

**Housing Authority of  
the City of Fresno**

Fresno, California

**Comprehensive Annual Financial Report**

Year Ended

December 31, 2020



**HOUSING AUTHORITY OF THE CITY OF FRESNO**

**Comprehensive Annual Financial Report**

**For the Year Ended December 31, 2020**

Issued by  
Accounting & Finance Department

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**Fresno, California**  
**Year Ended December 31, 2020**  
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**Housing Authority of  
the City of Fresno**  
Fresno, California

***Introductory Section:***

Letter of Transmittal

Organizational Chart

List of Principal Officials



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September 30, 2021

Members of the Board of Commissioners of  
the Housing Authority of the City of Fresno:

We are pleased to present the Comprehensive Annual Financial Report for the Housing Authority of the City of Fresno (Agency) for the year ended December 31, 2020. This report is prepared in conformance with standards of financial reporting as established by the Governmental Accounting Standards Board and the Government Finance Officers Association. The U.S. Department of Housing and Urban Development (HUD) requires that all public housing authorities publish within nine months after the fiscal year end, financial statements presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). The agency's financial statements have been audited by CohnReznick LLP, a firm of licensed independent auditors. The purpose of the independent audit is to provide reasonable assurance that the audited financial statements are free from material misstatement. The auditors issued an unmodified opinion on the Housing Authority of the City of Fresno's financial statements for the year ended December 31, 2020. The data presented in this report is the responsibility of the management of Agency. To the best of our knowledge and belief, the data presented is accurate in all material aspects and is presented in a manner designed to fairly state the financial position and results of operations of the Agency. All disclosures necessary have been included to enable the reader to gain an understanding of Agency's financial affairs. As required by GAAP, management has provided a narrative introduction, overview and analysis to complement the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This transmittal letter is designed to complement the MD&A and should be read in conjunction with it. The Agency's MD&A can be found immediately following the Independent Auditor's Report.

### **Government Overview**

The Housing Authority of the City of Fresno was established by a resolution of the Fresno City Council on March 14, 1940. Agency was founded under the Health and Safety Code of the State of California and the United States Housing Act of 1937, and is governed by a seven-member Board of Commissioners appointed by the Mayor of the City of Fresno, where five members are appointed to four-year terms, and two members, also residents of the Agency's housing program, are appointed to two-year terms. The Housing Authority of the City of Fresno has been operating in conjunction with the Housing

Authority of Fresno County since 1995 under a Joint Exercise of Powers Agreement, which authorizes the two agencies to pool resources and cooperate on designated projects of mutual interest. Collectively known as Fresno Housing (FH), the two housing authorities serve Fresno County under a variety of programs with the mission to create and sustain vibrant communities.

Fresno Housing's mission is accomplished by administering a number of programs developed by HUD, including the Public Housing Program, the Section 8 Housing Choice Voucher Program and the Project Based Section 8 Program. FH's primary source of funding comes from HUD, who has direct responsibility for administering housing program under the Housing Act of 1937. FH also receives funding from the U.S. Department of Agriculture's Rural Development Program to provide farm labor housing in the City of Fresno. In addition to these federal programs, FH has established various instrumentalities, affiliates and partnerships to explore and develop innovative methods for offering housing opportunities to low and moderate income residents of Fresno County. Altogether, FH provides affordable housing to more than 40,000 of Fresno's lowest-income families, elderly, veterans, and persons with disabilities, making FH the County's largest provider of affordable housing.

### **Economic Condition and Outlook**

Over these past seven decades, Fresno Housing has been flexible in adhering to complex and demanding government mandates, while continuously attempting to meet the housing needs of Fresno's diverse communities. As FH looks to the future, FH continue to consider ways to advance affordable housing opportunities by growing programs strategically, by maximizing the potential of its resources – increasing its effectiveness and expanding its capacity – and by responding appropriately to the specific issues facing the ever-changing communities of Fresno County.

Congressional housing legislation and the Federal budget affect the FH more than local economic factors. FH's primary source of funding is HUD. As with most housing authorities, a majority of FH's operating and capital funding comes from federal sources in the form of operating subsidies, capital grant funds and Section 8 Housing Assistance Payments (HAP). In FY 2020, HUD and other federal agencies provided approximately 86% of the Agency's total operating revenues. For the Public Housing program, housing authorities receive operating subsidies in accordance with an operating subsidy funding formula. In general, the calculated subsidy amount is the difference between an estimate of operating costs minus an estimate of income from rents. Operating subsidies are subject to annual appropriation by Congress. In 2020, the Public Housing program was funded at 96.6% of eligibility. Funding for Section 8 was prorated at 99.5% for HAP and 80.2% of eligibility for administrative fees.

