COMPONENT UNIT

	<u>Alameda Affordable Housing Corporation</u>
Assets:	
Current assets	\$ 6,206,989
Capital assets, net	17,786,691
Other non-current assets	836,797
Deferred outflows of resources	<u>238,486</u>
Total assets and deferred outflows of resources	<u>25,068,963</u>
Liabilities:	
Current	2,663,798
Non-current	106,356,445
Deferred inflows of resources	<u>423,131</u>
Total liabilities	<u>109,443,374</u>
Net Position:	
Net investment in capital assets	(7,416,347)
Restricted	831,274
Unrestricted	<u>(75,088,672)</u>
Net position	<u>\$ (81,673,745)</u>

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 17. CONDENSED FINANCIAL INFORMATION FOR THE BLENDED COMPONENT UNIT (continued)

	<u>Alameda Affordable Housing Corporation</u>
Operating revenues:	
Tenant revenue	\$ 3,653,504
Government grants	9,672,605
Other revenues	<u>377,881</u>
Total operating revenues	<u>13,703,990</u>
Operating expenses:	
Administrative	3,539,953
Tenant services	728,621
Maintenance and utilities	3,454,015
Protective services	160,647
Insurance	409,748
General expenses	290,835
Depreciation	<u>1,437,408</u>
Total operating expenses	<u>10,021,227</u>
Other income (expense)	
Interest income	11,895
Interest expense	<u>(993,992)</u>
Net other expense	<u>(982,097)</u>
Net income before transfer in (out)	2,700,666
Transfer in (out)*	<u>(49,213,551)</u>
Net income	<u>\$ (43,812,219)</u>

* This is a non-cash related party transaction with the Authority, and is eliminated from presentation upon consolidation.

NOTE 18. SUBSEQUENT EVENTS

Events that occur after the financial statement date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the financial statement date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the financial statement date require disclosure in the accompanying notes to the financial statements. Management evaluated the activity of the Authority through REPORT DATE (the date the financial statements were available to be issued) and determined that the following subsequent events require disclosure:

On November 14, 2022, the Authority ("Lender") and Island City Development ("Borrower") came to an agreement to void the following loans totaling \$6,238,000:

1. Amended and restated unsecured promissory note dated October 31, 2018 for \$3,700,000.
2. First amendment to the amended and restated unsecured promissory note dated March 19, 2020 for \$130,000.
3. Unsecured promissory note dated January 15, 2021 for \$2,408,000.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2022

NOTE 18. SUBSEQUENT EVENTS (continued)

Concurrently with the voiding of the notes in the previous paragraph, the sources of these funds were recasted whereas the Authority granted via an operating transfer to the Alameda Affordable Housing Trust Fund (a component of the AAHC, the Blended Component Unit) the amount of \$6,238,000 and additional sources of cash in the amount of \$1,262,000, totaling \$7,500,000. The Alameda Affordable Housing Trust Fund then provided \$7,500,000 in loan proceeds to Island City Development for the North Housing predevelopment work and memorialized under an unsecured promissory note.

AHC acquired below market homes developed by Pulte Homes in Alameda, California which began in 2021. AAHC purchased an additional 3 condominiums in late 2022.

HUD selected the Authority for admission to the Landlord Incentives Cohort of the Moving to Work ("MTW") National Demonstration Program. A fully executed annual contributions contract between the Authority and HUD was entered into on March 23, 2022. The MTW amendment is expected to be executed in 2023.

A new third-party management company, FPI Management, Inc. was contracted to manage substantially all properties under the control of the Authority and affiliates effective January 1 2023. Independence Plaza, previously directly property managed by the Authority was transferred to FPI Management, Inc. on March 1, 2023. Anne B. Diament, the last property under the direct property management of the Authority, is expected to be transferred to FPI Management, Inc. after the issuance of this financial report and no later than July 1, 2023.

On February 6, 2023, the Authority and Island City Development were awarded from the State of California Multifamily Finance Super Notice of Funding Availability \$13,410,705 in adaptive reuse funds and \$20,635,312 for the North Housing Senior Apartments project.

In March 2023, Constitution and Eagle, L.P., a low-income housing tax credit partnership that is controlled by Island City Development and owns Rosefield Village, extended the construction loan with Bank of America, N.A. to the summer of 2023.

**INDEPENDENT AUDITORS' 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 of the
Housing Authority of the City of Alameda:

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 (primary government) and the discretely presented component unit of the Housing Authority of the City of Alameda (the "Authority") as of, and for the year ended June 30, 2022 and the related notes to the financial statements, which collectively comprise the Authority's financial statements, and have issued our report thereon dated REPORT DATE. Our report includes a reference to other auditors who audited the financial statements of Island City Development and Subsidiaries, the discretely presented component unit, as described in our report on the financial statements of the Authority. Those financial statements were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with those entities.

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) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

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

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

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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

REPORT DATE
Toms River, New Jersey

AUDIT DRAFT

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

To the Board of Commissioners of the
Housing Authority of the City of Alameda:

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of the City of Alameda's (the "Authority") compliance with the types of compliance requirements described in the Uniform Guidance that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2022. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2022.

Basis for Opinion on Each Major Federal Program

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

We are required to be independent of the 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 the 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 the Authority's federal programs.

Auditors' 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 the 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 the 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 the 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 the 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 the 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 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 Auditors' 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.

Purpose of this Report

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.

REPORT DATE
Toms River, New Jersey

AUDIT DRAFT

SUPPLEMENTARY INFORMATION

AUDIT DRAFT

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

<u>Federal Grantor/Program Title</u>	<u>ALN Number</u>	<u>Grant Expenditures</u>
U.S. Department of Housing and Urban Development:		
Housing Voucher Cluster		
Section 8 Housing Choice Vouchers	14.871	\$ 36,756,538
Emergency Housing Voucher	14.EHV	<u>368,469</u>
Total Housing Voucher Cluster		37,125,007
Section 8 Project-Based Cluster		
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	<u>246,716</u>
Total Section 8 Project-Based Cluster		246,716
Family Self Sufficiency Program	14.896	<u>81,141</u>
Subtotal United States Department of Housing and Urban Development - Direct Programs		37,452,864
U.S. Department of Housing and Urban Development - Pass Through Programs:		
County of Alameda:		
Shelter Plus Care	14.238	<u>468,712</u>
Subtotal Pass Through Programs - County of Alameda		468,712
Subtotal U.S. Department of Housing and Urban Development - Pass Through Programs:		<u>468,712</u>
Total Expenditures of Federal Awards		\$ <u><u>37,921,576</u></u>

AUDIT DRAFT

See Notes to Schedule of Expenditures of Federal Awards.

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

NOTE 1. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal grant activity of the Authority under programs of the federal government for the year ended June 30, 2022. The information in the 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 operations of the Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of the Authority. Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3. INDIRECT COST RATE

The Authority has elected not to use the ten percent de minimis indirect cost rate allowed under the Uniform Guidance.

AUDIT DRAFT

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2022**

I. Summary of Auditors' Results

Financial Statement Section

- | | | |
|----|---|---------------|
| 1. | Type of auditors' report issued: | Unmodified |
| 2. | Internal control over financial reporting | |
| | a. Material weakness(es) identified? | No |
| | b. Significant deficiency(ies) identified? | None Reported |
| 3. | Noncompliance material to the financial statements? | No |

Federal Awards Section

- | | | |
|----|--|-----------------------------------|
| 1. | Internal control over compliance: | |
| | a. Material weakness(es) identified? | No |
| | b. Significant deficiency(ies) identified? | None reported |
| 2. | Type of auditors' report on compliance for major programs: | Unmodified |
| 3. | Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? | No |
| 4. | Identification of major programs: | |
| | <u>ALN Number</u> | <u>Name of Federal Program</u> |
| | 14.871 | Housing Voucher Cluster: |
| | 14.EHV | Section 8 Housing Choice Vouchers |
| | | Emergency Housing Vouchers |
| 5. | Dollar threshold used to distinguish between Type A and Type B Programs: | \$1,137,647 |
| 6. | Auditee qualified as low-risk Auditee? | No |

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
FOR THE YEAR ENDED JUNE 30, 2022**

II. Financial Statement Findings

There were no findings relating to the financial statements which are required to be reported in accordance with *Government Auditing Standards*.

III. Federal Award Findings and Questioned Costs

There were no findings or questioned costs relating to federal awards.

IV. Schedule of Prior Year Audit Findings

None.

AUDIT DRAFT

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
REQUIRED PENSION INFORMATION
FOR THE YEAR ENDED JUNE 30, 2022**

SCHEDULE OF THE AUTHORITY'S PENSION PLAN CONTRIBUTIONS***

	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022
Actuarially determined contribution	\$ 300,316	\$ 1,393,004	\$ 1,322,171	\$ 336,127	\$ 381,431	\$ 436,954	\$ 549,515	\$ 591,704
Contributions in relation to the contractually required contribution	<u>1,393,004</u>	<u>1,393,004</u>	<u>1,322,171</u>	<u>336,127</u>	<u>381,431</u>	<u>436,954</u>	<u>1,549,515</u>	<u>591,704</u>
(Over) / under funded	\$ <u>(1,092,688)</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ <u>(1,000,000)</u>	\$ -
Authority's covered-employee payroll	\$ <u>2,717,587</u>	\$ <u>2,717,587</u>	\$ <u>2,752,784</u>	\$ <u>3,906,839</u>	\$ <u>4,030,351</u>	\$ <u>3,464,574</u>	\$ <u>5,232,709</u>	\$ <u>5,377,022</u>
Contributions as a percentage of covered employee payroll	<u>51.26 %</u>	<u>51.26 %</u>	<u>48.03 %</u>	<u>8.60 %</u>	<u>9.46 %</u>	<u>12.61 %</u>	<u>29.61 %</u>	<u>11.00 %</u>

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY FOR THE LAST TEN FISCAL YEARS***

Measurement Date	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022
Authority's proportion of the net pension liability (asset)	<u>0.0301 %</u>	<u>0.0270 %</u>	<u>0.0195 %</u>	<u>0.0214 %</u>	<u>0.0211 %</u>	<u>0.0240 %</u>	<u>0.0173 %</u>	<u>(0.0143)%</u>
Authority's proportionate share of the net pension liability (asset)	\$ <u>1,871,494</u>	\$ <u>1,854,640</u>	\$ <u>1,684,952</u>	\$ <u>2,127,040</u>	\$ <u>2,032,192</u>	\$ <u>2,454,725</u>	\$ <u>1,884,641</u>	\$ <u>(772,808)</u>
Authority's covered-employee payroll	\$ <u>2,717,587</u>	\$ <u>3,634,051</u>	\$ <u>2,752,784</u>	\$ <u>3,906,839</u>	\$ <u>4,030,351</u>	\$ <u>3,464,574</u>	\$ <u>5,232,709</u>	\$ <u>5,377,022</u>
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	<u>68.87 %</u>	<u>51.04 %</u>	<u>61.21 %</u>	<u>54.44 %</u>	<u>50.42 %</u>	<u>70.85 %</u>	<u>36.02 %</u>	<u>(14.37)%</u>

Plan fiduciary net position as a percentage of the total pension liability

	<u>83.00 %</u>	<u>107.30 %</u>	<u>88.01 %</u>	<u>75.39 %</u>	<u>88.05 %</u>	<u>75.30 %</u>	<u>90.52 %</u>	<u>103.56 %</u>
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*** = These amounts presented were determined as of June 30. This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the Authority will present information for those years for which information is available.

Changes in Actuarial Assumptions:

No changes noted.

Changes in Benefit Terms:

No changes noted.

See report of independent auditors.

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
REQUIRED OTHER POST EMPLOYMENT BENEFIT INFORMATION
FOR THE YEAR ENDED JUNE 30, 2022**

SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY (ASSET) AND RELATED RATIOS***

	June 30, <u>2018</u>	June 30, <u>2019</u>	June 30, <u>2020</u>	June 30, <u>2021</u>	June 30, <u>2022</u>
Total OPEB Liability (Asset):					
Service cost	\$ 162,835	\$ 56,590	\$ 56,628	\$ 59,460	\$ 66,881
Interest	74,812	89,980	70,891	76,779	69,169
Differences between expected and actual experience	(3,275)	(348,070)	(2,338)	(161,314)	(1,621)
Changes of assumptions	(1,482,802)	(17,137)	-	(41,226)	-
Benefit payments, including refunds of employee contributions	<u>(30,448)</u>	<u>(38,634)</u>	<u>(48,803)</u>	<u>(45,387)</u>	<u>(45,929)</u>
Net change in total OPEB liability (asset)	<u>(1,278,878)</u>	<u>(257,271)</u>	<u>76,378</u>	<u>(111,688)</u>	<u>88,500</u>
Plan fiduciary net position - beginning	<u>2,477,261</u>	<u>1,198,383</u>	<u>941,112</u>	<u>1,017,490</u>	<u>905,802</u>
Plan fiduciary net position - ending	<u>\$ 1,198,383</u>	<u>\$ 941,112</u>	<u>\$ 1,017,490</u>	<u>\$ 905,802</u>	<u>\$ 994,302</u>
Plan Fiduciary Net Position:					
Contributions - employer	\$ 1,012,388	\$ 38,634	\$ 124,079	\$ 45,387	\$ 45,929
Net investment income (loss)	(6,213)	76,420	68,342	42,246	340,154
Benefit payments, including refunds of employee contributions	(30,448)	(38,634)	(48,803)	(45,387)	(45,929)
Administrative expense	<u>(5)</u>	<u>(520)</u>	<u>(240)</u>	<u>(584)</u>	<u>(468)</u>
Net change in plan fiduciary net position	975,722	75,900	143,378	41,662	339,686
Plan fiduciary net position - beginning	<u>-</u>	<u>975,722</u>	<u>1,051,622</u>	<u>1,195,000</u>	<u>1,236,662</u>
Plan fiduciary net position - ending	<u>\$ 975,722</u>	<u>\$ 1,051,622</u>	<u>\$ 1,195,000</u>	<u>\$ 1,236,662</u>	<u>\$ 1,576,348</u>
Authority's net OPEB liability (asset)	<u>\$ 222,661</u>	<u>\$ (110,510)</u>	<u>\$ (177,510)</u>	<u>\$ (330,860)</u>	<u>\$ (582,046)</u>
Plan fiduciary net position as a percentage of the total OPEB liability (asset)	81.42 %	111.74 %	117.45 %	137.00 %	159.00 %
Covered payroll	<u>\$ 3,906,839</u>	<u>\$ 4,030,351</u>	<u>\$ 3,464,574</u>	<u>\$ 5,232,709</u>	<u>\$ 5,377,022</u>
Authority's net OPEB liability (asset) as a percentage of its covered-employee payroll	5.70 %	(2.74)%	(5.12)%	(6.32)%	(10.82)%

*** = These amounts presented were determined as of June 30. This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the Authority will present information for those years for which information is available.

Changes in Actuarial Assumptions:

No changes noted.

Changes in Benefit Terms:

No changes noted.

See report of independent auditors.

**HOUSING AUTHORITY OF THE CITY OF ALAMEDA
REQUIRED OTHER POST EMPLOYMENT BENEFIT INFORMATION
FOR THE YEAR ENDED JUNE 30, 2022**

SCHEDULE OF THE AUTHORITY'S OPEB PLAN CONTRIBUTIONS***

	June 30, <u>2018</u>	June 30, <u>2019</u>	June 30, <u>2020</u>	June 30, <u>2021</u>	June 30, <u>2022</u>
Actuarially determined contribution	\$ 128,377	\$ 78,605	\$ 60,751	\$ 63,789	\$ 71,750
Contributions in relation to the contractually required contribution	<u>(1,012,388)</u>	<u>(38,634)</u>	<u>(124,079)</u>	<u>(45,387)</u>	<u>45,929</u>
(Over) / under funded	<u>\$ (884,011)</u>	<u>\$ 39,971</u>	<u>\$ (63,328)</u>	<u>\$ 109,176</u>	<u>\$ 25,821</u>
Authority's covered-employee payroll	<u>\$ 3,906,839</u>	<u>\$ 4,030,351</u>	<u>\$ 3,464,574</u>	<u>\$ 5,232,709</u>	<u>\$ 5,377,022</u>
Contributions as a percentage of covered employee payroll	<u>(25.91)%</u>	<u>(0.96)%</u>	<u>(3.58)%</u>	<u>(0.87)%</u>	<u>0.85 %</u>

*** = These amounts presented were determined as of June 30. This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the Authority will present information for those years for which information is available.

AUDIT DRAFT

See report of independent auditors.