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) was signed into law. The CARES Act provided funding to prevent, prepare for, and respond to the COVID-19 pandemic including for public housing agencies to maintain normal operations and take other necessary actions while programs were impacted by COVID-19. Housing Authority of the City of Fresno received \$3.1 million dollars of Supplemental Cares Act Funding for the Housing Choice Voucher and Public Housing Programs.

## Major Initiatives

Fresno Housing envisions an engaged community, where all residents have access to quality housing that contributes to vibrant neighborhoods, and where all residents are empowered to achieve their educational and economic goals. Fresno Housing continues to focus on four primary strategies, as it works toward its broad, community-building mission and vision.

- **Place.** Develop and maintain quality affordable housing for low-income residents throughout the County.
- **People.** Design, implement, and sustain exceptional programs that invest in residents and program participants to become self-fulfilled through an array of educational, employment, and economic platforms.
- **Partnership.** Lead, encourage, and build partnerships with local, regional, and national organizations to promote policies that build community that increase and enhance affordable housing options, and that provide programs that reflect and support the diverse needs to housing participants.
- **Public.** Generate public will to address the housing needs to low-income households in Fresno, and throughout California, by contributing to effective national and statewide advocacy efforts and by implementing programs that educate and encourage residents of County of Fresno to have a voice in housing and civic issues.

It is FH's mission to serve the residents of Fresno by developing and expanding the availability of quality affordable housing options throughout the County by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents. Over the past decade, FH has been one of the most productive affordable housing developers in the Central Valley, building and renovating over 2,200 units and bringing close to \$510 million dollars of private investment to Fresno County. These efforts are mainly accomplished through the Low-Income Housing Tax Credit Program (LIHTC) and HUD's Rental Assistance Demonstration (RAD). These two programs allow FH to leverage public and private debt and equity in order to construct and/or rehabilitate affordable housing stock.

The Agency's 2019-2020 Strategic Goals included developing and expanding the availability of quality housing, balancing new construction and renovation while investing in existing and new neighborhoods. In 2020, FH acquired a five-unit complex at 466 N. Roosevelt Avenue to rehabilitate and improve the property. After rehabilitation and stabilization of property operations, staff will seek out permanent financing to be supported by the cash flow of the property.

In 2020, FH began construction of the Monarch at Chinatown housing development in Fresno, CA. The project consists of fifty-seven (57) units mixed-use multifamily complex with commercial space on the first floor. The project was financed with \$15 million of LIHTC financing, as well as investments from CalHFA, City of Fresno and Fresno Housing. Construction is currently underway and is expected to be completed in August 2022.

FH began construction of Villages at Broadway project. The project consists of twenty-six (26) units of permanent supportive housing with case management in partnership with County of Fresno Department of Behavioral Health. The project was financed with \$10 million of LIHTC financing, as well as investments from CalHFA, HCD and Fresno Housing. Construction is expected to be completed by Q4 2021.

Additionally, FH began construction of the Alegre Commons project. The project consists of forty-two (42) units of new construction in the City of Fresno and will provide multifamily and permanent supportive housing. FH partnered with The Fresno County Department of Behavioral Health, who will serve as the Services Provider at the project. The project was financed with \$18 million of LIHTC financing, as well as investments from CalHFA, HCD and Fresno Housing. Construction is expected to be completed by Q2 2022.

In 2020, the State of California Department of Housing and Community Development (HCD) implemented and administered Project Homekey. This new program utilized \$550 million of Coronavirus Relief and \$50 million of State Funds. The goal of the program is to protect Californians experiencing homelessness or at-risk of becoming homeless and who are at high risk for serious illness and are impacted by COVID-19. In August 2020, staff submitted four applications to the HCD Project Homekey for the acquisitions of four motels along the Parkway Drive corridor- Motel 99, Days Inn, Welcome Inn and Parkside Inn, which were subsequently awarded in late November 2020. Homekey awards included funding for acquisition, repairs and maintenance and select properties received some operating assistance for the first two years of operation. In partnership with City of Fresno, Fresno County, Turning Point, FH began the work to revitalize Parkway Drive Corridor.

Other on-going, FH initiatives include a Landlord Outreach Program, Workforce Development Pilot, Research, Program Evaluation, and Analysis, the California Avenue Neighborhood Plan, Diversity Equity and Inclusion Plan, and a Resident Safety Program.

## **Financial Information**

Fresno Housing's management is responsible for establishing and maintain a proper internal control structure to safeguard its assets and ensure accounting data is accurately presented in conformance with GAAP. FH has designed its internal control structure to provide reasonable, but not absolute, assurances that these objectives are met. The concept of reasonable assurance recognizes that: (1) the costs of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgment by management.

As a recipient of federal awards, FH is responsible for ensuring that adequate internal controls are in place to provide compliance with applicable laws, regulations, contracts and grants related to those programs. These internal controls are subject to periodic evaluation by management, and their independent auditors. As part of FH's single audit, the adequacy of internal controls are tested, including that portion related to federal award programs, as well as FH's compliance with applicable laws, regulations, contracts and

grants. The FH's single audit for the year ended December 31, 2020 found no instances of material weakness in the internal controls. Reports were prepared for this purpose and are included in this financial report in the Single Audit Section.

FH exercises budgetary controls over all programs through a variety of internal control mechanisms. Automated systems allow checking for purchases against expenditure budgets and accounts. Secondary budgetary control is maintained by the encumbrance of estimated purchase amounts and contracts prior to releasing payments on the purchase orders. Third is an automated inquiry system, which allows the user to look up account information to check budgets and detailed charges against budgets. Budget to actual reports are presented to the FH Board and management for all FH programs on a monthly basis.

### **Awards**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded the Certificate for Achievement for Excellence in Financial Reporting to Fresno Housing of the City of Fresno for its Comprehensive Annual Financial Report for the year ended December 31, 2019. This was the first year that the FH has achieved this prestigious award. A Certificate of Achievement for Excellence in Financial Reporting is valid for a period of one year. FH believes that our current comprehensive annual financial reporting continues to meet the GFOA's requirement and FH intends to submit its financial report for the year ended December 31, 2020 to the GFOA for award consideration.

### **Acknowledgements**

Preparation of the Comprehensive Annual Financial Report is made possible through the dedicated service of the entire staff of the Accounting & Finance Department. Our sincere appreciation is extended to the management and staff of CohnReznick, LLP who provided the necessary professional auditing services and technical assistance.

In closing, without the leadership and support of the members of the Boards of Commissioners, preparation of this report would not have been made possible.