ALA300 - Audit 2021 - Alameda Housing Authority
 Year End: June 30, 2022
 Adjusting Journal Entries
 Date: 7/1/2021 To 6/30/2022

Number	Date	Name	Account No	Reference	Annotation	Debit	Credit	Recurrence	Misstatement
3	6/30/2022	Current Portion of Long-term Debt - Capital Projec	343 CUB	C-LEAD			170,086.00		
3	6/30/2022	Long-term Debt, Net of Current - Capital Projects/	351 CUB	C-LEAD		170,086.00			
TO reclass current portion of debt for FS presentation									
5	6/30/2022	Accumulated Depreciation	166 CUB	K-LEAD		5,967.00			
5	6/30/2022	Other General Expenses	96200 CUB	K-LEAD			5,967.00		
To propose an entry to properly record depreciation									
8	6/30/2022	DEFERRED OUTFLOW OF RESOURCES	200 HCV	Q-14.1		154,487.00			
8	6/30/2022	DEFERRED OUTFLOW OF RESOURCES	200 SL	Q-14.1		368,392.00			
8	6/30/2022	DEFERRED OUTFLOW OF RESOURCES	200 14.896PFS-SP	Q-14.1		5,942.00			
8	6/30/2022	Deferred Outflow of Resources	200 CUB	Q-14.1		65,360.00			
8	6/30/2022	ACCRUED PENSION & OPEB LIABILITIES	357 HCV	Q-14.1		523,319.00			
8	6/30/2022	ACCRUED PENSION & OPEB LIABILITIES	357 SL	Q-14.1		957,528.00			
8	6/30/2022	ACCRUED PENSION & OPEB LIABILITIES	357 CUB	Q-14.1		20,127.00			
8	6/30/2022	Accrued Pension and OPEB Liabilities	400 HCV	Q-14.1		221,404.00			
8	6/30/2022	DEFERRED INFLOW OF RESOURCES	400 HCV	Q-14.1		16,540.00			
8	6/30/2022	DEFERRED INFLOW OF RESOURCES	400 SL	Q-14.1		39,441.00			
8	6/30/2022	DEFERRED INFLOW OF RESOURCES	400 14.896PFS-SP	Q-14.1		636.00			
8	6/30/2022	Deferred Inflow of Resources	400 CUB	Q-14.1		6,998.00			
8	6/30/2022	OTHER ASSETS - PENSION	174.1 HCV	Q-14.1		125,430.00			
8	6/30/2022	OTHER ASSETS - PENSION	174.1 SL	Q-14.1		589,487.00			
8	6/30/2022	OTHER ASSETS - PENSION	174.1 14.896PFS-SP	Q-14.1		4,824.00			
8	6/30/2022	OTHER ASSET - PENSION	174.1 CUB	Q-14.1		53,067.00			
8	6/30/2022	OTHER REVENUE	71500 HCV	Q-14.1			819,776.00		
8	6/30/2022	OTHER REVENUE	71500 SL	Q-14.1			1,954,848.00		
8	6/30/2022	OTHER REVENUE	71500 14.896PFS-SP	Q-14.1			31,529.00		
8	6/30/2022	Other Revenue	71500 CUB	Q-14.1			346,829.00		
To propose an entry to record the GASB 68 adjustment									
9	6/30/2022	OTHER ASSETS	174 HCV	Q-14.1		65,309.00			
9	6/30/2022	OTHER ASSETS	174 SL	Q-14.1		155,737.00			
9	6/30/2022	OTHER ASSETS	174 14.896PFS-SP	Q-14.1		2,512.00			
9	6/30/2022	Other Assets	174 CUB	Q-14.1		27,631.00			
9	6/30/2022	DEFERRED OUTFLOWS - OPEB	201 HCV	Q-14.1			10,494.00		
9	6/30/2022	DEFERRED OUTFLOWS - OPEB	201 SL	Q-14.1			25,025.00		
9	6/30/2022	DEFERRED OUTFLOWS - OPEB	201 14.896PFS-SP	Q-14.1			404.00		
9	6/30/2022	DEFERRED OUTFLOWS - OPEB	201 CUB	Q-14.1			4,440.00		
9	6/30/2022	DEFERRED INFLOWS - OPEB	401 HCV	Q-14.1		18,580.00			
9	6/30/2022	DEFERRED INFLOWS - OPEB	401 SL	Q-14.1		44,308.00			
9	6/30/2022	DEFERRED INFLOWS - OPEB	401 14.896PFS-SP	Q-14.1		7,150.00			
9	6/30/2022	DEFERRED INFLOWS - OPEB	401 CUB	Q-14.1		7,861.00			
9	6/30/2022	OTHER REVENUE	71500 HCV	Q-14.1			73,395.00		
9	6/30/2022	OTHER REVENUE	71500 SL	Q-14.1			175,020.00		
9	6/30/2022	OTHER REVENUE	71500 14.896PFS-SP	Q-14.1			2,823.00		

ALA300 - Audit 2021 - Alameda Housing Authority
 Year End: June 30, 2022
 Adjusting Journal Entries
 Date: 7/1/2021 To 6/30/2022

Number	Date	Name	Account No	Reference	Annotation	Debit	Credit	Recurrence	Misstatement
9	6/30/2022	Other Revenue	71500 CUB	Q-14.1			31,052.00		
		To propose an entry to record GASB							
		75							
						3,651,688.00	3,651,688.00		

Net Income (Loss) 6,884,687.00

Prepared by KC3 1/23/2023	Reviewed by 1st Partner JBI 2/1/2023
2nd Partner	Reviewed by B5-1-1

ALA300 - Audit 2021 - Alameda Housing Authority

Year End: June 30, 2022

Mapped Trial Balance

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 06/21	%Chg
111 HCV CASH - UNRESTRICTED	755,608.00	0.00	2,648.00	758,256.00		930,615.00	(19)
111 SL CASH - UNRESTRICTED	29,128,805.00	0.00	0.00	29,128,805.00		26,614,088.00	9
111 MODREHAB Cash - Unrestricted	78,492.00	0.00	0.00	78,492.00		73,126.00	7
111 14.896PFS-SP CASH - UNRESTRICTED	19,937.00	0.00	0.00	19,937.00		17,525.00	14
111 EHV Cash - Unrestricted	44,177.00	0.00	53,373.00	97,550.00		22,701.00	330
111 CUB Cash - Unrestricted	4,960,160.00	0.00	0.00	4,960,160.00		3,022,763.00	64
PRIMARY GOVERNMENT	34,987,179.00	0.00	56,021.00	35,043,200.00		30,680,818.00	14
111 Cash - Unrestricted	39,802,169.00	0.00	56,021.00	39,858,190.00		33,661,482.00	18
112 EHV Cash - Restricted - Modernization and Development	0.00	0.00	0.00	0.00		99,750.00	(100)
112 Cash - Restricted - Modernization and Development	0.00	0.00	0.00	0.00		99,750.00	(100)
113 HCV CASH - OTHER RESTRICTED	490,903.00	0.00	(2,648.00)	488,255.00		136,695.00	257
113 SL CASH - OTHER RESTRICTED	0.00	0.00	0.00	0.00		1,154,585.00	(100)
113 EHV Cash - Other Restricted	315,892.00	0.00	(42,623.00)	273,269.00		0.00	0
113 CUB Cash - Other Restricted	719,705.00	0.00	0.00	719,705.00		442,627.00	63
PRIMARY GOVERNMENT	1,526,500.00	0.00	(45,271.00)	1,481,229.00		1,733,907.00	(15)
113 DPCU CASH - OTHER RESTRICTED	400,040.00	0.00	0.00	400,040.00		352,730.00	13
113 Cash - Other Restricted	1,926,540.00	0.00	(45,271.00)	1,881,269.00		2,086,637.00	(10)
114 SL CASH - TENANT SECURITY DEPOSITS	22,940.00	0.00	0.00	22,940.00		245,943.00	(91)
114 CUB Cash - Tenant Security Deposits	471,342.00	0.00	0.00	471,342.00		224,821.00	110
PRIMARY GOVERNMENT	494,282.00	0.00	0.00	494,282.00		470,764.00	5
114 DPCU CASH - TENANT SECURITY DEPOSITS	46,274.00	0.00	0.00	46,274.00		45,774.00	1
114 Cash - Tenant Security Deposits	540,556.00	0.00	0.00	540,556.00		516,538.00	5
115 EHV Cash - Restricted for Payment of Current Liabiliti	10,750.00	0.00	(10,750.00)	0.00		0.00	0
115 Cash - Restricted for Payment of Current Liabiliti	10,750.00	0.00	(10,750.00)	0.00		0.00	0
121 HCV ACCOUNTS RECEIVABLE - PHA PROJECTS	239,371.00	0.00	0.00	239,371.00		159,630.00	50
121 Accounts Receivable - PHA Projects	239,371.00	0.00	0.00	239,371.00		159,630.00	50
122 HCV ACCOUNTS RECEIVABLE - HUD OTHER PROJECTS	43,605.00	0.00	0.00	43,605.00		13,191.00	231
122 14.896PFS-SP ACCOUNTS RECEIVABLE - HUD OTHER PROJECTS	7,906.00	0.00	0.00	7,906.00		5,760.00	37
122 EHV Accounts Receivable - HUD Other Projects	300.00	0.00	0.00	300.00		0.00	0
PRIMARY GOVERNMENT	51,811.00	0.00	0.00	51,811.00		18,951.00	173
122 Accounts Receivable - HUD Other Projects	51,811.00	0.00	0.00	51,811.00		18,951.00	173
124 SL ACCOUNTS RECEIVABLE - OTHER GOVERNMENT	291,769.00	0.00	0.00	291,769.00		1,336,819.00	(78)
124 SPC ACCOUNTS RECEIVABLE - OTHER GOVERNMENT	154,004.00	0.00	0.00	154,004.00		122,007.00	26
124 CUB Accounts Receivable - Other Government	424,891.00	0.00	(327,589.00)	97,302.00		23,443.00	315
PRIMARY GOVERNMENT	870,664.00	0.00	(327,589.00)	543,075.00		1,482,269.00	(63)
124 Accounts Receivable - Other Government	870,664.00	0.00	(327,589.00)	543,075.00		1,482,269.00	(63)
125 HCV ACCOUNTS RECEIVABLE - MISCELLANEOUS	157,861.00	0.00	0.00	157,861.00		130,384.00	21
125 SL ACCOUNTS RECEIVABLE - MISCELLANEOUS	796,821.00	0.00	(13,133.00)	783,688.00		0.00	0
125.1 SL Accounts Receivable - Miscellaneous - Leases	0.00	0.00	14,600.00	14,600.00		0.00	0
125.1 CUB Accounts Receivable - Misc - Leases	0.00	0.00	327,589.00	327,589.00		0.00	0
PRIMARY GOVERNMENT	954,682.00	0.00	329,056.00	1,283,738.00		130,384.00	885
125 DPCU ACCOUNTS RECEIVABLE - MISCELLANEOUS	0.00	0.00	0.00	0.00		70,367.00	(100)
125 Accounts Receivable - Miscellaneous	954,682.00	0.00	329,056.00	1,283,738.00		200,751.00	539
126 SL ACCOUNTS RECEIVABLE - TENANTS	84,043.00	0.00	0.00	84,043.00		305,227.00	(72)
126.1 SL ALLOWANCE FOR DOUBTFUL ACCOUNTS - TENANTS	(13,208.00)	0.00	0.00	(13,208.00)		(91,303.00)	(86)
126 CUB Accounts Receivable - Tenants	346,288.00	0.00	0.00	346,288.00		46,483.00	645
126.1 CUB Allowance for Doubtful Accounts -Tenants	(229,177.00)	0.00	0.00	(229,177.00)		(31,115.00)	637
PRIMARY GOVERNMENT	187,946.00	0.00	0.00	187,946.00		229,292.00	(18)

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Prepared by KC3 1/20/2023	Reviewed by JBI 2/1/2023	1st Partner
2nd Partner	Reviewed by	

ALA300 - Audit 2021 - Alameda Housing Authority

Year End: June 30, 2022

Mapped Trial Balance

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 06/21	%Chg
126 DPCU ACCOUNTS RECEIVABLE - TENANTS	33,619.00	0.00	0.00	33,619.00		0.00	0
126.1 DPCU ALLOWANCE FOR DOUBTFUL ACCOUNTS - TENANTS	(3,636.00)	0.00	0.00	(3,636.00)		0.00	0
DISCRETELY PRESENTED COMPONENT UNIT	29,983.00	0.00	0.00	29,983.00		0.00	0
126 Accounts Receivable - Tenants	217,929.00	0.00	0.00	217,929.00		229,292.00	(5)
127 SL NOTES, LOANS, & MORTGAGES RECEIVABLE - CURRENT	86,888,120.00	0.00	0.00	86,888,120.00		50,480,919.00	72
127 ELIM NOTES, LOANS, & MORTGAGES RECEIVABLE - CURRENT	(86,888,120.00)	0.00	0.00	(86,888,120.00)		(50,480,919.00)	72
PRIMARY GOVERNMENT	0.00	0.00	0.00	0.00		0.00	0
127 Notes, Loans, & Mortgages Receivable - Current	0.00	0.00	0.00	0.00		0.00	0
128 HCV FRAUD RECOVERY	37,935.00	0.00	0.00	37,935.00		7,728.00	391
128.1 HCV ALLOWANCE FOR DOUBTFUL ACCOUNTS - FRAUD	(37,935.00)	0.00	0.00	(37,935.00)		(7,728.00)	391
128 SL FRAUD RECOVERY	21,834.00	0.00	0.00	21,834.00		21,834.00	0
128.1 SL ALLOWANCE FOR DOUBTFUL ACCOUNTS - FRAUD	(21,109.00)	0.00	0.00	(21,109.00)		(21,109.00)	0
PRIMARY GOVERNMENT	725.00	0.00	0.00	725.00		725.00	0
128 Fraud Recovery	725.00	0.00	0.00	725.00		725.00	0
129 HCV ACCRUED INTEREST RECEIVABLE	3.00	0.00	0.00	3.00		1.00	200
129 SL ACCRUED INTEREST RECEIVABLE	21,859.00	0.00	0.00	21,859.00		9,506.00	130
PRIMARY GOVERNMENT	21,862.00	0.00	0.00	21,862.00		9,507.00	130
129 Accrued Interest Receivable	21,862.00	0.00	0.00	21,862.00		9,507.00	130
142 HCV PREPAID EXPENSES AND OTHER ASSETS	10,576.00	0.00	0.00	10,576.00		1,855.00	470
142 SL PREPAID EXPENSES AND OTHER ASSETS	133,944.00	0.00	0.00	133,944.00		247,049.00	(46)
142 CUB Prepaid Expenses and Other Assets	233,485.00	0.00	0.00	233,485.00		84,576.00	176
PRIMARY GOVERNMENT	378,005.00	0.00	0.00	378,005.00		333,480.00	13
142 DPCU PREPAID EXPENSES AND OTHER ASSETS	16,832.00	0.00	0.00	16,832.00		32,102.00	(48)
142 Prepaid Expenses and Other Assets	394,837.00	0.00	0.00	394,837.00		365,582.00	8
144 HCV INTER PROGRAM DUE FROM	10,980.00	0.00	0.00	10,980.00		0.00	0
144 SL INTER PROGRAM DUE FROM	204,152.00	0.00	0.00	204,152.00		763,612.00	(73)
144 ELIM INTER PROGRAM DUE FROM	(215,132.00)	0.00	0.00	(215,132.00)		(763,612.00)	(72)
PRIMARY GOVERNMENT	0.00	0.00	0.00	0.00		0.00	0
144 Inter Program Due From	0.00	0.00	0.00	0.00		0.00	0
161 SL LAND	57,415,641.00	0.00	0.00	57,415,641.00		56,059,854.00	2
161 CUB Land	3,310,598.00	0.00	0.00	3,310,598.00		2,159,925.00	53
PRIMARY GOVERNMENT	60,726,239.00	0.00	0.00	60,726,239.00		58,219,779.00	4
161 DPCU LAND	2,342,066.00	0.00	0.00	2,342,066.00		2,342,066.00	0
161 Land	63,068,305.00	0.00	0.00	63,068,305.00		60,561,845.00	4
162 SL BUILDINGS	4,168,539.00	0.00	0.00	4,168,539.00		17,386,802.00	(76)
162 CUB Buildings	30,897,003.00	0.00	0.00	30,897,003.00		14,974,323.00	106
PRIMARY GOVERNMENT	35,065,542.00	0.00	0.00	35,065,542.00		32,361,125.00	8
162 DPCU BUILDINGS	26,398,949.00	0.00	0.00	26,398,949.00		26,398,949.00	0
162 Buildings	61,464,491.00	0.00	0.00	61,464,491.00		58,760,074.00	5
163 SL FURNITURE, EQUIPMENT & MACHINERY - DWELLINGS	210,891.00	0.00	0.00	210,891.00		250,282.00	(16)
163 CUB Furniture, Equipment & Machinery - Dwellings	191,496.00	0.00	0.00	191,496.00		65,563.00	192
PRIMARY GOVERNMENT	402,387.00	0.00	0.00	402,387.00		315,845.00	27
163 DPCU FURNITURE, EQUIPMENT & MACHINERY - DWELLINGS	512,067.00	0.00	0.00	512,067.00		512,067.00	0
163 Furniture, Equipment & Machinery - Dwellings	914,454.00	0.00	0.00	914,454.00		827,912.00	10
164 HCV FURNITURE, EQUIPMENT & MACHINERY - ADMINISTRATION	41,744.00	0.00	0.00	41,744.00		41,744.00	0
164 SL FURNITURE, EQUIPMENT & MACHINERY - ADMINISTRATION	54,418.00	0.00	0.00	54,418.00		67,426.00	(19)
PRIMARY GOVERNMENT	96,162.00	0.00	0.00	96,162.00		109,170.00	(12)
164 Furniture, Equipment & Machinery - Administration	96,162.00	0.00	0.00	96,162.00		109,170.00	(12)

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Prepared by KC3 1/20/2023	Reviewed by 1st Partner JBI 2/1/2023
2nd Partner	Reviewed by