Respectfully Submitted,

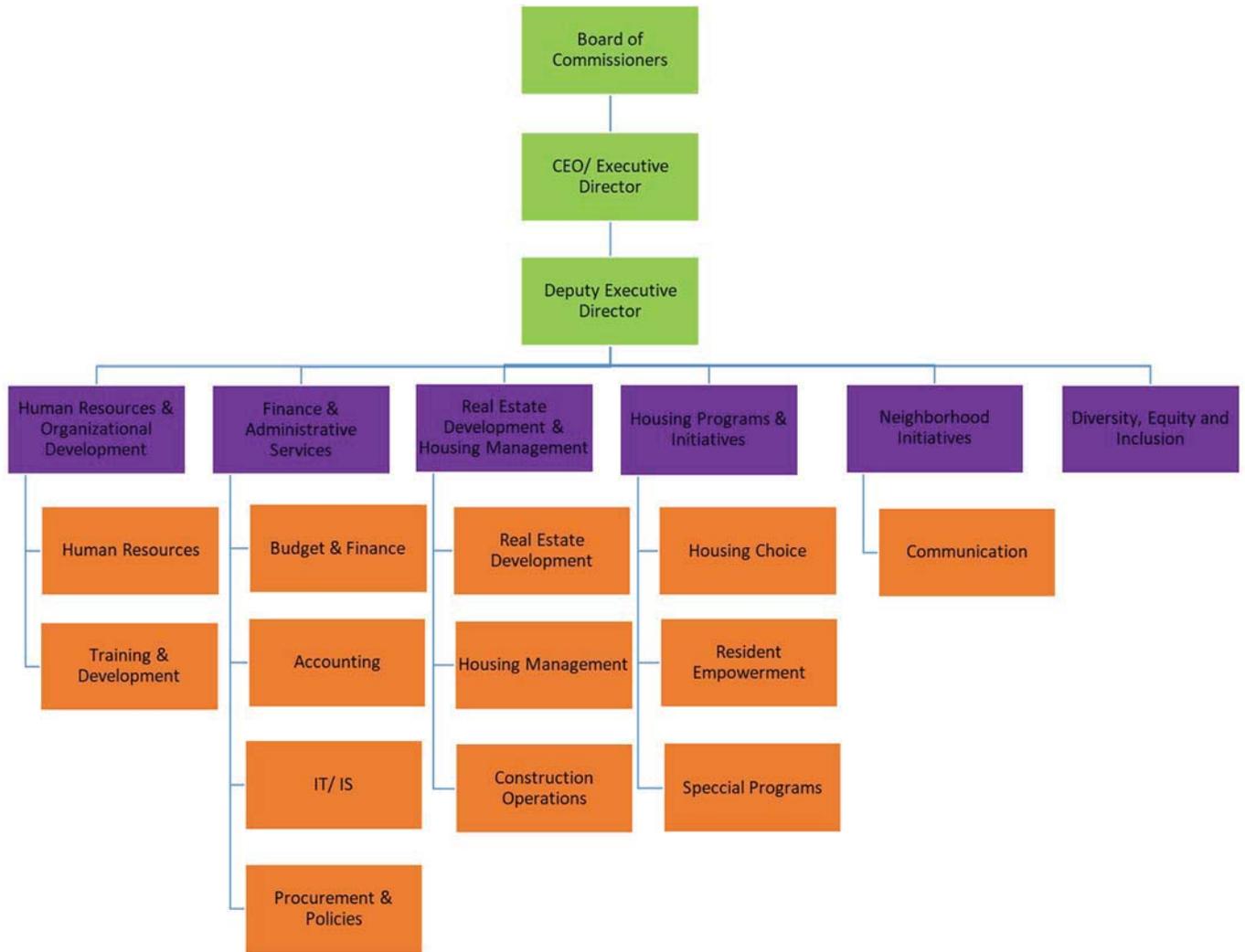


Angelina Nguyen  
Interim CEO/Executive Director



Tracewell Hanrahan  
Deputy Executive Director

**Housing Authority of the City of Fresno**  
**Organizational Chart**  
**December 31, 2020**



**Housing Authority of the City of Fresno**  
**List of Principal Officials**  
**December 31, 2020**

***Board of Commissioners:***

Adrian Jones  
Chairperson

Caine Christensen  
Vice-Chairperson

Stacy Vaillancourt  
Commissioner

Sabrina Kelley  
Commissioner

Sharon Williams  
Commissioner

Ruby Yanez  
Commissioner

Vacant  
Commissioner

***Management:***

Angelina Nguyen  
Interim CEO/ Executive Director

Tracewell Hanrahan  
Deputy Executive Director

Marc' Bady  
Chief Diversity Officer

Emily De La Guerra  
Chief Business Officer

Michael Duarte  
Chief Real Estate Officer

Jeff Cardell  
Director of Human Resources



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**Housing Authority of the City of Fresno  
California**

For its Comprehensive Annual  
Financial Report  
For the Fiscal Year Ended

December 31, 2019

*Christopher P. Morrill*

Executive Director/CEO

## Independent Auditor's Report

To the Board of Commissioners  
Housing Authority of the City of Fresno

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Fresno (the "Agency") as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

### *Management's Responsibility for the Financial Statements*

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

### *Auditor's Responsibility*

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

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

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

### *Opinion*

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Housing Authority of the City of Fresno as of December 31, 2020, and the changes in its financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### *Other Matters*

#### *Required Supplementary Information*

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

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The introductory section, the Schedule of Modernization Costs for Completed Projects, the Financial Data Schedule required by the U.S. Department of Housing and Urban Development ("HUD") listed in the table of contents as other supplementary information, and the statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Schedule of Modernization Costs for Completed Projects and the Financial Data Schedule required by HUD listed in the table of contents as other supplementary information are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedule and the Schedule of Modernization Costs

for Completed Projects listed in the table of contents as other supplementary information are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

*Other Reporting Required by Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 30, 2021, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency'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 Agency's internal control over financial reporting and compliance.