ALA300 - Audit 2021 - Alameda Housing Authority

Year End: June 30, 2022

Mapped Trial Balance

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 06/21	%Chg
165 HCV LEASEHOLD IMPROVEMENTS	5,684.00	0.00	0.00	5,684.00		5,684.00	0
165 SL LEASEHOLD IMPROVEMENTS	2,008,810.00	0.00	0.00	2,008,810.00		8,162,472.00	(75)
165 CUB Leasehold Improvements	12,926,495.00	0.00	0.00	12,926,495.00		6,598,309.00	96
PRIMARY GOVERNMENT	14,940,989.00	0.00	0.00	14,940,989.00		14,766,465.00	1
165 Leasehold Improvements	14,940,989.00	0.00	0.00	14,940,989.00		14,766,465.00	1
166 HCV ACCUMULATED DEPRECIATION	(39,275.00)	0.00	0.00	(39,275.00)		(37,835.00)	4
166 SL ACCUMULATED DEPRECIATION	(3,055,112.00)	0.00	0.00	(3,055,112.00)		(17,650,212.00)	(83)
166 CUB Accumulated Depreciation	(29,615,711.00)	5,967.00	0.00	(29,609,744.00)		(13,319,296.00)	122
PRIMARY GOVERNMENT	(32,710,098.00)	5,967.00	0.00	(32,704,131.00)		(31,007,343.00)	5
166 DPCU ACCUMULATED DEPRECIATION	(2,916,631.00)	0.00	0.00	(2,916,631.00)		(2,044,442.00)	43
166 Accumulated Depreciation	(35,626,729.00)	5,967.00	0.00	(35,620,762.00)		(33,051,785.00)	8
167 SL CONSTRUCTION IN PROGRESS	634,916.00	0.00	0.00	634,916.00		496,619.00	28
167 CUB Construction in Progress	256,843.00	0.00	(186,000.00)	70,843.00		28,142.00	152
PRIMARY GOVERNMENT	891,759.00	0.00	(186,000.00)	705,759.00		524,761.00	34
167 DPCU CONSTRUCTION IN PROGRESS	38,628,975.00	0.00	0.00	38,628,975.00		6,517,307.00	493
167 Construction in Progress	39,520,734.00	0.00	(186,000.00)	39,334,734.00		7,042,068.00	459
171 SL NOTES, LOANS & MORTGAGES RECEIVABLE - NON-CURRENT	50,550,415.00	0.00	53,498.00	50,603,913.00		50,750,678.00	0
171 Notes, Loans and Mortgages Receivable - Non-Curren	50,550,415.00	0.00	53,498.00	50,603,913.00		50,750,678.00	0
174 HCV OTHER ASSETS	86,024.00	65,309.00	0.00	151,333.00		86,027.00	76
174.1 HCV OTHER ASSETS - PENSION	0.00	125,430.00	0.00	125,430.00		0.00	0
174 SL OTHER ASSETS	255,335.00	155,737.00	(50,204.00)	360,868.00		205,131.00	76
174.1 SL OTHER ASSETS - PENSION	0.00	589,487.00	0.00	589,487.00		0.00	0
174.2 SL Other Assets - Leases	0.00	0.00	50,204.00	50,204.00		0.00	0
174 14.896PFS-SP OTHER ASSETS	3,308.00	2,512.00	0.00	5,820.00		3,308.00	76
174.1 14.896PFS-SP OTHER ASSETS - PENSION	0.00	4,824.00	0.00	4,824.00		0.00	0
174 CUB Other Assets	36,394.00	27,631.00	0.00	64,025.00		36,394.00	76
174.1 CUB OTHER ASSET - PENSION	0.00	53,067.00	0.00	53,067.00		0.00	0
PRIMARY GOVERNMENT	381,061.00	1,023,997.00	0.00	1,405,058.00		330,860.00	325
174 DPCU OTHER ASSETS	16,577,428.00	0.00	0.00	16,577,428.00		19,185,657.00	(14)
174 Other Assets	16,958,489.00	1,023,997.00	0.00	17,982,486.00		19,516,517.00	(8)
200 HCV DEFERRED OUTFLOW OF RESOURCES	419,700.00	154,487.00	(23,428.00)	550,759.00		396,272.00	39
201 HCV DEFERRED OUTFLOWS - OPEB	0.00	(10,494.00)	23,428.00	12,934.00		23,428.00	(45)
200 SL DEFERRED OUTFLOW OF RESOURCES	1,000,826.00	368,392.00	(55,869.00)	1,313,349.00		944,957.00	39
201 SL DEFERRED OUTFLOWS - OPEB	0.00	(25,025.00)	55,869.00	30,844.00		55,869.00	(45)
200 14.896PFS-SP DEFERRED OUTFLOW OF RESOURCES	16,143.00	5,942.00	(902.00)	21,183.00		15,241.00	39
201 14.896PFS-SP DEFERRED OUTFLOWS - OPEB	0.00	(404.00)	902.00	498.00		902.00	(45)
200 CUB Deferred Outflow of Resources	177,566.00	65,360.00	(9,912.00)	233,014.00		167,654.00	39
201 CUB DEFERRED OUTFLOWS - OPEB	0.00	(4,440.00)	9,912.00	5,472.00		9,912.00	(45)
PRIMARY GOVERNMENT	1,614,235.00	553,818.00	0.00	2,168,053.00		1,614,235.00	34
200	1,614,235.00	553,818.00	0.00	2,168,053.00		1,614,235.00	34
312 HCV ACCOUNTS PAYABLE <= 90 DAYS	(68,201.00)	0.00	0.00	(68,201.00)		(31,848.00)	114
312 SL ACCOUNTS PAYABLE <= 90 DAYS	(517,483.00)	0.00	0.00	(517,483.00)		(488,255.00)	6
312 MODREHAB Accounts Payable <= 90 Days	(7,208.00)	0.00	0.00	(7,208.00)		(1,842.00)	291
312 14.896PFS-SP ACCOUNTS PAYABLE <= 90 DAYS	(1,365.00)	0.00	0.00	(1,365.00)		(14.00)	9650
312 SPC ACCOUNTS PAYABLE <= 90 DAYS	0.00	0.00	0.00	0.00		(4,438.00)	(100)
312 EHV Accounts Payable <= 90 Days	(10,750.00)	0.00	0.00	(10,750.00)		0.00	0
312 CUB Accounts Payable <= 90 Days	(593,600.00)	0.00	186,000.00	(407,600.00)		(69,549.00)	486
PRIMARY GOVERNMENT	(1,198,607.00)	0.00	186,000.00	(1,012,607.00)		(595,946.00)	70
312 DPCU ACCOUNTS PAYABLE <= 90 DAYS	(220,564.00)	0.00	0.00	(220,564.00)		(56,611.00)	290
312 Accounts Payable <= 90 Days	(1,419,171.00)	0.00	186,000.00	(1,233,171.00)		(652,557.00)	89
313 SL ACCOUNTS PAYABLE > 90 DAYS PAST DUE	(2.00)	0.00	0.00	(2.00)		0.00	0
313 CUB Accounts Payable >90 Days Past Due	(1.00)	0.00	0.00	(1.00)		0.00	0
PRIMARY GOVERNMENT	(3.00)	0.00	0.00	(3.00)		0.00	0

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Prepared by KC3 1/20/2023	Reviewed by	1st Partner JBI 2/1/2023
2nd Partner	Reviewed by	

ALA300 - Audit 2021 - Alameda Housing Authority

Year End: June 30, 2022

Mapped Trial Balance

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 06/21	%Chg
313 Accounts Payable >90 Days Past Due	(3.00)	0.00	0.00	(3.00)		0.00	0
321 HCV ACCRUED WAGES/PAYROLL TAXES PAYABLE	(55,815.00)	0.00	0.00	(55,815.00)		(57,966.00)	(4)
321 SL ACCRUED WAGES/PAYROLL TAXES PAYABLE	(71,686.00)	0.00	0.00	(71,686.00)		(82,776.00)	(13)
321 CUB Accrued Wage/Payroll Taxes Payable	(79,201.00)	0.00	0.00	(79,201.00)		(35,012.00)	126
PRIMARY GOVERNMENT	(206,702.00)	0.00	0.00	(206,702.00)		(175,754.00)	18
321 Accrued Wage/Payroll Taxes Payable	(206,702.00)	0.00	0.00	(206,702.00)		(175,754.00)	18
322 HCV ACCRUED COMPENSATED ABSENCES - CURRENT PORTION	(66,177.00)	0.00	0.00	(66,177.00)		(50,488.00)	31
322 SL ACCRUED COMPENSATED ABSENCES - CURRENT PORTION	(59,384.00)	0.00	0.00	(59,384.00)		(76,451.00)	(22)
322 CUB Accrued Compensated Absences - Current Portion	(94,414.00)	0.00	0.00	(94,414.00)		(52,931.00)	78
PRIMARY GOVERNMENT	(219,975.00)	0.00	0.00	(219,975.00)		(179,870.00)	22
322 Accrued Compensated Absences - Current Portion	(219,975.00)	0.00	0.00	(219,975.00)		(179,870.00)	22
325 SL ACCRUED INTEREST PAYABLE	(696,601.00)	0.00	0.00	(696,601.00)		(669,109.00)	4
325 CUB Accrued Interest Payable	(410,400.00)	0.00	0.00	(410,400.00)		(464,113.00)	(12)
PRIMARY GOVERNMENT	(1,107,001.00)	0.00	0.00	(1,107,001.00)		(1,133,222.00)	(2)
325 DPCU ACCRUED INTEREST PAYABLE	(1,996,938.00)	0.00	0.00	(1,996,938.00)		(1,278,154.00)	56
325 Accrued Interest Payable	(3,103,939.00)	0.00	0.00	(3,103,939.00)		(2,411,376.00)	29
332 EHV Accounts Payable - PHA Projects	(31,627.00)	0.00	0.00	(31,627.00)		0.00	0
332 Account Payable - PHA Projects	(31,627.00)	0.00	0.00	(31,627.00)		0.00	0
333 SPC ACCOUNTS PAYABLE - OTHER GOVERNMENT	(47,127.00)	0.00	0.00	(47,127.00)		(33,697.00)	40
333 Accounts Payable - Other Government	(47,127.00)	0.00	0.00	(47,127.00)		(33,697.00)	40
341 SL TENANT SECURITY DEPOSITS	(22,940.00)	0.00	0.00	(22,940.00)		(245,943.00)	(91)
341 CUB Tenant Security Deposits	(439,597.00)	0.00	0.00	(439,597.00)		(193,380.00)	127
PRIMARY GOVERNMENT	(462,537.00)	0.00	0.00	(462,537.00)		(439,323.00)	5
341 DPCU TENANT SECURITY DEPOSITS	(45,234.00)	0.00	0.00	(45,234.00)		(44,734.00)	1
341 Tenant Security Deposits	(507,771.00)	0.00	0.00	(507,771.00)		(484,057.00)	5
342 HCV UNEARNED REVENUE	(39,352.00)	0.00	0.00	(39,352.00)		(39,352.00)	0
342 SL UNEARNED REVENUE	(33,248.00)	0.00	0.00	(33,248.00)		(16,372,962.00)	(100)
342 EHV Unearned Revenue	(74,250.00)	0.00	0.00	(74,250.00)		(99,750.00)	(26)
342 CUB Unearned Revenue	(122,338.00)	0.00	0.00	(122,338.00)		(27,644.00)	343
PRIMARY GOVERNMENT	(269,188.00)	0.00	0.00	(269,188.00)		(16,539,708.00)	(98)
342 DPCU UNEARNED REVENUE	(20,804.00)	0.00	0.00	(20,804.00)		(15,627.00)	33
342 Deferred Revenues	(289,992.00)	0.00	0.00	(289,992.00)		(16,555,335.00)	(98)
343 SL CURRENT PORTION OF LONG-TERM DEBT - CAPITAL	(1,547.00)	0.00	0.00	(1,547.00)		(4,851,535.00)	(100)
343 CUB Current Portion of Long-term Debt - Capital Projec	(1,182,278.00)	(170,086.00)	0.00	(1,352,364.00)		(653,574.00)	107
PRIMARY GOVERNMENT	(1,183,825.00)	(170,086.00)	0.00	(1,353,911.00)		(5,505,109.00)	(75)
343 DPCU CURRENT PORTION OF LONG-TERM DEBT - CAPITAL	(158,784.00)	0.00	0.00	(158,784.00)		0.00	0
343 Current Portion of Long-term Debt - Capital Projec	(1,342,609.00)	(170,086.00)	0.00	(1,512,695.00)		(5,505,109.00)	(73)
345 HCV OTHER CURRENT LIABILITIES	(4,845,396.00)	0.00	0.00	(4,845,396.00)		(3,746,553.00)	29
345 SL OTHER CURRENT LIABILITIES	(56,180.00)	0.00	0.00	(56,180.00)		0.00	0
345 SPC OTHER CURRENT LIABILITIES	0.00	0.00	0.00	0.00		(1.00)	(100)
345 CUB Other Current Liabilities	(82,042,724.00)	0.00	0.00	(82,042,724.00)		(46,871,061.00)	75
345 ELIM OTHER CURRENT LIABILITIES	86,888,120.00	0.00	0.00	86,888,120.00		50,480,919.00	72
PRIMARY GOVERNMENT	(56,180.00)	0.00	0.00	(56,180.00)		(136,696.00)	(59)
345 Other Current Liabilities	(56,180.00)	0.00	0.00	(56,180.00)		(136,696.00)	(59)
346 HCV ACCRUED LIABILITIES - OTHER	(33,525.00)	0.00	0.00	(33,525.00)		(65,306.00)	(49)
346 SL ACCRUED LIABILITIES - OTHER	(334,301.00)	0.00	0.00	(334,301.00)		(189,637.00)	76
PRIMARY GOVERNMENT	(367,826.00)	0.00	0.00	(367,826.00)		(254,943.00)	44
346 DPCU ACCRUED LIABILITIES - OTHER	(480,577.00)	0.00	0.00	(480,577.00)		(306,900.00)	57

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346 Accrued Liabilities - Other	(848,403.00)	0.00	0.00	(848,403.00)		(561,843.00)	51
347 HCV INTER PROGRAM DUE TO	(518.00)	0.00	0.00	(518.00)		(537,301.00)	(100)
347 SL INTER PROGRAM DUE TO	(38,220.00)	0.00	0.00	(38,220.00)		(141,853.00)	(73)
347 14.896PFS-SP INTER PROGRAM DUE TO	(7,906.00)	0.00	0.00	(7,906.00)		0.00	0
347 EHV Inter Program - Due To	(205.00)	0.00	0.00	(205.00)		0.00	0
347 CUB Inter Program - Due To	(168,283.00)	0.00	0.00	(168,283.00)		(84,458.00)	99
347 ELIM INTER PROGRAM DUE TO	215,132.00	0.00	0.00	215,132.00		763,612.00	(72)
PRIMARY GOVERNMENT	0.00	0.00	0.00	0.00		0.00	0
347 Inter Program - Due To	0.00	0.00	0.00	0.00		0.00	0
351 SL LONG-TERM DEBT, NET OF CURRENT - CAPITAL	(1,415,463.00)	0.00	0.00	(1,415,463.00)		(13,884,695.00)	(90)
351 CUB Long-term Debt, Net of Current - Capital Projects/	(24,020,760.00)	170,086.00	0.00	(23,850,674.00)		(3,603,893.00)	562
PRIMARY GOVERNMENT	(25,436,223.00)	170,086.00	0.00	(25,266,137.00)		(17,488,588.00)	44
351 DPCU LONG-TERM DEBT, NET OF CURRENT - CAPITAL	(68,949,321.00)	0.00	0.00	(68,949,321.00)		(42,170,253.00)	64
351 Long-term Debt, Net of Current - Capital Projects/	(94,385,544.00)	170,086.00	0.00	(94,215,458.00)		(59,658,841.00)	58
353 HCV NON-CURRENT LIABILITIES - OTHER	(145,785.00)	0.00	0.00	(145,785.00)		0.00	0
353 DPCU NON-CURRENT LIABILITIES - OTHER	(4,570,485.00)	0.00	0.00	(4,570,485.00)		(1,618,236.00)	182
353 Non-current Liabilities - Other	(4,716,270.00)	0.00	0.00	(4,716,270.00)		(1,618,236.00)	191
354 HCV ACCRUED COMPENSATED ABSENCES - NON CURRENT	(55,636.00)	0.00	0.00	(55,636.00)		(43,801.00)	27
354 SL ACCRUED COMPENSATED ABSENCES - NON CURRENT	(49,476.00)	0.00	0.00	(49,476.00)		(57,802.00)	(14)
354 CUB Accrued Compensated Absences - Non Current	(52,647.00)	0.00	0.00	(52,647.00)		0.00	0
PRIMARY GOVERNMENT	(157,759.00)	0.00	0.00	(157,759.00)		(101,603.00)	55
354 Accrued Compensated Absences - Non Current	(157,759.00)	0.00	0.00	(157,759.00)		(101,603.00)	55
357 HCV ACCRUED PENSION & OPEB LIABILITIES	(523,319.00)	523,319.00	0.00	0.00		(523,319.00)	(100)
357 SL ACCRUED PENSION & OPEB LIABILITIES	(957,528.00)	957,528.00	0.00	0.00		(1,119,791.00)	(100)
357 14.896PFS-SP ACCRUED PENSION & OPEB LIABILITIES	(20,127.00)	20,127.00	0.00	0.00		(20,127.00)	(100)
357 CUB Accrued Pension and OPEB Liabilities	(221,404.00)	221,404.00	0.00	0.00		(221,404.00)	(100)
PRIMARY GOVERNMENT	(1,722,378.00)	1,722,378.00	0.00	0.00		(1,884,641.00)	(100)
357 Accrued Pension and OPEB Liabilities	(1,722,378.00)	1,722,378.00	0.00	0.00		(1,884,641.00)	(100)
400 HCV DEFERRED INFLOW OF RESOURCES	(465,290.00)	16,540.00	304,336.00	(144,414.00)		(160,954.00)	(10)
401 HCV DEFERRED INFLOWS - OPEB	0.00	18,580.00	(304,336.00)	(285,756.00)		(304,336.00)	(6)
400 SL DEFERRED INFLOW OF RESOURCES	(17,114,680.00)	39,441.00	16,730,867.00	(344,372.00)		(383,813.00)	(10)
401 SL DEFERRED INFLOWS - OPEB	0.00	44,308.00	(725,724.00)	(681,416.00)		(725,724.00)	(6)
402 SL Deferred Inflows of Resources - Leases (GASB 87)	0.00	0.00	(16,005,143.00)	(16,005,143.00)		0.00	0
400 14.896PFS-SP DEFERRED INFLOW OF RESOURCES	(17,896.00)	636.00	11,706.00	(5,554.00)		(6,190.00)	(10)
401 14.896PFS-SP DEFERRED INFLOWS - OPEB	0.00	715.00	(11,706.00)	(10,991.00)		(11,706.00)	(6)
400 CUB Deferred Inflow of Resources	(437,990.00)	6,998.00	369,893.00	(61,099.00)		(68,097.00)	(10)
401 CUB DEFERRED INFLOWS - OPEB	0.00	7,861.00	(128,757.00)	(120,896.00)		(128,757.00)	(6)
402 CUB Deferred Inflows of Resources - Leases (GASB 87)	0.00	0.00	(241,136.00)	(241,136.00)		0.00	0
PRIMARY GOVERNMENT	(18,035,856.00)	135,079.00	0.00	(17,900,777.00)		(1,789,577.00)	900
400	(18,035,856.00)	135,079.00	0.00	(17,900,777.00)		(1,789,577.00)	900
508.4 HCV NET INVESTMENT IN CAPITAL ASSETS	(8,153.00)	0.00	0.00	(8,153.00)		(9,593.00)	(15)
508.4 SL NET INVESTMENT IN CAPITAL ASSETS	(60,021,093.00)	0.00	0.00	(60,021,093.00)		(46,037,013.00)	30
508.1 CUB Invested In Capital Assets, Net of Related Debt	7,236,314.00	0.00	180,033.00	7,416,347.00		(6,249,499.00)	(219)
PRIMARY GOVERNMENT	(52,792,932.00)	0.00	180,033.00	(52,612,899.00)		(52,296,105.00)	1
508.4 DPCU NET INVESTMENT IN CAPITAL ASSETS	9,135,107.00	0.00	(4,992,428.00)	4,142,679.00		8,444,306.00	(51)
508 Invested In Capital Assets, Net of Related Debt	(43,657,825.00)	0.00	(4,812,395.00)	(48,470,220.00)		(43,851,799.00)	11
511.4 HCV RESTRICTED NET POSITION	(345,118.00)	0.00	(261,242.00)	(606,360.00)		0.00	0
511.4 SL RESTRICTED NET POSITION	(719,705.00)	0.00	(249,728.00)	(969,433.00)		(1,154,585.00)	(16)
511.4 14.896PFS-SP RESTRICTED NET POSITION	0.00	0.00	(10,142.00)	(10,142.00)		0.00	0
511.1 EHV RESTRICTED NET ASSETS	(273,269.00)	0.00	0.00	(273,269.00)		0.00	0
511.1 CUB RESTRICTED NET ASSETS	(725,705.00)	0.00	(105,569.00)	(831,274.00)		(442,627.00)	88
PRIMARY GOVERNMENT	(2,063,797.00)	0.00	(626,681.00)	(2,690,478.00)		(1,597,212.00)	68

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511.4 DPCU RESTRICTED NET POSITION	(349,947.00)	0.00	0.00	(349,947.00)		(352,730.00)	(1)
511 Restricted Net Assets	(2,413,744.00)	0.00	(626,681.00)	(3,040,425.00)		(1,949,942.00)	56
512.4 HCV UNRESTRICTED NET POSITION	4,026,804.00	0.00	261,242.00	4,288,046.00		3,072,352.00	40
512.4 SL UNRESTRICTED NET POSITION	(97,765,904.00)	0.00	249,728.00	(97,516,176.00)		(102,706,407.00)	(5)
512.1 MODREHAB Unrestricted Net Assets	(71,284.00)	0.00	0.00	(71,284.00)		(71,554.00)	0
512.4 14.896PFS-SP UNRESTRICTED NET POSITION	(4,699.00)	0.00	10,142.00	5,443.00		(8,198.00)	(166)
512.4 SPC UNRESTRICTED NET POSITION	(83,871.00)	0.00	0.00	(83,871.00)		(84,006.00)	0
512.1 EHV Unrestricted Net Assets	250,568.00	0.00	0.00	250,568.00		0.00	0
512.1 CUB Unrestricted Net Assets	31,428,740.00	0.00	(74,464.00)	31,354,276.00		46,245,255.00	(32)
PRIMARY GOVERNMENT	(62,219,646.00)	0.00	446,648.00	(61,772,998.00)		(53,552,558.00)	15
512.4 DPCU UNRESTRICTED NET POSITION	(19,687,886.00)	0.00	4,992,428.00	(14,695,458.00)		(21,961,472.00)	(33)
512 Unrestricted Net Assets	(81,907,532.00)	0.00	5,439,076.00	(76,468,456.00)		(75,514,030.00)	1
10040 HCV OPERATING TRANSFERS FROM/TO COMPONENT UNIT	21.00	0.00	0.00	21.00		0.00	0
10040 SL OPERATING TRANSFERS FROM/TO COMPONENT UNIT	(49,218,189.00)	0.00	0.00	(49,218,189.00)		(3,860,098.00)	1175
10040 CUB Operating Transfers from/to Component Unit	49,218,168.00	0.00	0.00	49,218,168.00		0.00	0
PRIMARY GOVERNMENT	0.00	0.00	0.00	0.00		(3,860,098.00)	(100)
10040 DPCU OPERATING TRANSFERS FROM/TO COMPONENT UNIT	0.00	0.00	0.00	0.00		3,860,098.00	(100)
10040 Operating Transfers from/to Component Unit	0.00	0.00	0.00	0.00		0.00	0
10070 SL EXTRAORDINARY ITEMS, NET GAIN/LOSS	0.00	0.00	0.00	0.00		(73,750.00)	(100)
10070 Extraordinary Items, Net Gain/Loss	0.00	0.00	0.00	0.00		(73,750.00)	(100)
10080 CUB Special Items (Net Gain/Loss)	(4,617.00)	0.00	0.00	(4,617.00)		0.00	0
10080 DPCU Special items, net gain/loss	(567,957.00)	0.00	0.00	(567,957.00)		(1,945,532.00)	(71)
10080 Special Items (Net Gain/Loss)	(572,574.00)	0.00	0.00	(572,574.00)		(1,945,532.00)	(71)
11040 SL PRIOR PERIOD ADJUSTMENT	3,272.00	0.00	0.00	3,272.00	KC3-1	0.00	0
11040 CUB Prior Period Adjustments, Equity Transfers and Cor	(77,823.00)	0.00	0.00	(77,823.00)		0.00	0
PRIMARY GOVERNMENT	(74,551.00)	0.00	0.00	(74,551.00)		0.00	0
11040 Prior Period Adjustments, Equity Transfers and Cor	(74,551.00)	0.00	0.00	(74,551.00)		0.00	0
11190 HCV UNIT MONTHS AVAILABLE	22,140.00	0.00	0.00	22,140.00		22,140.00	0
21190 HCV CONTRA UNIT MONTHS AVAILABLE	(22,140.00)	0.00	0.00	(22,140.00)		(22,140.00)	0
11190 SL UNIT MONTHS AVAILABLE	1,416.00	0.00	0.00	1,416.00		3,336.00	(58)
21190 SL CONTRA UNIT MONTHS AVAILABLE	(1,416.00)	0.00	0.00	(1,416.00)		(3,336.00)	(58)
11190 EHV Unit Months Available	684.00	0.00	0.00	684.00		0.00	0
11190 CUB Unit Months Available	5,568.00	0.00	0.00	5,568.00		3,432.00	62
PRIMARY GOVERNMENT	6,252.00	0.00	0.00	6,252.00		3,432.00	82
11190 DPCU UNIT MONTHS AVAILABLE	612.00	0.00	0.00	612.00		0.00	0
11190 Unit Months Available	6,864.00	0.00	0.00	6,864.00		3,432.00	100
11210 HCV NUMBER OF UNIT MONTHS LEASED	18,237.00	0.00	0.00	18,237.00		18,094.00	1
21210 HCV CONTRA NUMBER OF UNIT MONTHS LEASED	(18,237.00)	0.00	0.00	(18,237.00)		(18,094.00)	1
11210 SL NUMBER OF UNIT MONTHS LEASED	1,375.00	0.00	0.00	1,375.00		3,107.00	(56)
21210 SL CONTRA NUMBER OF UNIT MONTHS LEASED	(1,375.00)	0.00	0.00	(1,375.00)		(3,107.00)	(56)
11210 EHV Number of Unit Months Leased	168.00	0.00	0.00	168.00		0.00	0
11210 CUB Number of Unit Months Leased	5,131.00	0.00	0.00	5,131.00		3,297.00	56
PRIMARY GOVERNMENT	5,299.00	0.00	0.00	5,299.00		3,297.00	61
11210 DPCU NUMBER OF UNIT MONTHS LEASED	600.00	0.00	0.00	600.00		0.00	0
21210 DPCU CONTRA NUMBER OF UNIT MONTHS LEASED	(600.00)	0.00	0.00	(600.00)		0.00	0
DISCRETELY PRESENTED COMPONENT UNIT	0.00	0.00	0.00	0.00		0.00	0
11210 Number of Unit Months Leased	5,299.00	0.00	0.00	5,299.00		3,297.00	61
21190 EHV Contra Unit Months Available	(684.00)	0.00	0.00	(684.00)		0.00	0
21190 CUB Contra Unit Months Available	(5,568.00)	0.00	0.00	(5,568.00)		(3,432.00)	62
PRIMARY GOVERNMENT	(6,252.00)	0.00	0.00	(6,252.00)		(3,432.00)	82

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21190 DPCU Contra Unit Months Available	(612.00)	0.00	0.00	(612.00)		0.00	0
21190 Contra Unit Months Available	(6,864.00)	0.00	0.00	(6,864.00)		(3,432.00)	100
21210 EHV Contra Number of Unit Months Leased	(168.00)	0.00	0.00	(168.00)		0.00	0
21210 CUB Contra Number of Unit Months Leased	(5,131.00)	0.00	0.00	(5,131.00)		(3,297.00)	56
PRIMARY GOVERNMENT	(5,299.00)	0.00	0.00	(5,299.00)		(3,297.00)	61
21210 Contra Number of Unit Months Leased	(5,299.00)	0.00	0.00	(5,299.00)		(3,297.00)	61
70300 SL NET TENANT RENTAL REVENUE	(250,191.00)	0.00	0.00	(250,191.00)		(1,750,912.00)	(86)
70300 CUB Net Tenant Rental Revenue	(3,611,419.00)	0.00	0.00	(3,611,419.00)		(2,042,605.00)	77
PRIMARY GOVERNMENT	(3,861,610.00)	0.00	0.00	(3,861,610.00)		(3,793,517.00)	2
70300 DPCU NET TENANT RENTAL REVENUE	(1,302,795.00)	0.00	0.00	(1,302,795.00)		0.00	0
70300 Net Tenant Rental Revenue	(5,164,405.00)	0.00	0.00	(5,164,405.00)		(3,793,517.00)	36
70400 SL TENANT REVENUE - OTHER	(225,807.00)	0.00	0.00	(225,807.00)		(172,769.00)	31
70400 CUB Tenant Revenue - Other	(42,085.00)	0.00	0.00	(42,085.00)		(23,537.00)	79
PRIMARY GOVERNMENT	(267,892.00)	0.00	0.00	(267,892.00)		(196,306.00)	36
70400 DPCU TENANT REVENUE - OTHER	0.00	0.00	0.00	0.00		(1,170,690.00)	(100)
70400 Tenant Revenue - Other	(267,892.00)	0.00	0.00	(267,892.00)		(1,366,996.00)	(80)
70600 HCV HUD PHA OPERATING GRANTS	(35,875,755.00)	0.00	0.00	(35,875,755.00)		(33,656,624.00)	7
70600 MODREHAB HUD Operating Grants	(246,716.00)	0.00	0.00	(246,716.00)		(247,225.00)	0
70600 14.896PFS-SP HUD PHA OPERATING GRANTS	(81,141.00)	0.00	0.00	(81,141.00)		(79,730.00)	2
70600 14.HHCAF HUD PHA OPERATING GRANTS	0.00	0.00	0.00	0.00		(1,783,923.00)	(100)
70600 EHV HUD Operating Grants	(600,055.00)	0.00	(2,327.00)	(602,382.00)		(22,800.00)	2542
PRIMARY GOVERNMENT	(36,803,667.00)	0.00	(2,327.00)	(36,805,994.00)		(35,790,302.00)	3
70600 HUD PHA Operating Grants	(36,803,667.00)	0.00	(2,327.00)	(36,805,994.00)		(35,790,302.00)	3
70800 SL OTHER GOVERNMENTAL GRANTS	(4,396,880.00)	0.00	1,827,445.00	(2,569,435.00)		(11,117,174.00)	(77)
70800 SPC OTHER GOVERNMENTAL GRANTS	(468,712.00)	0.00	0.00	(468,712.00)		(452,275.00)	4
70800 CUB Other governmental grants	(9,672,605.00)	0.00	0.00	(9,672,605.00)		(3,763,718.00)	157
70800 ELIM OTHER GOVERNMENTAL GRANTS	8,780,629.00	0.00	0.00	8,780,629.00		8,197,594.00	7
PRIMARY GOVERNMENT	(5,757,568.00)	0.00	1,827,445.00	(3,930,123.00)		(7,135,573.00)	(45)
70800 Other Government Grants	(5,757,568.00)	0.00	1,827,445.00	(3,930,123.00)		(7,135,573.00)	(45)
71100 HCV INVESTMENT INCOME - UNRESTRICTED	(26.00)	0.00	0.00	(26.00)		(8.00)	225
71100 SL INVESTMENT INCOME - UNRESTRICTED	(569,930.00)	0.00	(54,965.00)	(624,895.00)		(163,371.00)	283
71100 CUB Investment Income - Unrestricted	(11,895.00)	0.00	0.00	(11,895.00)		(156.00)	7525
PRIMARY GOVERNMENT	(581,851.00)	0.00	(54,965.00)	(636,816.00)		(163,535.00)	289
71100 Investment Income - Unrestricted	(581,851.00)	0.00	(54,965.00)	(636,816.00)		(163,535.00)	289
71400 HCV FRAUD RECOVERY	(4,936.00)	0.00	0.00	(4,936.00)		(3,088.00)	60
71400 SL FRAUD RECOVERY	0.00	0.00	0.00	0.00		(29.00)	(100)
PRIMARY GOVERNMENT	(4,936.00)	0.00	0.00	(4,936.00)		(3,117.00)	58
71400 Fraud Recovery	(4,936.00)	0.00	0.00	(4,936.00)		(3,117.00)	58
71500 HCV OTHER REVENUE	(474,585.00)	(893,171.00)	0.00	(1,367,756.00)		(455,326.00)	200
71500 SL OTHER REVENUE	(3,851.00)	(2,129,868.00)	(1,827,445.00)	(3,961,164.00)		(444,259.00)	792
71500 14.896PFS-SP OTHER REVENUE	0.00	(34,352.00)	0.00	(34,352.00)		(2,345.00)	1365
71500 CUB Other Revenue	0.00	(377,881.00)	0.00	(377,881.00)		(24,746.00)	1427
PRIMARY GOVERNMENT	(478,436.00)	(3,435,272.00)	(1,827,445.00)	(5,741,153.00)		(926,676.00)	520
71500 DPCU OTHER REVENUE	(13,456.00)	0.00	0.00	(13,456.00)		(17,650.00)	(24)
71500 Other Revenue	(491,892.00)	(3,435,272.00)	(1,827,445.00)	(5,754,609.00)		(944,326.00)	509
71600 SL GAIN OR LOSS ON SALE OF CAPITAL ASSETS	0.00	0.00	0.00	0.00		490,616.00	(100)
71600 Gain or Loss on Sale of Capital Assets	0.00	0.00	0.00	0.00		490,616.00	(100)
91100 HCV ADMINISTRATIVE SALARIES	1,520,586.00	0.00	0.00	1,520,586.00		1,213,951.00	25
91100 SL ADMINISTRATIVE SALARIES	1,869,508.00	0.00	0.00	1,869,508.00		2,318,651.00	(19)