Sacramento, California  
September 30, 2021

**Housing Authority of the City of Fresno  
Management’s Discussion and Analysis  
Year Ended December 31, 2020**

***Introduction***

This narrative overview and analysis of the Housing Authority of the City of Fresno’s (the “Agency”) performance through December 31, 2020, is provided as a supplement to the Agency’s year-end financial statements. Please read it in conjunction with the basic financial statements and the notes to the basic financial statements.

**Overview of the Basic Financial Statements**

The Agency’s Basic Financial Statements consist of the following:

- Statement of Net Position
- Statement of Revenues, Expenses and Changes in Net Position
- Statement of Cash Flows
- Notes to the Basic Financial Statements
- Required Supplementary Information
- Other Supplementary Information

The Agency, like other governmental and quasi-governmental entities, uses fund accounting to ensure and demonstrate compliance with funding-related requirements. The funds are combined in a Proprietary Fund, which is a single “enterprise fund” with “business-type” activities intended to recover all or a portion of their costs through fees and charges for services. The Proprietary Fund presents the activities of the Agency as a whole.

The specific financial activities of the Agency have been presented within the following:

- The Statement of Net Position includes all of the Agency’s assets and deferred outflows of resources (DOR) and liabilities and deferred inflows of resources (DIR), with the difference between the two reported as the net position. Assets and liabilities are presented in the order of liquidity and are classified as “current” (convertible to cash within one year) and “non-current”. This statement also provides a basis of measuring the liquidity and financial flexibility of the Agency. Over time, increases or decreases in net position will serve as a useful indicator of whether the Agency’s financial health is improving or deteriorating.
- The Statement of Revenue, Expenses, and Changes in Net Position reports the Agency’s revenues by source and its expenses by category to substantiate the changes in net position for the year. This statement measures the success of the Agency’s operations over the past year.
- The Statement of Cash Flows reports how the Agency’s cash was provided and used during the year. It also provides information about the Agency’s operating, investing, and financing activities, and can be used to reconcile cash balances at December 31, 2020 and 2019. Fundamentally, this statement shows where cash came from, how cash was used, and what the change in cash was during the year.

- The Notes to Basic Financial Statements provide additional information that is integral to a full understanding of the Basic Financial Statements. The Notes to the Basic Financial Statements can be found in this report after the Basic Financial Statements.
- Required Supplementary Information includes the Schedule of Changes in Net Pension Liability and Related Ratios and the Schedule of Pension Plan Contributions, is required by the Governmental Accounting Standards Boards and are presented to supplement the basic financial statements.
- Supplemental Information includes the Schedule of Modernization costs for completed projects and the Financial Data Schedules, which are submitted to U.S. Department of Housing and Urban Development’s (HUD) Real Estate Assessment Center (REAC) online system.

## Financial Analysis

The purpose of the statement of net position is to give the financial statement readers a snapshot of the fiscal condition of the Agency at a certain point in time. It presents end of the year data for assets and DOR, liabilities and DIR and net position (assets/DOR minus liabilities/DIR).

Statement of Net Position is summarized in the table below:

### Statement of Net Position

	December 31,		Increase (Decrease)	Percentage Change
	2020	2019		
<b>Assets</b>				
Current Assets	\$ 15,218,217	\$ 10,121,074	\$ 5,097,143	50.36%
Restricted Assets	1,002,366	740,220	262,146	35.41%
Capital Assets, Net of Accumulated Depreciation	18,264,641	17,194,274	1,070,367	6.23%
Other Assets	78,964,720	74,924,464	4,040,256	5.39%
Total Assets	113,449,944	102,980,032	10,469,912	10.17%
Deferred Outflows of Resources	1,604,473	2,051,068	(446,595)	-21.77%
Total Assets and Deferred Outflows of Resources	\$ 115,054,417	\$ 105,031,100	\$ 10,023,317	9.54%
<b>Liabilities</b>				
Current Liabilities	\$ 8,800,774	\$ 6,951,914	\$ 1,848,860	26.59%
Non-Current Liabilities	22,996,843	22,003,756	993,087	4.51%
Total Liabilities	31,797,617	28,955,670	2,841,947	9.81%
Deferred Inflows of Resources	37,682	273,151	(235,469)	-86.20%
Total Liabilities and Deferred Inflows of Resources	31,835,299	29,228,821	2,606,478	8.92%
<b>Net Position</b>				
Net Investment in Capital Assets	4,180,635	2,967,619	1,213,016	40.88%
Restricted Net Position	708,261	471,147	237,114	50.33%
Unrestricted Net Position	78,330,222	72,363,513	5,966,709	8.25%
Total Net Position	83,219,118	75,802,279	7,416,839	9.78%
Total Liabilities, Deferred Inflows, and Net Position	\$ 115,054,417	\$ 105,031,100	\$ 10,023,317	9.54%

Total assets of the Agency at December 31, 2020, and 2019 amounted to \$115 million and \$105 million, respectively.