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Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 06/21	%Chg
91100 MODREHAB Administrative Salaries	49,691.00	0.00	0.00	49,691.00		46,895.00	6
91100 14.896PFS-SP ADMINISTRATIVE SALARIES	53,452.00	0.00	0.00	53,452.00		57,953.00	(8)
91100 SPC ADMINISTRATIVE SALARIES	39,925.00	0.00	0.00	39,925.00		34,255.00	17
91100 14.HHCAF ADMINISTRATIVE SALARIES	0.00	0.00	0.00	0.00		401,633.00	(100)
91100 EHV Administrative Salaries	71,514.00	0.00	0.00	71,514.00		0.00	0
91100 CUB Administrative Salaries	1,685,996.00	0.00	0.00	1,685,996.00		644,052.00	162
PRIMARY GOVERNMENT	5,290,672.00	0.00	0.00	5,290,672.00		4,717,390.00	12
91100 DPCU ADMINISTRATIVE SALARIES	88,869.00	0.00	0.00	88,869.00		94,131.00	(6)
91100 Administrative Salaries	5,379,541.00	0.00	0.00	5,379,541.00		4,811,521.00	12
91200 HCV AUDITING FEES	10,615.00	0.00	0.00	10,615.00		16,013.00	(34)
91200 SL AUDITING FEES	7,630.00	0.00	0.00	7,630.00		36,362.00	(79)
91200 MODREHAB Auditing Fees	300.00	0.00	0.00	300.00		300.00	0
91200 CUB Auditing Fees	47,405.00	0.00	0.00	47,405.00		13,775.00	244
PRIMARY GOVERNMENT	65,950.00	0.00	0.00	65,950.00		66,450.00	(1)
91200 DPCU AUDITING FEES	66,314.00	0.00	0.00	66,314.00		0.00	0
91200 Auditing Fees	132,264.00	0.00	0.00	132,264.00		66,450.00	99
91300 SL MANAGEMENT FEE	42,989.00	0.00	0.00	42,989.00		202,276.00	(79)
91300 CUB Management Fee	273,753.00	0.00	0.00	273,753.00		32,218.00	750
PRIMARY GOVERNMENT	316,742.00	0.00	0.00	316,742.00		234,494.00	35
91300 DPCU MANAGEMENT FEE	50,718.00	0.00	0.00	50,718.00		38,090.00	33
91300 Management Fee	367,460.00	0.00	0.00	367,460.00		272,584.00	35
91400 14.896PFS-SP ADVERTISING & MARKETING	3,348.00	0.00	0.00	3,348.00		0.00	0
91400 Advertising and Marketing	3,348.00	0.00	0.00	3,348.00		0.00	0
91500 HCV EMPLOYEE BENEFIT CONTRIBUTIONS - ADMINISTRATIVE	423,072.00	0.00	0.00	423,072.00		631,695.00	(33)
91500 SL EMPLOYEE BENEFIT CONTRIBUTIONS - ADMINISTRATIVE	541,756.00	0.00	0.00	541,756.00		995,343.00	(46)
91500 14.896PFS-SP EMPLOYEE BENEFIT CONTRIBUTIONS - ADMINISTRAT	21,563.00	0.00	0.00	21,563.00		25,847.00	(17)
91500 CUB Employee Benefit contributions - Administrative	489,321.00	0.00	0.00	489,321.00		232,560.00	110
PRIMARY GOVERNMENT	1,475,712.00	0.00	0.00	1,475,712.00		1,885,445.00	(22)
91500 DPCU EMPLOYEE BENEFIT CONTRIBUTIONS - ADMINISTRATIVE	0.00	0.00	0.00	0.00		24,870.00	(100)
91500 Employee Benefit contributions - Administrative	1,475,712.00	0.00	0.00	1,475,712.00		1,910,315.00	(23)
91600 HCV OFFICE EXPENSES	586,826.00	0.00	0.00	586,826.00		329,931.00	78
91600 SL OFFICE EXPENSES	394,038.00	0.00	0.00	394,038.00		719,028.00	(45)
91600 14.HHCAF OFFICE EXPENSES	0.00	0.00	0.00	0.00		18,862.00	(100)
91600 CUB Office Expenses	571,505.00	0.00	0.00	571,505.00		258,320.00	121
PRIMARY GOVERNMENT	1,552,369.00	0.00	0.00	1,552,369.00		1,326,141.00	17
91600 DPCU OFFICE EXPENSES	163,594.00	0.00	0.00	163,594.00		113,516.00	44
91600 Office Expenses	1,715,963.00	0.00	0.00	1,715,963.00		1,439,657.00	19
91700 HCV LEGAL EXPENSE	103,672.00	0.00	0.00	103,672.00		108,412.00	(4)
91700 SL LEGAL EXPENSE	81,099.00	0.00	0.00	81,099.00		212,833.00	(62)
91700 CUB Legal Expense	447,969.00	0.00	0.00	447,969.00		71,625.00	525
PRIMARY GOVERNMENT	632,740.00	0.00	0.00	632,740.00		392,870.00	61
91700 DPCU LEGAL EXPENSE	8,373.00	0.00	0.00	8,373.00		94,840.00	(91)
91700 Legal Expense	641,113.00	0.00	0.00	641,113.00		487,710.00	31
91800 HCV TRAVEL	11,915.00	0.00	0.00	11,915.00		3,770.00	216
91800 SL TRAVEL	6,521.00	0.00	0.00	6,521.00		11,662.00	(44)
91800 CUB Travel	12,802.00	0.00	0.00	12,802.00		6,844.00	87
PRIMARY GOVERNMENT	31,238.00	0.00	0.00	31,238.00		22,276.00	40
91800 Travel	31,238.00	0.00	0.00	31,238.00		22,276.00	40
91900 HCV OTHER	113,740.00	0.00	0.00	113,740.00		35,549.00	220
91900 SL OTHER	927.00	0.00	0.00	927.00		671.00	38

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Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 06/21	%Chg
91900 MODREHAB Other	0.00	0.00	0.00	0.00		270.00	(100)
91900 14.896PFS-SP OTHER	1,351.00	0.00	0.00	1,351.00		0.00	0
91900 CUB Other	11,202.00	0.00	0.00	11,202.00		4,125.00	172
PRIMARY GOVERNMENT	127,220.00	0.00	0.00	127,220.00		40,615.00	213
91900 Other	127,220.00	0.00	0.00	127,220.00		40,615.00	213
92000 DPCU ASSET MANAGEMENT FEE	10,927.00	0.00	0.00	10,927.00		10,610.00	3
92000 Asset Management Fee	10,927.00	0.00	0.00	10,927.00		10,610.00	3
92100 SL TENANT SERVICES - SALARIES	36,245.00	0.00	0.00	36,245.00		194,085.00	(81)
92100 CUB Tenant Services - Salaries	333,416.00	0.00	0.00	333,416.00		121,164.00	175
PRIMARY GOVERNMENT	369,661.00	0.00	0.00	369,661.00		315,249.00	17
92100 Tenant Services - Salaries	369,661.00	0.00	0.00	369,661.00		315,249.00	17
92200 CUB Relocation Costs	24,939.00	0.00	0.00	24,939.00		6,902.00	261
92200 Relocation Costs	24,939.00	0.00	0.00	24,939.00		6,902.00	261
92300 HCV EMPLOYEE BENEFIT CONTRIBUTIONS - TENANT SERVICES	2,046.00	0.00	0.00	2,046.00		2,026.00	1
92300 SL EMPLOYEE BENEFIT CONTRIBUTIONS - TENANT SERVICES	638.00	0.00	0.00	638.00		24,683.00	(97)
92300 CUB Employee Benefit Contributions - Tenant Services	72,436.00	0.00	0.00	72,436.00		42,030.00	72
PRIMARY GOVERNMENT	75,120.00	0.00	0.00	75,120.00		68,739.00	9
92300 Employee Benefit Contributions - Tenant Services	75,120.00	0.00	0.00	75,120.00		68,739.00	9
92400 SL TENANT SERVICES - OTHER	10,389.00	0.00	0.00	10,389.00		137,327.00	(92)
92400 14.896PFS-SP TENANT SERVICES - OTHER	5,760.00	0.00	0.00	5,760.00		1,428.00	303
92400 EHV Tenant Services - Other	30,704.00	0.00	0.00	30,704.00		0.00	0
92400 CUB Tenant Services - Other	297,830.00	0.00	0.00	297,830.00		86,583.00	244
PRIMARY GOVERNMENT	344,683.00	0.00	0.00	344,683.00		225,338.00	53
92400 Tenant Services - Other	344,683.00	0.00	0.00	344,683.00		225,338.00	53
93100 HCV WATER	6,569.00	0.00	0.00	6,569.00		2,172.00	202
93100 SL WATER	63,507.00	0.00	0.00	63,507.00		166,495.00	(62)
93100 CUB Water	285,686.00	0.00	0.00	285,686.00		111,017.00	157
PRIMARY GOVERNMENT	355,762.00	0.00	0.00	355,762.00		279,684.00	27
93100 DPCU WATER	22,720.00	0.00	0.00	22,720.00		19,669.00	16
93100 Water	378,482.00	0.00	0.00	378,482.00		299,353.00	26
93200 HCV ELECTRICITY	7,927.00	0.00	0.00	7,927.00		3,884.00	104
93200 SL ELECTRICITY	7,614.00	0.00	0.00	7,614.00		26,855.00	(72)
93200 CUB Electricity	111,250.00	0.00	0.00	111,250.00		85,127.00	31
PRIMARY GOVERNMENT	126,791.00	0.00	0.00	126,791.00		115,866.00	9
93200 DPCU ELECTRICITY	15,197.00	0.00	0.00	15,197.00		23,129.00	(34)
93200 Electricity	141,988.00	0.00	0.00	141,988.00		138,995.00	2
93300 HCV GAS	631.00	0.00	0.00	631.00		458.00	38
93300 SL GAS	2,850.00	0.00	0.00	2,850.00		(9,730.00)	(129)
93300 CUB Gas	56,173.00	0.00	0.00	56,173.00		26,406.00	113
PRIMARY GOVERNMENT	59,654.00	0.00	0.00	59,654.00		17,134.00	248
93300 DPCU GAS	500.00	0.00	0.00	500.00		429.00	17
93300 Gas	60,154.00	0.00	0.00	60,154.00		17,563.00	243
93400 HCV FUEL	0.00	0.00	0.00	0.00		357.00	(100)
93400 Fuel	0.00	0.00	0.00	0.00		357.00	(100)
93600 HCV SEWER	574.00	0.00	0.00	574.00		0.00	0
93600 SL SEWER	26,669.00	0.00	0.00	26,669.00		69,731.00	(62)
93600 CUB Sewer	267,239.00	0.00	0.00	267,239.00		42,390.00	530
PRIMARY GOVERNMENT	294,482.00	0.00	0.00	294,482.00		112,121.00	163

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93600 Sewer	294,482.00	0.00	0.00	294,482.00		112,121.00	163
93800 HCV OTHER UTILITIES EXPENSE	3,013.00	0.00	0.00	3,013.00		1,462.00	106
93800 SL OTHER UTILITIES EXPENSE	28,471.00	0.00	0.00	28,471.00		312,249.00	(91)
93800 CUB Other Utilities Expense	387.00	0.00	0.00	387.00		75.00	416
PRIMARY GOVERNMENT	31,871.00	0.00	0.00	31,871.00		313,786.00	(90)
93800 Other Utilities Expense	31,871.00	0.00	0.00	31,871.00		313,786.00	(90)
94100 HCV ORDINARY MAINTENANCE AND OPERATIONS - LABOR	0.00	0.00	0.00	0.00		4,852.00	(100)
94100 SL ORDINARY MAINTENANCE AND OPERATIONS - LABOR	25,866.00	0.00	0.00	25,866.00		291,493.00	(91)
94100 14.HHCAF ORDINARY MAINTENANCE AND OPERATIONS - LABOR	0.00	0.00	0.00	0.00		591.00	(100)
94100 CUB Ordinary Maintenance and Operations - Labor	590,533.00	0.00	0.00	590,533.00		386,508.00	53
PRIMARY GOVERNMENT	616,399.00	0.00	0.00	616,399.00		683,444.00	(10)
94100 DPCU ORDINARY MAINTENANCE AND OPERATIONS - LABOR	39,855.00	0.00	0.00	39,855.00		39,735.00	0
94100 Ordinary Maintenance and Operations - Labor	656,254.00	0.00	0.00	656,254.00		723,179.00	(9)
94200 HCV ORDINARY MAINTENANCE AND OPERATIONS - MATERIALS	1,067.00	0.00	0.00	1,067.00		4,065.00	(74)
94200 SL ORDINARY MAINTENANCE AND OPERATIONS - MATERIALS	23,790.00	0.00	0.00	23,790.00		115,057.00	(79)
94200 CUB Ordinary Maintenance and Operations - Materials an	225,946.00	0.00	0.00	225,946.00		69,969.00	223
PRIMARY GOVERNMENT	250,803.00	0.00	0.00	250,803.00		189,091.00	33
94200 Ordinary Maintenance and Operations - Materials an	250,803.00	0.00	0.00	250,803.00		189,091.00	33
94300 HCV ORDINARY MAINTENANCE AND OPERATIONS - CONTRACTS	24,029.00	0.00	0.00	24,029.00		14,165.00	70
94300 SL ORDINARY MAINTENANCE AND OPERATIONS - CONTRACTS	104,255.00	0.00	0.00	104,255.00		338,988.00	(69)
94300 CUB Ordinary Maintenance and Operations Contracts	1,658,327.00	0.00	0.00	1,658,327.00		575,899.00	188
PRIMARY GOVERNMENT	1,786,611.00	0.00	0.00	1,786,611.00		929,052.00	92
94300 DPCU ORDINARY MAINTENANCE AND OPERATIONS - CONTRACTS	155,700.00	0.00	0.00	155,700.00		80,481.00	93
94300 Ordinary Maintenance and Operations Contracts	1,942,311.00	0.00	0.00	1,942,311.00		1,009,533.00	92
94500 HCV EMPLOYEE BENEFIT CONTRIBUTIONS - ORDINARY MAINT	13.00	0.00	0.00	13.00		1,608.00	(99)
94500 SL EMPLOYEE BENEFIT CONTRIBUTIONS - ORDINARY MAINT	12,548.00	0.00	0.00	12,548.00		125,926.00	(90)
94500 CUB Employee Benefit Contributions - Ordinary Maintena	258,474.00	0.00	0.00	258,474.00		165,549.00	56
PRIMARY GOVERNMENT	271,035.00	0.00	0.00	271,035.00		293,083.00	(8)
94500 DPCU EMPLOYEE BENEFIT CONTRIBUTIONS - ORDINARY MAINT	17,039.00	0.00	0.00	17,039.00		0.00	0
94500 Employee Benefit Contributions - Ordinary Maintena	288,074.00	0.00	0.00	288,074.00		293,083.00	(2)
95200 HCV PROTECTIVE SERVICES - OTHER CONTRACT COSTS	21,289.00	0.00	0.00	21,289.00		70,539.00	(70)
95200 SL PROTECTIVE SERVICES - OTHER CONTRACT COSTS	17,420.00	0.00	0.00	17,420.00		163,430.00	(89)
95200 CUB Protective Services - Other Contract Costs	160,647.00	0.00	0.00	160,647.00		91,342.00	76
PRIMARY GOVERNMENT	199,356.00	0.00	0.00	199,356.00		325,311.00	(39)
95200 Protective Services - Other Contract Costs	199,356.00	0.00	0.00	199,356.00		325,311.00	(39)
96110 HCV PROPERTY INSURANCE	539.00	0.00	0.00	539.00		5,623.00	(90)
96110 SL PROPERTY INSURANCE	67,544.00	0.00	0.00	67,544.00		107,567.00	(37)
96110 CUB Property Insurance	294,085.00	0.00	0.00	294,085.00		62,928.00	367
PRIMARY GOVERNMENT	362,168.00	0.00	0.00	362,168.00		176,118.00	106
96110 DPCU PROPERTY INSURANCE	43,165.00	0.00	0.00	43,165.00		29,365.00	47
96110 Property Insurance	405,333.00	0.00	0.00	405,333.00		205,483.00	97
96120 HCV LIABILITY INSURANCE	0.00	0.00	0.00	0.00		16,248.00	(100)
96120 SL LIABILITY INSURANCE	1,401.00	0.00	0.00	1,401.00		21,131.00	(93)
96120 CUB Liability Insurance	12,942.00	0.00	0.00	12,942.00		9,977.00	30
PRIMARY GOVERNMENT	14,343.00	0.00	0.00	14,343.00		47,356.00	(70)
96120 Liability Insurance	14,343.00	0.00	0.00	14,343.00		47,356.00	(70)
96130 HCV WORKMEN'S COMPENSATION	30,588.00	0.00	0.00	30,588.00		25,490.00	20
96130 SL WORKMEN'S COMPENSATION	2,621.00	0.00	0.00	2,621.00		26,210.00	(90)
96130 14.896PFS-SP WORKMEN'S COMPENSATION	366.00	0.00	0.00	366.00		346.00	6
96130 CUB Workmen's Compensation	16,629.00	0.00	0.00	16,629.00		3,848.00	332
PRIMARY GOVERNMENT	50,204.00	0.00	0.00	50,204.00		55,894.00	(10)

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Prepared by KC3 1/20/2023	Reviewed by	1st Partner JBI 2/1/2023
2nd Partner	Reviewed by	

ALA300 - Audit 2021 - Alameda Housing Authority

Year End: June 30, 2022

Mapped Trial Balance

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 06/21	%Chg
96130 Workmen's Compensation	50,204.00	0.00	0.00	50,204.00		55,894.00	(10)
96140 HCV ALL OTHER INSURANCE	1,370.00	0.00	0.00	1,370.00		5,897.00	(77)
96140 SL ALL OTHER INSURANCE	6,763.00	0.00	0.00	6,763.00		21,016.00	(68)
96140 CUB All Other Insurance	86,092.00	0.00	0.00	86,092.00		13,226.00	551
PRIMARY GOVERNMENT	94,225.00	0.00	0.00	94,225.00		40,139.00	135
96140 DPCU ALL OTHER INSURANCE	0.00	0.00	0.00	0.00		11,129.00	(100)
96140 All Other Insurance	94,225.00	0.00	0.00	94,225.00		51,268.00	84
96200 HCV OTHER GENERAL EXPENSES	13,447.00	0.00	0.00	13,447.00		66,070.00	(80)
96200 SL OTHER GENERAL EXPENSES	57,319.00	0.00	0.00	57,319.00		128,222.00	(55)
96200 EHV Other General Expenses	0.00	0.00	2,327.00	2,327.00		99.00	2251
96200 CUB Other General Expenses	174,521.00	(5,967.00)	0.00	168,554.00		83,944.00	101
PRIMARY GOVERNMENT	245,287.00	(5,967.00)	2,327.00	241,647.00		278,335.00	(13)
96200 DPCU OTHER GENERAL EXPENSES	152,172.00	0.00	0.00	152,172.00		151,781.00	0
96200 Other General Expenses	397,459.00	(5,967.00)	2,327.00	393,819.00		430,116.00	(8)
96400 SL BAD DEBT - TENANT RENTS	4,217.00	0.00	0.00	4,217.00		24,500.00	(83)
96400 CUB Bad debt - Tenant Rents	122,281.00	0.00	0.00	122,281.00		21,483.00	469
PRIMARY GOVERNMENT	126,498.00	0.00	0.00	126,498.00		45,983.00	175
96400 DPCU BAD DEBT - TENANT RENTS	3,636.00	0.00	0.00	3,636.00		0.00	0
96400 Bad debt - Tenant Rents	130,134.00	0.00	0.00	130,134.00		45,983.00	183
96710 SL INTEREST OF MORTGAGE (OR BONDS) PAYABLE	29,833.00	0.00	0.00	29,833.00		813,569.00	(96)
96710 CUB Interest of Mortgage (or Bonds) Payable	993,992.00	0.00	0.00	993,992.00		178,316.00	457
PRIMARY GOVERNMENT	1,023,825.00	0.00	0.00	1,023,825.00		991,885.00	3
96710 DPCU INTEREST OF MORTGAGE (OR BONDS) PAYABLE	662,238.00	0.00	0.00	662,238.00		654,507.00	1
96710 Interest of Mortgage (or Bonds) Payable	1,686,063.00	0.00	0.00	1,686,063.00		1,646,392.00	2
96730 DPCU AMMORTIZATION OF BOND ISSUE COSTS	5,462.00	0.00	0.00	5,462.00		0.00	0
96730 Amortization of Bond Issue Costs	5,462.00	0.00	0.00	5,462.00		0.00	0
97300 HCV HOUSING ASSISTANC4E PAYMENTS	33,426,318.00	0.00	0.00	33,426,318.00		31,779,552.00	5
97300 MODREHAB HOUSING ASSISTANCE PAYMENTS	196,725.00	0.00	0.00	196,725.00		200,030.00	(2)
97300 SPC HOUSING ASSISTANC4E PAYMENTS	405,781.00	0.00	0.00	405,781.00		418,155.00	(3)
97300 14.HHCAF HOUSING ASSISTANC4E PAYMENTS	0.00	0.00	0.00	0.00		1,362,837.00	(100)
97300 EHV Housing Assistance Payments	266,251.00	0.00	0.00	266,251.00		0.00	0
97300 ELIM HOUSING ASSISTANC4E PAYMENTS	(8,780,629.00)	0.00	0.00	(8,780,629.00)		(8,197,594.00)	7
PRIMARY GOVERNMENT	25,514,446.00	0.00	0.00	25,514,446.00		25,562,980.00	0
97300 Housing Assistance Payments	25,514,446.00	0.00	0.00	25,514,446.00		25,562,980.00	0
97350 HCV HAP PORTABILITY-IN	446,692.00	0.00	0.00	446,692.00		381,388.00	17
97350 HAP Portability-In	446,692.00	0.00	0.00	446,692.00		381,388.00	17
97400 HCV DEPRECIATION EXPENSE	1,440.00	0.00	0.00	1,440.00		643.00	124
97400 SL DEPRECIATION EXPENSE	257,940.00	0.00	0.00	257,940.00		887,419.00	(71)
97400 CUB Depreciation Expense	1,437,408.00	0.00	0.00	1,437,408.00		792,780.00	81
PRIMARY GOVERNMENT	1,696,788.00	0.00	0.00	1,696,788.00		1,680,842.00	1
97400 DPCU DEPRECIATION EXPENSE	872,189.00	0.00	0.00	872,189.00		854,662.00	2
97400 Depreciation Expense	2,568,977.00	0.00	0.00	2,568,977.00		2,535,504.00	1
	0.00	0.00	0.00	0.00		0.00	0
Net Income (Loss)	3,388,483.00			6,884,687.00		6,663,330.00	3

KC3-1. [inquire about ppa](#)

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Prepared by KC3 1/20/2023	Reviewed by 1st Partner JBI 2/1/2023
2nd Partner	Reviewed by

ALA300 - Audit 2021 - Alameda Housing Authority

B5-2

Year End: June 30, 2022

Adjusting journal entries

Date: 7/1/2021 To 6/30/2022

Prepared by KC3 1/23/2023	Reviewed by	1st Partner JB1 2/1/2023
2nd Partner	Reviewed by	

Number	Date	Name	Account No	Reference	Annotation	Debit	Credit	Recurrence	Misstatement
1	6/30/2022	DEFERRED OUTFLOW OF RESOURCES	200 HCV	Q-15			23,428.00		
1	6/30/2022	DEFERRED OUTFLOW OF RESOURCES	200 SL	Q-15			55,869.00		
1	6/30/2022	DEFERRED OUTFLOW OF RESOURCES	200 14.896PFS-SP	Q-15			902.00		
1	6/30/2022	Deferred Outflow of Resources	200 CUB	Q-15			9,912.00		
1	6/30/2022	DEFERRED OUTFLOWS - OPEB	201 HCV	Q-15		23,428.00			
1	6/30/2022	DEFERRED OUTFLOWS - OPEB	201 SL	Q-15		55,869.00			
1	6/30/2022	DEFERRED OUTFLOWS - OPEB	201 14.896PFS-SP	Q-15		902.00			
1	6/30/2022	DEFERRED OUTFLOWS - OPEB	201 CUB	Q-15		9,912.00			
1	6/30/2022	DEFERRED INFLOW OF RESOURCES	400 HCV	Q-15		304,336.00			
1	6/30/2022	DEFERRED INFLOW OF RESOURCES	400 SL	Q-15		17,114,680.00			
1	6/30/2022	DEFERRED INFLOW OF RESOURCES	400 14.896PFS-SP	Q-15		11,706.00			
1	6/30/2022	Deferred Inflow of Resources	400 CUB	Q-15		128,757.00			
1	6/30/2022	Deferred Inflow of Resources	400 CUB	Q-15		241,136.00			
1	6/30/2022	DEFERRED INFLOWS - OPEB	401 HCV	Q-15			304,336.00		
1	6/30/2022	DEFERRED INFLOWS - OPEB	401 14.896PFS-SP	Q-15			11,706.00		
1	6/30/2022	DEFERRED INFLOWS - OPEB	401 CUB	Q-15			128,757.00		
1	6/30/2022	Deferred Inflows of Resources - Leases (GASB 402)	402 SL	Q-15			17,114,680.00		
1	6/30/2022	Deferred Inflows of Resources - Leases (GASB 402)	402 CUB	Q-15			241,136.00		
Propose entry to break out pension & OPEB									
2	6/30/2022	HUD Operating Grants	70600 EHV	U-2			2,327.00		
2	6/30/2022	Other General Expenses	96200 EHV	U-2		2,327.00			
To propose an entry to reclass HAP Port Admin expenses out of grant income									
4	6/30/2022	OTHER GOVERNMENTAL GRANTS	70800 SL	U-LEAD		1,827,445.00			
4	6/30/2022	OTHER REVENUE	71500 SL	U-LEAD			1,827,445.00		
To propose an entry to reclass developer fee and services fees out of other governmental grants									
6	6/30/2022	Construction in Progress	167 CUB	N			186,000.00		
6	6/30/2022	Accounts Payable <= 90 Days	312 CUB	N		186,000.00			
Client proposed entry to reclass repayment for closing cost advance for transfer									
7	6/30/2022	DEFERRED INFLOW OF RESOURCES	400 SL	E-1			383,813.00		
7	6/30/2022	DEFERRED INFLOWS - OPEB	401 SL	E-1			725,724.00		
7	6/30/2022	Deferred Inflows of Resources - Leases (GASB 402)	402 SL	E-1		1,109,537.00			
To propose an entry to reclassify for FS presentation									
11	6/30/2022	CASH - UNRESTRICTED	111 HCV	T-1		2,648.00			
11	6/30/2022	Cash - Unrestricted	111 EHV	T-1		53,373.00			
11	6/30/2022	CASH - OTHER RESTRICTED	113 HCV	T-1			2,648.00		
11	6/30/2022	Cash - Other Restricted	113 EHV	T-1			42,623.00		
11	6/30/2022	Cash - Restricted for Payment of Current Liabil	115 EHV	T-1			10,750.00		
11	6/30/2022	Invested In Capital Assets, Net of Related Debt	508.1 CUB	T-1		180,033.00			
11	6/30/2022	NET INVESTMENT IN CAPITAL ASSETS	508.4 DPCU	T-1			4,992,428.00		
11	6/30/2022	RESTRICTED NET ASSETS	511.1 CUB	T-1			105,569.00		
11	6/30/2022	RESTRICTED NET POSITION	511.4 HCV	T-1			261,242.00		
11	6/30/2022	RESTRICTED NET POSITION	511.4 SL	T-1			249,728.00		
11	6/30/2022	RESTRICTED NET POSITION	511.4 14.896PFS-SP	T-1			10,142.00		
11	6/30/2022	Unrestricted Net Assets	512.1 CUB	T-1			180,033.00		
11	6/30/2022	Unrestricted Net Assets	512.1 CUB	T-1		105,569.00			
11	6/30/2022	UNRESTRICTED NET POSITION	512.4 HCV	T-1			261,242.00		
11	6/30/2022	UNRESTRICTED NET POSITION	512.4 SL	T-1			249,728.00		
11	6/30/2022	UNRESTRICTED NET POSITION	512.4 14.896PFS-SP	T-1			10,142.00		
11	6/30/2022	UNRESTRICTED NET POSITION	512.4 DPCU	T-1		4,992,428.00			
To propose an entry to reclass equity & cash for FS presentation									
12	6/30/2022	Accounts Receivable - Other Government	124 CUB	E-1. 1			327,589.00		
12	6/30/2022	ACCOUNTS RECEIVABLE - MISCELLANEOUS	125 SL	E-1. 1			14,600.00		
12	6/30/2022	OTHER ASSETS	174 SL	E-1. 1			50,204.00		

ALA300 - Audit 2021 - Alameda Housing Authority

Year End: June 30, 2022

Adjusting journal entries

Date: 7/1/2021 To 6/30/2022

B5-2-1

Prepared by KC3 1/23/2023	Reviewed by	1st Partner JB1 2/1/2023
2nd Partner	Reviewed by	

Number	Date	Name	Account No	Reference	Annotation	Debit	Credit	Recurrence	Misstatement
12	6/30/2022	Accounts Receivable - Miscellaneous - Leases	125.1 SL	E-1. 1		14,600.00			
12	6/30/2022	Accounts Receivable - Misc - Leases	125.1 CUB	E-1. 1		327,589.00			
12	6/30/2022	Other Assets - Leases	174.2 SL	E-1. 1		50,204.00			
To reclass leases out of A/R for FS presentation									
13	6/30/2022	NOTES, LOANS & MORTGAGES RECEIVABLE	171 SL	J-LEAD		54,965.00			
13	6/30/2022	INVESTMENT INCOME - UNRESTRICTED	71100 SL	J-LEAD			54,965.00		
Client proposed entry to reclass payment on loan to payment on interest									
14	6/30/2022	ACCOUNTS RECEIVABLE - MISCELLANEOUS	125 SL	E		1,467.00			
14	6/30/2022	NOTES, LOANS & MORTGAGES RECEIVABLE	171 SL	E			1,467.00		
Propose entry to reclass for reporting									
						27,320,023.00	27,320,023.00		
Net Income (Loss)			6,884,687.00						



PHONE: (510) 747-4300
FAX: (510) 522-7848
TTY/TRS: 711

701 Atlantic Avenue • Alameda, California 94501-2161

To: Honorable Chair and Members of the Board of Commissioners

From: Allyson Ujimori, Senior Project Manager

Date: March 15, 2023

Re: Hold a Public Hearing at 7:45 p.m. on the Alameda Affordable Housing Trust Fund Guidelines and Review Suggested Guideline Changes.

BACKGROUND

In July 2021, the Alameda Affordable Housing Corporation (AAHC) created the Alameda Affordable Housing Trust Fund (AAHTF) to provide a permanent local funding source for affordable housing in the City of Alameda. The AAHTF was capitalized with a \$7.5 million grant from the Housing Authority of the City of Alameda (AHA), and subsequently received \$2.5 million in matching funds from the Local Housing Trust Fund (LHTF) Program, funded by the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1) and administered by the California Department of Housing and Community Development (HCD).

The State of California Local Housing Trust Fund program requires that there is an annual public hearing to hear comments on the AAHTF guidelines, for the purpose of discussing the criteria that will be used to select projects to be funded. Public examination of the guidelines of the Alameda Affordable Housing Trust Fund is vitally important to AAHC's focus on transparency and commitment to building affordable homes within the City of Alameda.

State HCD is expected to release a 2023 Notice of Funding Availability (NOFA) for the LHTF program. Staff has reviewed the current guidelines and has provided suggested language to allow projects beyond new construction to be eligible to apply for matching funds. The Board may also wish to make other changes due to its own review or per public comment.

DISCUSSION

If the Board wishes to expand the types of projects the AAHTF program can invest in, AAHC will need to revise its Guidelines to allow for adaptive reuse and preservation projects, along with new construction.



Attachment 1 provides a redline of suggested updates to the 2023 Guidelines. Overall, not much is being suggested for new construction projects. If approved, these guidelines would update the priorities as follows:

1. Modifications to the guidelines to allow for preservation projects. If a project is preservation, it will undergo appropriate underwriting terms, which may be slightly different than for a new construction project.
2. Modifications to the guideline priorities include adaptive reuse and preservation projects. Some priorities were also modified to accommodate the diversity of project types and to include more consistency with other funding programs.
3. Modifications to the AAHTF Loan Underwriting Guidelines and Procedures include cleaning up the document formatting, modification to the required documentation for the projects allowed under the program. Such changes include requirements for third-party construction cost review, operating proforma requirements, developer experience for preservation projects, and adding documentation requirements for preservation projects.
4. Modifications to the AAHTF Term Sheet to reflect additional project types. Such changes include how affordability restrictions will be applied, legal closing fees, hard cost contingency requirements, reserve requirements, developer fee limitations, and minimum loan size.

Written Public Comments: Previously received public written comments are included in Attachment 2.

Per Board direction, staff will provide a set of final amended guidelines for approval at the April 2023 AAHC Board of Directors meeting. Staff will continue to analyze available funds, identify eligible projects, and make award recommendations in April to prepare for a potential State Local Housing Trust Fund application in May 2023.

FISCAL IMPACT

Allowing AAHTF to fund new construction, adaptive reuse, and preservation projects opens additional opportunities to dedicate funds and receive matching funds for affordable housing projects of all types.

CEQA

This item is not applicable to CEQA.

RECOMMENDATION


Hold a Public Hearing at 7:45 p.m. on the Alameda Affordable Housing Trust Fund Guidelines and Review Suggested Guideline Changes.

ATTACHMENTS

1. March 15_Public Hearing AAHTF
2. 6.A Attachment 1 - AAHTF Suggested Guidelines 2022-2023 redlines 022823

3. 6.A Attachment 2 - AAHTF 2023 Public Comments

Respectfully submitted,

A handwritten signature in blue ink that reads "Allyson Ujimori". The signature is written in a cursive, flowing style.

Allyson Ujimori, Senior Project Manager

Public Hearing Alameda Affordable Housing Trust Fund

March 15 2023 AAHC BOD

Overview

1. July 2021 – AAHTF established and funded with capital for loans and operating funds.
2. December 2021 – AAHTF awarded \$2.5 million in matching funds from the State of CA Local Housing Trust Fund
3. State Local Housing Trust fund program requires an annual report (July) and an annual public hearing on the guidelines

Public Outreach and Response

1. Advertised for 30 days on AHA website and through social media
2. Written responses were due 5:00 p.m. 3/15/23.
Public comment can be provided at this meeting

Attached Redline

1. Adds preservation and adaptive reuse as permitted uses.
2. Adjusts the underwriting requirements to suit renovations/preservation and adaptive reuse
3. Clarifies that renovation loans will regulate a minimum of 1 unit at 80% AMI or one unit per \$500,000 total loan
4. Limits preservation dollars to 25% of all funds, in line with State requirements for funding

Next Steps

- April – Finalize 2023 guidelines for AAHC BOD approval. New loans will be brought for approval at April AAHC BOD.
- May 2023 (est) - Opportunity to re-apply for State matching funds.

**Hold a Public Hearing
at 7:45 p.m. on the
Alameda Affordable Housing Trust
Fund Guidelines
and Review Suggested Guideline
Changes**

Questions or Comments?