The significant components of current assets are cash and cash equivalents, and receivables from tenants and related parties and HUD and local government. Restricted assets are cash and cash equivalents that are restricted for explicit purposes, like federal programs or project-specific reserves. Capital assets include land, land improvements, leasehold improvements, structures, construction in progress, and equipment. All capital assets, except for land and construction in progress, are shown net of accumulated depreciation. Other assets include long-term notes receivables, interest receivable, assets held for sale and investments in joint ventures. The principal changes in assets from December 31, 2019 to December 31, 2020 were increases in current assets, increases in capital assets and increases in other assets. The increase in cash was mostly due to supplemental funding disbursed to federal housing programs under the Coronavirus Aid, Relief and Economic Security (CARES) Act. The increase in other assets was mainly attributable to loans made to Doragon @ Chinatown and Villages at Barstow.

Total liabilities of the Agency were \$31.8 million and \$28.9 million at December 31, 2020 and 2019, respectively. Current liabilities include short-term accounts payable, accrued liabilities, current portions of long-term debt, and unearned revenue. The increase in current liabilities by \$1.8 million was mainly attributable to the increase in amounts due to the Housing Authority of Fresno County and administrative fees for the Housing Choice Voucher (HCV) program due to HUD. Non-current liabilities increased from \$22 million in 2019 to \$22.9 million in 2020 mainly due to the GASB 68 requirements for accounting and reporting of pension liabilities. The pension liability represents the difference between the Agency's total pension liability and the current plan assets calculated at fair value. See Note 18 in the Notes to the Basic Financial Statements for more information.

Net position represents the Agency's equity, a portion of which is restricted for certain uses. Net position is divided into the following three categories:

- Invested in capital assets, net of related debt and depreciation: Amounts on this line are the Agency's equity in land, structures, construction in progress, and equipment, net of related capital debt outstanding and accumulated depreciation.
- Restricted net position: These are assets subject to external limitations, and can be based on use, purpose, and/or time.
- Unrestricted net position: These resources are available for any use that is lawful and prudent based on the Agency's stated mission, and/or strategic plans.

The Agency's net position increased by 9.78% during the year from \$75.8 million in 2019 to \$83.2 million in 2020.

#### Statement of Revenues, Expenses and Changes in Net Position

The purpose of the statement of revenues, expenses, and changes in net position is to present the operating and non-operating revenues earned by the Agency, the operating and non-operating expenses incurred, and other gains or losses of the Agency. This statement presents a glimpse into the financial activity that occurred from January 1, 2020 to December 31, 2020.

Operating revenues are the amounts received for providing housing services. This revenue can either come from tenants as rental payments, subsidy from the U.S. Department of Housing and Urban Development (HUD), developer fee revenue, or as grant revenue from another funding sources. Non-operating revenues/expenses are earned/incurred when goods or services are not a part of normal business activity,

for example, interest income or interest expense. Operating expenses are those costs incurred to maintain the housing units or to provide other services to our clientele. Capital contributions represent revenues earned from HUD for public housing capital repairs and rehabilitation.

Statement of Revenues, Expenses and Changes in Net Position is summarized in the table below:

	December 31,		Increase (Decrease)	Percentage Change
	2020	2019		
Operating Revenues				
Rental Income and Other	\$ 7,919,274	\$ 8,624,801	\$ (705,527)	-8.18%
Grant Revenue	89,560,779	61,767,643	27,793,136	45.00%
Total Operating Revenues	<u>97,480,053</u>	<u>70,392,444</u>	<u>27,087,609</u>	<u>38.48%</u>
Operating Expenses	<u>94,750,208</u>	<u>72,656,850</u>	<u>22,093,358</u>	<u>30.41%</u>
Operating Income/(Loss)	<u>2,729,845</u>	<u>(2,264,406)</u>	<u>4,994,251</u>	<u>-220.55%</u>
Non-Operating Revenues/(Expenses)				
Interest Income	1,158,382	1,152,230	6,152	0.53%
Other Revenue	680,928	3,001,523	(2,320,595)	-77.31%
Total Non-Operating Revenues/(Expenses)	<u>1,839,310</u>	<u>4,153,753</u>	<u>(2,314,443)</u>	<u>-55.72%</u>
Net Income/(Loss) before Capital Contributions	<u>4,569,155</u>	<u>1,889,347</u>	<u>2,679,808</u>	<u>141.84%</u>
Capital & Equity Contributions/(Distributions)	<u>2,847,684</u>	<u>-</u>	<u>2,847,684</u>	<u>100.00%</u>
Increase/(Decrease) in Net Position	<u>7,416,839</u>	<u>1,889,347</u>	<u>5,527,492</u>	<u>292.56%</u>
Net Position, Beginning of Year	75,802,279	73,898,914	1,903,365	2.58%
Prior Period Adjustment	-	14,018	(14,018)	-100.00%
Net Position, Beginning of Year as Restated	<u>75,802,279</u>	<u>73,912,932</u>	<u>1,889,347</u>	<u>2.56%</u>
Net Position, End of Year	<u>\$ 83,219,118</u>	<u>\$ 75,802,279</u>	<u>\$ 7,416,839</u>	<u>9.78%</u>

The preceding Statement of Revenues, Expenses and Changes in Net Position reflects the year ended December 31, 2020, compared to the year ended December 31, 2019. Overall, operating revenues increased by 38.48%, or \$27 million, from 2019 to 2020; operating expenses increased by 30.41% or 22 million from 2019 to 2020; non-operating revenues decreased by \$2.3 million from 2019 to 2020. Capital & equity contributions increased by \$2.8 million, from 2019 to 2020. These changes lead to a total increase in net position of \$7.4 million from December 31, 2019 to December 31, 2020. Explanations of the primary reasons for these changes are as follows:

- The increase in operating revenues is attributable to receipts of CARES Act funds which include supplemental administrative fees to the HCV, Mainstream programs and supplemental Public Housing Operating Funds. In addition, the awards received from HCD were for the Homekey program to provide refuge for individuals or families at risk of experiencing homelessness impacted by COVID-19.
- The net increase in operating expenses was mainly attributable the Homekey grants passed through to Silvercrest, Inc. as the subrecipient to complete the acquisition and renovations of the properties.
- The net decrease in non-operating revenues/ (expenses) was mainly attributable to the absence of gain from disposition of capital assets that was recorded in 2019.
- The increase in capital and equity contribution was mainly due to HUD capital grants drawn for the Rental Assistance Demonstration (RAD) investment projects and capital related activities.

## Capital Assets

The table below shows the Agency's capital assets, net of accumulated depreciation and amortization, at December 31, 2020, and 2019.

	December 31,		Increase (Decrease)	Percentage Change
	2020	2019		
Land	\$ 2,669,425	\$ 2,519,425	150,000	5.95%
Structures	10,680,567	10,050,088	630,479	6.27%
Equipment	611,043	514,372	96,671	18.79%
Construction in Progress	4,303,606	4,110,389	193,217	4.70%
Total Capital Assets, Net	<u>\$ 18,264,641</u>	<u>\$ 17,194,274</u>	<u>\$ 1,070,367</u>	<u>6.23%</u>

Overall, the Agency's capital assets increased by \$1 million during 2020, attributable to purchase of assets. See Note 7 in the Notes to the Basic Financial Statements for more information.

## Debt Administration

The table below shows the Agency's outstanding debt at December 31, 2020 and 2019. Short-term borrowings include inter-fund loans between programs, between the City & County Housing Authorities, or between component units of the Agency. Notes payable- non-related parties include loans and mortgages with external entities. Notes payable- related parties includes loans from joint ventures and Agency-sponsored limited partnerships.

	December 31,		Increase (Decrease)	Percentage Change
	2020	2019		
Short Term Borrowings (Interfund)	\$ 1,128,277	\$ 1,157,327	\$ (29,050)	-2.51%
Notes Payable - Non-Related Parties	9,198,993	9,482,584	(283,591)	-2.99%
Notes Payable - Related Parties	6,254,045	5,582,908	671,137	12.02%
Total Debt	<u>\$ 16,581,315</u>	<u>\$ 16,222,819</u>	<u>\$ 358,496</u>	<u>2.21%</u>

The Notes Payable increased by \$0.3 million during the year mostly due to increase in various short-term pre-development loans from HRFC.