ALAMEDA AFFORDABLE HOUSING TRUST FUND

Draft Administrative Guidelines

Alameda Affordable Housing Corporation

701 Atlantic Avenue
Alameda, CA 94501

As adopted by the Board of Directors on ~~September 29, 2022~~ April XX, 2023

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ATTACHMENT II: AAHTF TERM SHEET	

Alameda Affordable Housing Trust Fund

Chapter 1: Statement of Purpose

The purpose of the Alameda Affordable Housing Trust Fund, (AAHTF), is to assist in the creation and preservation of affordable housing in the City of Alameda for the benefit of low-income households.

Chapter 2: Definitions

- 1.- “Area median income” or “AMI” is established for metropolitan areas or non-metropolitan counties by the U.S. Department of Housing and Urban Development (HUD), pursuant to 42 U. S. C. Chapter 1437 et seq., to establish local income classification levels. These classifications are also used in California housing law with respect to income eligibility limits.
2. “Affordable Housing” for purposes of these Guidelines shall mean rental housing that is affordable to low and/or very-low income households.
3. -“Extremely low-income household” shall mean a household having an income not exceeding thirty (30) percent of AMI adjusted for household size.
4. “Very low income household” shall mean a household having an income not exceeding fifty (50) percent of AMI adjusted for household size.
5. “Low income household” shall mean a household having an income not exceeding eighty (80) percent of the AMI adjusted for household size.
6. -“Moderate income household” shall mean a household having an income between eighty (80) percent to one-hundred-twenty (120) percent of the AMI adjusted for household size.
7. “State of California Local Housing Trust Fund Program” shall mean the Local Housing Trust (LHTF) Program, funded by the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1) and administered by the California Department of Housing and Community Development (HCD).

Chapter 3: Housing Trust Fund Established.

1. On July 21, 2021, the Alameda Affordable Housing Corporation established a trust fund for a special revenue account under the name of the “Alameda Affordable Housing Trust Fund”.
2. Grants from the Housing Authority of the City of Alameda shall become AAHTF property and shall be deposited directly into the AAHTF. -Other private and public funding may also be deposited, from time to time, for use as part of the AAHTF.
3. The AAHTF may accept donations from individuals or organizations. Such donations may be designated for a specific project or purpose and may carry additional terms, so long as it is not in conflict with these guidelines, or with the guidelines of the Local Housing Trust Fund Program (Housing and Safety Code (HSC) Section 50843.5, as may be updated and amended.
4. Any funds specifically awarded utilizing a match from the State of California LHTF Program must meet the current guidelines of that program for both the local and State match.
5. The AAHTF may accept land as a donation, with the understanding that the property will be utilized subject to a subsidized ground lease for projects subject to a LHTF match application or award.
6. All monies remaining in the AAHTF at the end of any fiscal year, whether or not expended, remain AAHTF property. All repayments of principal and interest from an AAHTF loan remain AAHTF property.
7. Initial Grant – An initial grant shall be made through a legally binding commitment from the Housing Authority of the City of Alameda and shall be used for purposes of the AAHTF to create affordable housing.
8. Dedicated ongoing funding source – On an ongoing basis, for a period of up to 5 years, the Housing Authority of the City of Alameda has committed a share of its unrestricted general funds/annual operating revenue. Estimated at \$60,000/year for a period of five years, these funds will be deposited by 9/15 of each year and used to offset costs of operating the AAHTF. Conditioned on an award from the State of California Local Housing Trust Fund Program, the Housing Authority will commit to an additional 5 years of ongoing deposits, with a 10% increase, estimated at \$66,000/year.

Chapter 4: Management

1. The Housing Authority of the City of Alameda shall serve as the Manager of the Affordable Housing Trust Fund. -The responsibilities of the Manager shall include:
 - a. Maintaining all records of the AAHTF.
 - b. Assisting prospective applicants requesting AAHTF support in the

preparation and presentation of their applications.

c. Monitoring the use of monies distributed to successful applicants for AAHTF support to assure ongoing compliance with the purposes of the AAHTF and the conditions under which these monies were granted or loaned.

d. Reporting annually to the AAHC Board of Directors regarding the operation and activity of the AAHTF.

e. Submittal of any required reports or documentation to the Local Housing Trust Fund from the California Department of Housing and Community Development Department.

2. The Manager shall be responsible for the following:

a. Disbursing and collecting AAHTF monies.

b. Maintaining and managing a separate account or accounts for AAHTF monies.

c. Maintaining financial records for the AAHTF.

Chapter 5: Distribution and Use of Housing Trust Fund Assets

- 1.- Distributions may be made to private or public, profit or non-for-profit entities.
- 2.- The types of investments the fund may make must be development, construction and permanent loans or other similar disbursements deemed necessary and appropriate to fulfill the purposes of the AAHTF, if in compliance with Health and Safety Code (HSC) Section 50843.5. For loan terms, see Term Sheet below.
- 3.- Organizations or individuals bestowing a gift or grant to the AAHTF may specify how such a gift or grant may be used. If the gift or grant has not been used for such purpose within a reasonable amount of time, or a time period specified as a condition of the gift or grant, the gift or grant shall be returned upon the request of the donor. Such requests must be in compliance with Health and Safety Code (HSC) Section 50843.5.
- 4.- Types of projects in which the AAHTF shall invest include:
 - ~~a.~~ a.—Creation of new affordable units through new construction ~~only~~ or adaptive reuse.
 - ~~b.~~ b.—Preservation of existing affordable units through rehabilitation.
 - ~~c.~~ Conversion of market rate units to affordable housing units, only if the units are less than three years old.
 - ~~e.~~ d. Predevelopment loans/grants to assist non-profit and for-profit developers with project feasibility studies, site acquisition and preliminary design studies for potential affordable housing projects.
 - ~~i.e.~~ Administrative costs for the AAHTF for up to 5% of the AAHTF balance.
5. Spending of AAHTF funds on preservation projects, shall not exceed 25% of all funds available.
6. First priority in all disbursements shall be given to new construction and adaptive reuse developments that are on land owned by the Housing Authority of the City of Alameda or one of its affiliates and, if a LIHTC project, that provide a right of first refusal (ROFR) to the Alameda Affordable Housing Corporation, or its designee, after the initial tax credit compliance has been met. The- General Partner of this development must actively facilitate the use of the ROFR, through language in the limited partnership agreement.
- ~~6.~~ 7. Priority in all disbursement shall be given to preservation developments that are on land owned by the Housing Authority of the City of Alameda or one of its affiliates and, if a LIHTC project, that provide a ROFR to the Alameda Affordable Housing Corporation, or its designee, after the initial tax credit compliance has been met. The General Partner of this development must actively facilitate the use of the ROFR, through language in the limited partnership agreement.

8. Priority in all disbursements shall be given first to housing projects that guarantee a term of affordability of at least 55 years together with full repayment of the AAHTF investment.

~~7-9.~~ Priority in all ~~disbursement~~disbursements shall also be given to ~~new construction~~ developments that provide ~~a majority~~at least 25% of units that are permanent supportive housing opportunities.

810. Priority for developments in Moderate to Highest Opportunity Areas of the City of Alameda, per the California Tax Credit Allocation Committee methodology.

~~9-11.~~ The ~~following categories identify~~term sheet identifies income groups that the AAHTF will serve. The percentages shown are minimum target amounts or maximum allowed amounts of funding that will be expended in each category, ~~depending on the type of project.~~ Administrative costs shall be deducted from these calculations.- Regulatory Agreement affordability and income targets are in the Term Sheet below.

~~10-12.~~ After the initial priorities have been met (#5-~~711~~ above), projects will be evaluated with respect to criteria that are consistent with AAHTF goals and policies. In addition, projects must demonstrate the following attributes:

- a. At least one other funding source, which may include a subsidized ground lease, has been identified and committed and the project has received site plan approval for the proposed development.
- b. Rental projects which benefit the highest percentage of very low- and low-income persons, provide the lowest rents, include a greater percentage of affordable units, or will maintain longer periods of affordability.
- c. Rental projects that use program funds as a match or leveraging tool to stimulate the use of conventional and below-market resources, including tax credits, state, and federal funding programs, and/or other funding sources.
- d. Rental projects proposed by an applicant with a successful history of project development and/or property management, as appropriate. Any new construction or adaptive reuse development must have a general partner/sponsor that can meet the minimum requirement of two affordable 100% affordable new construction developments in the City of Alameda, in full compliance with all City of Alameda or Housing Authority of the City of Alameda loans and contracts. In the case of a preservation project, the general partner/sponsor must meet the minimum requirement of owning two affordable developments in the City of Alameda.
- e. A Nonprofit Community or Government Organization receiving an AAHTF grant and/or loan must be a legally established tax-exempt nonprofit community organization recognized by the Internal Revenue Service and the Franchise Tax Board, a public agency, or other governmental agency.
- f. Security and equity requirements are in the Term Sheet below.

~~11.~~ 13. Loan and Underwriting Guidelines for the AAHTF are provided as an attachment to these Program Guidelines: The AAHTF Term Sheet is also included.

ATTACHMENT I

Alameda Affordable Housing Trust Fund Loan and Underwriting Guidelines and Procedures

~~AAHTF LOAN AND UNDERWRITING GUIDELINES:~~

For purpose of the Alameda Affordable Housing Trust Fund (AAHTF), underwriting involves the analysis of project assumptions and risks to determine if the public investment is reasonable and the project can be expected to meet all applicable program requirements. The following are core components of the AAHC's underwriting and subsidy layering review of an AAHTF project. Required actions/procedures are noted at the end of each section. It is anticipated that the guidelines and review will occur at the application stage, within 90 days of loan funding and/or at construction loan closing.

I. 1. AAHTF LOAN AND UNDERWRITING GUIDELINES FOR NEW CONSTRUCTION AND ADAPTIVE REUSE PROJECTS

A. Sources and Uses Statement and Pro Forma ~~– An~~ ~~There will be an~~ examination of the sources and uses of funds for the proposed project and a determination that all project costs are reasonable. Before committing AAHTF funds the AAHC shall evaluate a proposed ~~project~~new construction or adaptive reuse projects to ensure that funds are invested such that the project is likely to succeed over time. The AAHC may assess all of the assistance that has been, or is expected to be, made available to that project, and take into account all the factors relevant to project feasibility, which may include, but are not limited to total development costs and available funds; impacts of restrictions from AAHTF and/or other sources of funding such as eligible costs, maximum subsidy limits, cost allocation, and rent/utility allowance limitations; rates of return to owners, developers, sponsors, or investors; and the long-term needs of rental projects and tenants. ~~The following elements may be reviewed and analyzed in forecasting project success:~~

a. DOCUMENTATION: The following elements may be reviewed and analyzed in forecasting project success:

1. Sources and Uses Statement – the sources and uses document shall include the following:

ii.a. Sources - all sources, both private and public, of funds with dollar amounts and timing of availability for each source must be identified. Commitment letters or awards for all sources must be submitted at least 90 days before disbursement.

iii.b. Required Debt Coverage ratio/Positive Cash Flow

requirement – ~~Debt~~debt coverage ratio and cash flow requirements are described in the Term Sheet below.

~~iv.c.~~ **Senior Lender/Junior Lender loan types** – See Term Sheet below.

ACTION TO BE TAKEN: The Board of Directors shall determine whether funding sources are adequate and timely in their availability to cover costs at all phases of the project at least 90 days before disbursement.

~~B. ii.~~ **Uses** - All uses of funds (acquisition costs, site preparation and infrastructure costs, rehabilitation/or construction costs, financing costs, professional fees, developer fees and other soft costs) associated with the project and their costs. All costs must be necessary and reasonable.

DOCUMENTATION: The following documentation shall be required 90 days before disbursement:

- ~~1.~~ **1.** ~~•~~ Acquisition documentation such as purchase agreement, option or closing statement and appraisal or other documentation of value.
- ~~2.~~ **2.** ~~•~~ Construction cost must be substantiated by a construction cost review by the permanent lender, or the proposed tax credit investor. Contingency requirements are in the Term Sheet below. -
- ~~3.~~ **3.** ~~•~~ ~~If low-income housing tax credits are utilized, a~~ third-party appraisal to substantiate the value of the land and the value of the property after rehabilitation or the structure being built.
- ~~4.~~ **4.** ~~•~~ If low-income housing tax credits are utilized, documentation on the syndication costs (legal, accounting, tax opinion, etc.) from the organization/individual who will syndicate and sell the offering to ensure that the project can support the fees necessary to syndicate/fund the project.
- ~~5.~~ **5.** ~~•~~ Project schedule.

ACTION TO BE TAKEN: The AAHC shall determine that that all of the proposed costs for the project are necessary and reasonable by considering costs of comparable projects in the same geographical area and costs published by recognized industry cost index services or affordable housing development comparable benchmarks published by the California Tax Credit Allocation Committee.

~~C. b.~~ **Operating Pro Forma**

DOCUMENTATION: Developer shall submit an operating pro forma (project income and expense statement) for the length of the Affordability

Period pertaining to the project at least 90 days before disbursement.

ACTION TO BE TAKEN: The AAHC shall evaluate the pro forma for the following:

1. • Minimum projected operating expense will meet the published annual schedule of the California Tax Credit Allocation Committee for the project type, size, and age.
 2. • Reasonableness of the financial assumptions of the project to establish minimum total per unit operating costs.
 3. • Sufficiency of specific line item and total operating costs.
 4. • Determination that long-term operating projections over the Affordability Period are based on reasonable assumptions.
 5. Demonstration that project can cover expenses and debt service throughout the affordability period.
 - ~~1. • Demonstration that project can cover expenses and debt service throughout the affordability period.~~
 6. • Ensuring that cash flow projections are realistic in light of economic conditions.
 7. • Determination that long-term operating projections are based on reasonable assumptions about how revenues and operating costs are expected to change over time.
 8. • Determination that long-term operating projections over the affordability period are based on reasonable assumptions.
 - ~~1. • Demonstration that project can cover expenses and debt service throughout the affordability period.~~
 9. Demonstration that project can cover expenses and debt service throughout the affordability period.
 10. • Ensuring that cash flow projections are realistic in light of economic conditions.
 11. • Determination that long-term operating projections are based on reasonable assumptions about how revenues and operating costs are expected to change over time.
 12. • That non-residential revenue from fees/late charges, commercial income, interest, laundry/vending are projected conservatively.
 13. • That vacancy projections reflect local market conditions and account for physical vacancies and collections loss. Vacancy terms are in the Term Sheet below. →
- That the rate of projected growth for rental income and other revenues are

14. appropriate and that in projects with deeply targeted rents, lower than average rate of revenue increases are used for comparison when possible.

ACTION TO BE TAKEN: The AAHC shall determine that Projected Income assumptions as provided in the pro forma are reasonable based on the following that:

1. •—— Non-residential revenue from fees/late charges, commercial income, interest, laundry/vending are projected conservatively.
2. •—— Vacancy projections reflect local market conditions and account for physical vacancies and collections loss.
3. •—— The rate of projected growth for rental income and other revenues are appropriate.
4. •—— For projects with deeply targeted rents, lower than average rate of revenue increases are used.
5. •—— Net operating income is sufficient to cover debt service obligations and mandatory replacement reserve funding.
6. •—— Reasonable but not excessive cash flow is generated throughout the affordability period.
7. •—— The rate of annual increase in project income is reasonable.
8. •—— The operations meet requirements for positive cash flow, as indicated above in the Sources section.

ACTION TO BE TAKEN: The AAHC shall determine that Projected Expenses are reasonable as provided in the pro forma submittals, including:

1. •—— Operating costs given the scope and size of the project.
2. •—— Management fees and other fees to the owner.
3. Replacement deposits and use – See Term Sheet below.

D. 2. **Market Assessment**

DOCUMENTATION: At least 90 days before disbursement, the Developer shall provide data that supports unit absorption rates used in the Operating Pro Forma. Data submitted to the AAHC in support of the project market assessment shall be no more than one year old.

ACTION TO BE TAKEN: The AAHC shall assess the current market demand in the area to confirm the need for the project and that the type and number of units in the project. Given the housing shortage in the City of

Alameda, it is assumed that there will be high demand for housing in general. The goal is to encourage the projects that prioritizes current community needs for size, price, and other factors affecting the projects marketability.

1. • Identify recent real estate trends that indicate demand for types and sizes of units.
2. • Estimate the absorption period by determining how many units can be successfully leased each month and how long it will take to achieve initial occupancy of the AAHTF units and stabilized occupancy for the project as a whole.

E. 3.—Renovation Work Plan (Adaptive Reuse Projects)

DOCUMENTATION: For projects including renovation, the Developer shall provide a narrative overview of the planned scope, how it will be implemented, a timeline, and the proposed project's Capital or Physical Needs Assessment.

ACTION TO BE TAKEN: The AAHC shall determine that the planned renovations and timeline are reasonable considering the property's needs.

F. Developer Capacity Assessment: There are two elements of underwriting analysis related to the developer: 1) the experience and the capacity of the developer (including the staff and project team) to implement the project and 2) the fiscal soundness of the developer to meet its financial obligations and risks of the project. The AAHC shall use the following procedures shall determine what constitutes acceptable experience and financial capacity of the developer based on the size, scope, and complexity of the project.

b.1. Experience

DOCUMENTATION: The Developer is required to provide information on their experience and provide references in the funding application including:

- a. • Corporate or organizational experience of the developer.
- b. • Experience of the staff assigned to the project and overall quality of the development team.
- c. • Prior experience of the developer's team members compared to their roles in the proposed project.

d. ~~•~~ Skills and capacity including property management, asset management, service provision (as applicable), and financing.

e. Demonstration that the developer has ~~completed~~ successfully completed a minimum of two new construction 100% affordable developments in the City of Alameda.

ACTION TO BE TAKEN: The AAHC shall consider prior experience and the current capacity of the developer and determine if the developer has the technical and managerial experience, knowledge, and skills to successfully complete the development.

2. b. ~~Developer Financial Capacity~~ – The following elements shall be analyzed to determine developer financial capacity:

ACTION TO BE TAKEN: The AAHC will review the following information taken from the developer’s operating pro forma and information provided in the funding application (audit, references, prior projects) to determine that the developer’s experience and financial capacity are adequate to implement the project and meet financial obligations and risks of the project. The following information will be analyzed for this purpose:

a. ~~•~~ Financial management systems and practices.

b. ~~•~~ Sufficient financial resources to carry the project to completion.

c. ~~•~~ Financial statements and audits to determine the developer’s net worth, portfolio risk, pre-development funding, and liquidity.

G. 4. ~~Developer Profit and Return~~

ACTION TO BE TAKEN: The AAHC shall require that any profits or returns on the owner’s or developer’s investment are not excessive. At least 90 days before disbursement, the AAHC shall conduct an analysis that reviews profit expected to flow to the developer as operating cash flow from rental projects and any other professional fees being paid to the developer or related entities. The analysis shall focus on the following areas to determine

that developer fees, cash flow, equity appreciation, asset management fees, and profit associated with the project are reasonable: Developer fees and developer cash flow are also described in the Term Sheet below.

H. e. **Identity of Interest Roles**

1. i.—If the developer owns a construction company that will be working on the project, the AAHC shall determine that the profit and overhead of the contractor is reasonable.
 2. ii.—If the owner of a rental property assisted with AAHTF funds also operates a property management company contracted to service the property, the AAHC shall determine that the management fees are reasonable.
-

II. AAHTF LOAN AND UNDERWRITING GUIDELINES FOR PRESERVATION PROJECTS

A. Renovation Work Plan (Adaptive Reuse and Preservation Projects)

DOCUMENTATION: For projects including renovation, the Developer shall provide a narrative overview of the planned scope, how it will be implemented, a timeline, and the proposed project's Capital or Physical Needs Assessment.

ACTION TO BE TAKEN: The AAHC shall determine that the planned renovations and timeline are reasonable considering the property's needs.

B. Market Assessment

DOCUMENTATION: At least 90 days before disbursement, the Developer shall provide the latest rent roll and evidence of property waitlist.

ACTION TO BE TAKEN: The AAHC shall assess the current market demand in the area to confirm the need for the project and that the type and number of units in the project. Given the housing shortage in the City of Alameda, it is assumed that there will be high demand for housing in general. The goal is to encourage the projects that prioritizes current community needs for size, price, and other factors affecting the projects marketability.

C. Property Operations

DOCUMENTATION: For preservation projects, Developer shall submit a current year operating budget and the audited annual financial statements for the prior three years.

ACTION TO BE TAKEN: The AAHC shall determine that operations at the property are reasonable as provided.

D. Availability of Reserves

DOCUMENTATION: For preservation projects, Developers shall provide documentation of all replacement reserves at the proposed property.

ACTION TO BE TAKEN: The AAHC shall determine that the availability of reserves is not sufficient to cover planned renovations and are sufficient enough to maintain the property through operations post-renovation. The AAHC shall also confirm that the requirement minimum replacement reserve is deposited in the project accounts prior to loan closing. Please see Guidelines for replacement reserve requirements.

E. Developer Capacity Assessment: There are two elements of underwriting analysis related to the developer: 1) the experience and the capacity of the developer (including the staff and project team) to implement the project and 2) the fiscal soundness of the developer to meet its financial obligations and risks of the project. The AAHC shall use the following

procedures shall determine what constitutes acceptable experience and financial capacity of the developer based on the size, scope, and complexity of the project.

1. Experience

DOCUMENTATION: The Developer is required to provide information on their experience and provide references in the funding application including:

- f. Corporate or organizational experience of the developer.
- g. Experience of the staff assigned to the project and overall quality of the development team.
- h. Prior experience of the developer's team members compared to their roles in the proposed project.
- i. Skills and capacity including property management, asset management, service provision (as applicable), and financing.
- j. Demonstration that the developer owns/operates a minimum of two 100% affordable developments in the City of Alameda.

ACTION TO BE TAKEN: The AAHC shall consider prior experience and the current capacity of the developer and determine if the developer has the technical and managerial experience, knowledge, and skills to successfully complete the development.

2. Developer Financial Capacity – The following elements shall be analyzed to determine developer financial capacity:

ACTION TO BE TAKEN: The AAHC will review the following information taken from the developer's operating pro forma and information provided in the funding application (audit, references, prior projects) to determine that the developer's experience and financial capacity are adequate to implement the project and meet financial obligations and risks of the project. The following information will be analyzed for this purpose:

- a. Financial management systems and practices.
- b. Sufficient financial resources to carry the project to completion.
- c. Financial statements and audits to determine the developer's net worth, portfolio risk, pre-development funding, and liquidity.

F. Developer Profit & Return

ACTION TO BE TAKEN: The AAHC shall require that any profits or returns on the owner's or developer's investment are not excessive. At least 90 days before disbursement, the AAHC shall conduct an analysis that reviews

profit expected to flow to the developer as operating cash flow from rental projects and any other professional fees being paid to the developer or related entities. The analysis shall focus on the following areas to determine that developer fees, cash flow, asset management fees, and profit associated with the project are reasonable: Developer fees and developer cash flow are also described in the Term Sheet below.

G. Identity of Interest Roles

1. If the developer owns a construction company that will be working on the project, the AAHC shall determine that the profit and overhead of the contractor is reasonable.
2. If the owner of a rental property assisted with AAHTF funds also operates a property management company contracted to service the property, the AAHC shall determine that the management fees are reasonable.

ATTACHMENT II

Alameda Affordable Housing Trust Fund Term Sheet

I. **Loan Terms -**

a. AAHTF funds used to provide construction loans and/or deferred payment permanent financing loans shall be at simple interest rates of no higher than 3 percent per annum, for payment of predevelopment costs, acquisition, or construction of Eligible Projects.

b. AAHTF funds shall be repaid from 75% of residual receipts, or as shared pro rata with other soft lenders as agreed upon at the sole discretion of the AAHTF. construction loan close.

c. AAHTF funds shall be provided on a minimum 55-year term.

II. **Regulatory Agreement -** Target set aside amounts and other restrictions are as follows:

a. Initial loans (up to \$10,000,000 as approved on 7/21/21, including the Letters of Intent for future/potential LHTF match funding)

- i. Extremely low-income (at or below 30% of AMI): Minimum target is 30% of AAHTF funds.
- ii. Lower-income (no more than 60% of AMI): Up to 70% of AAHTF funds.
- iii. Each project and each AAHTF loan must serve these affordability restrictions on its own.

b. Future loans/Projects - Each loan and new construction and adaptive reuse project must serve these affordability restrictions on its own.

- i. Extremely low-income (at or below 30% of AMI): minimum target is 30% of AAHTF funds.
- ii. Moderate-income (between 80%-120% of AMI) – No more than 20% of AAHTF funds or units, whichever is lower.
- iii. All other units must be lower income – household income income restrictions at or below 80% of AMI.-

iv. New construction and adaptive reuse projects with AAHTF loans over \$2.5million must commit all units to AAHTF affordability restrictions.

c. Future loans/Projects - Each preservation project must serve these affordability restrictions on its own.

a. All funded units must be lower income – income restrictions at or below 80% of AMI.

- b. Preservation projects shall have one deed-restricted unit at 80% AMI for every \$500,000 in AAHTF loan funds committed to the project. Restricted units shall be evenly distributed across all unit sizes and calculated by regulating the smallest units first. These AAHTF units shall be permitted to float to similar unit sizes.
- c. AAHTF Staff shall annually track the amount of funds going towards each of the income levels to ensure compliance with State HCD LHTF Program. Availability of funds for preservations projects will be subject to these requirements and the amount of matching funds AAHTF is able to provide.

III. **Security and Equity requirements** - Permanent financing shall be secured by a deed of trust against the land or a security agreement against physical improvements. A promissory note may be used for pre- development costs for up to 100% of the local portion of the loan. There must be at least 10% equity in the property after completion of a project. This value may be established by AAHTF staff and/or an appraiser. Exceptions may be approved by the Board of Directors.

IV. **AAHTF Loan Fees** - The AAHTF will charge tax credit projects a legal closing cost fee of \$25,000 and reserves the right to charge additional fees for financial review (up to \$5,000) and construction cost review (\$5,000). For non-tax credit syndication projects, the AAHTF will charge a legal closing fee of \$10,000. In addition, the AAHTF will charge a loan fee of up to 5% of total loan proceeds, payable at construction loan closing.

V. **Debt Coverage and Cash Flow requirements** ~~The development-~~ Tax credit and adaptive reuse projects should demonstrate a debt service coverage ratio for any amortizing debt of no more than 1.15 unless a greater ratio is needed to demonstrate positive cash flow through year 15 (this alternative is only available to supportive housing projects). At its sole discretion, the Board of Directors may require that the development show positive cash flow through year 20. -

VI. **Senior and Junior loan types** - The development may have only one senior lender, although a Tranche A and B loan structure is available for developments with project-based Section 8 contracts. -The senior lender should be an experienced affordable housing lender procured through a competitive bid process. The senior loan must have a term longer than or coterminous with the initial tax credit period. Any junior lender must be a soft lender whose loans have terms similar to the AAHTF, i.e., 3% soft interest and minimum 55-year term, unless they agree to be completely subordinate to the AAHTF loan. -The AAHTF loan may share lien priority with other soft lenders, at the sole discretion of the AAHTF, and may share residual receipts *pari passu* with other soft lenders.

VII. Contingency requirements --

~~VII.a.~~ New construction projects must have no more than 10% contingency at construction loan closing, although they may carry additional contingency during the predevelopment phase (not to exceed 12%).

b. Preservation and adaptive reuse projects must have no more than 15% contingency at construction loan closing, although, they may carry additional contingency during the predevelopment phase (not to exceed 18%).

VIII. **Vacancy terms** - In general, all projects should show a 5% vacancy rate, and supportive housing and special needs developments should use a 10% vacancy rate. A blended rate is possible for developments that have a mix of units.

IX. **Reserve deposits and ~~Uses~~uses** –

a. Adequate replacement reserve deposits. ~~The~~For tax credit projects, the minimum required replacement reserve deposits will align with the published reserve requirements of either the California Tax Credit Allocation Committee or California Housing and Community Development as applicable. Non-tax credit projects with existing mortgages, pending staff review and approval that existing reserves are sufficient, no additional reserves will be required. Non-tax credit projects, without existing mortgages, shall demonstrate a replacement reserve in the amount of \$10,000 per unit at the time of funding. Reserve use in excess of \$50,000 in occurrence or per year requires prior written approval by the AAHTF.

b. Required capitalized operating reserve. ~~The~~For new construction, adaptive reuse, and preservation projects exceeding \$5 million in total development costs, the minimum required capitalized operating reserve will align with the published operating reserve requirements of either the California Tax Credit Allocation Committee or California Housing and Community Development as applicable. ~~Reserve use in excess of \$50,000 in occurrence or per year requires prior written approval by the AAHTF.~~

X. Developer Fees and developer cash flow

~~X.a.~~ For LIHTC projects, the developer fee may not exceed the limits established by the awarding state or federal agencies. The developer fees must reflect the local market and shall be reviewed with respect to the following:

1. The scope and complexity of the project.
2. The size of the project.
3. The relative risk the developer is taking.
4. The fees that are regularly and customarily allowed in similar programs and projects.
5. Other fees the project is generating for the developer and its related entities.
6. Cash-Flow – Reasonableness of net cash flow assumptions and distribution of same to developer/owner and lenders.

b. For non-LIHTC projects, the developer fee may not exceed 10% of total development costs.

XI. Minimum loan size

~~a. For non-LIHTC preservation projects, The smallest loan that may be requested is \$250,000. Loans less than \$500,000 shall still have one restricted per Section II.B.~~

AAHC Board of Directors Meeting

March 15, 2023

Item 6.A

Attachment 2

From:

Cc: [Ombudsman](#)

Subject: RE: The Housing Authority of the City of Alameda (AHA) seeks comments on the Alameda Affordable Housing Trust Fund (AAHTF) Guidelines

Date: Thursday, February 23, 2023 8:52:00 AM

Attachments: [image001.png](#)

Hello, Ms. Sanders,

Thank you for your comments. Your comments will be provided to our Board of Directors.

I would also like to clarify that the Housing Authority of the County of Alameda and Housing Authority of the City of Alameda are two different entities. We only operate in the City of Alameda ourselves. I am sorry if you have had challenges with other agencies.

If you are on the City of Alameda list, I recommend that you contact our Ombudsman, who can help you check your status and provide other support. Josh Altieri can be reached at Ombudsman@alamedahsg.org.

We appreciate your comments.

Sylvia Martinez
Director of Housing Development
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501
d: (510) 747-4343



From:

Sent: Wednesday, February 22, 2023 6:12 PM

To: Sylvia Martinez <smartinez@alamedahsg.org>

Subject: The Housing Authority of the City of Alameda (AHA) seeks comments on the Alameda Affordable Housing Trust Fund (AAHTF) Guidelines

[External Email]

Communications and Updated Contact Information

I was contacted in 2020 or 2019 after Signing Up for Alameda Housing List 10 years Prior.

Only to Finally actually receive this Notification after my Deadline Date to Respond.

And Alameda County Housing Authority DENIED my Appeal!

Which inadvertently threw a Disabled Elderly Taxpayers into the Street to Live!

Simply, because during this 10 year period my Health Declined and I was without a source of Income or Mailing Address.

Had Annual or Semi Annual Notices been issued via email.

Then I and so many others who have had this same experience could have maintained contact!

There has to be a Better Way!

Still Homeless,
Deirdre Sanders

From: [Gervaze Joseph](#)
To: [Sylvia Martinez](#)
Subject: Thank you, indeed, on the Alameda Affordable Housing Trust Fund
Date: Tuesday, February 28, 2023 4:41:30 PM

[External Email]

Thank you, Sylvia Martinez, for taking time to afford me clarity --- 'very much appreciated.

Allow me to offer the below perspective.

I'm originally from Washington, D.C. In addition to having once been a homeowner, I also have been a homeless veteran as well, now a renter living in quite humble circumstances. Nevertheless, I do wield an able perception about house and home from an experiential perception. Too, I find that a consequential many if not most housing planners, legislators, and policy makers lack acumen for the matters ado with housing; they too often lack first-hand experience and do not know the apt questions needed to be asked, ay -- most are and have always been homeowners; many of these -- landowners. Few are they who know the strike and strain and heartbreak of being without or if once having, then losing it all in toto. I find that this tendency proves evident in particular at the congressional level, and for sure at the federal cabinet and state levels of law- and policy making.

In this accord, having been and alas again a renter, I shall share this. From what I absorbed of what you sent, I can readily see that what comments I would offer to your mission does not go directly to the matters centered on Funding as the attachment outlines. Thus, I do not undertake to waste your time or that of anyone within the AHA networks. Indeed, the technical aspects alone as are outlined prove, say, a little "above my paygrade." Rather, my focus addresses curiosities and suggestions on housing as would be proffered by a member of the public, not those of you who toil inside the AHA.

There exists one feature, however, that does pique my attention, on which the Alameda Affordable Housing Trust Fund Guidelines attachment touches. This is an item featured in **Chapter 5**, titled Distribution and Use of Housing Trust Fund Assets, line item **4**, titled "Types of projects in which the AAHTF shall invest include,"

in subsection **4b**. To wit: "**Conversion of market rate units to affordable housing units, only if the units are less than three years old.**"

Of why this portion should summon my attention is, I simply fancy that a 3-year-old measure seems so limiting a feature given that there exists such a high prevalence of critically needed housing extant in just Alameda County alone. Why the 3-year limit -- what? -- is such due to the likes of building codes, for example?

Here's why I ask and say this all. Last year I spoke with the Gallagher & Lindsey

(G&L) Manager and later a representative of the AHA. My question to the **G&L** directly was -- *is G&L amenable to the administering and upkeep involved with sustaining subsidized rentals*, to which the manager responded with a resounding Yes.

I reckon, if one has and had already sustained his or her rental lease hitherto now, then to seek eligibility now under the AMI guidelines would prove a **win-win** for all concerned -- without undergoing all the strike and strain of procuring, administering and then sustaining completely new rentals and fresh new construction, all of which is good, of course, but---

In other words -- also **Use What You Have already should be a principle** factored into the values so that there follows an equation with which to operate. In doing so Alameda will not descend in terms of the caliber of people that it attracts by carrying in this way but, in fact, proves sure to raise the octave and the standard of living on the entire island. In the military troopers learn the imperative, to improvise.

What? -- with Alameda County's population setting at +/- 1,700,000 people as of 2022, surely to accord the best advantage to each applicant proves superb. Meanwhile, AHA will have all along continued with its funding, planning, and administration protocols.

'Seems to me, as an outsider, that for the sake of AHA, the landlord, and the leasee, this view proves economic in terms of time, facility and building/construction resources, and financing. To that end, the otherwise bureaucracy that everyone undergoes is now mitigated by a considerable percentage, not only in terms of dollar costs but in the proper use of everyone's natural energy tides, minimizing anxieties, stress, and thus infirmity -- considerably.

All right, I leave off here.

gervaze joseph