More detailed information about the debt and notes payable is presented in the notes to the financial statements at Note 11.

## **Economic Factors Affecting the Agency's Future**

The majority of the Agency's funding comes HUD in the form of Section 8 housing assistance payments, Public Housing operating subsidies, Capital Fund grants, and other smaller grants. Over the past decade, Congress and the federal government have continued to cut housing subsidies due to changes in budget priorities. These funding reductions continue to have an impact on the Agency's economic position because federal subsidies make up a majority of the Agency's revenue and, there still is significant uncertainty about future funding levels. The Agency continues to explore alternative funding options to lessen our federal dependency through development activities and pursuit of other grants; however, HUD will most likely continue to be a major funding source over the foreseeable future.

As we look forward, the near-term forecast for low-income housing programs continues to be unchanged, requiring the Agency to operate with less federal funding while continuing to provide high quality,

affordable housing that promotes safe and vibrant communities. The Agency has been swift to respond to changes in federal limitations, both programmatically and financially. We have responded by implementing changes designed to reduce costs with the least effect on services. We have been adamant that despite funding cuts, we would continue to maintain housing for existing residents and voucher participants. As a result, the Agency is better poised to weather additional funding cuts without further capacity reductions.

While we acknowledge the challenges, and face political, economic and public health realities head-on, we remain committed more than ever to our mission of creating and sustaining vibrant communities across the City of Fresno. Our strategy for accomplishing this includes: developing and maintaining quality affordable housing for low-income individuals throughout the City of Fresno; implementing exceptional programs that invest in our residents; encouraging partnerships with local, regional and national organizations to build the Fresno community; and generating public will to address the housing needs of low-income individuals. We are confident our strategy will allow us to attain these goals and strengthen the Agency's ability to address the housing and quality-of-life challenges facing Fresno, both now and in the future.

### **Requests for Information**

This financial report is designed to provide a general overview of the Agency's finances to demonstrate the Agency's accountability for the money it receives. For questions about this report or requests for additional financial information, please contact the individual below.

Emily De La Guerra  
Chief Business Officer  
1331 Fulton Street  
Fresno, CA 93721  
Phone: (559) 457-4266

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**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**Fresno, California**

**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2020**

**ASSETS AND DEFERRED OUTFLOWS**

**Unrestricted Current Assets**

Cash and Cash Equivalents	\$ 12,350,256
Accounts Receivable - Tenants, Net of Allowance for Doubtful Accounts of \$2,045	89,685
Miscellaneous Receivables, Net of Allowance for Uncollectable Accounts of \$60,086	517,738
Due From Other Governments	1,089,984
Due From Related Parties	823,797
Prepaid Expenses	346,757
<b>Total Unrestricted Current Assets</b>	<b>15,218,217</b>

**Restricted Current Assets**

Restricted Cash	1,002,366
<b>Total Restricted Current Assets</b>	<b>1,002,366</b>
<b>Total Current Assets</b>	<b>16,220,583</b>

**Non-Current Assets**

**Capital Assets**

Capital Assets - Not being depreciated	6,973,031
Capital Assets - Depreciable, Net of Accumulated Depreciation of \$41,268,682	11,291,610
<b>Total Capital Assets, Net</b>	<b>18,264,641</b>

**Other Non-Current Assets**

Notes Receivable From Related Parties, Net of allowance for doubtful accounts of \$0	32,492,026
Notes Receivable From Non-related Parties, Net of allowance for doubtful accounts of \$0	317,595
Interest Receivable From Related Parties, Net of allowance for doubtful accounts of \$1,064,284	6,433,981
Interest Receivable - Non-related Parties	1,456
Investments In Joint Ventures	37,990,926
Assets Held For Sale	1,728,736
<b>Total Other Non-Current Assets</b>	<b>78,964,720</b>
<b>Total Non-current Assets</b>	<b>97,229,361</b>
<b>Total Assets</b>	<b>113,449,944</b>

**Deferred Outflow of Resources - Pension Related**

	1,604,473
<b>Total Deferred Outflow of Resources</b>	<b>1,604,473</b>
<b>Total Assets and Deferred Outflows</b>	<b>\$ 115,054,417</b>

See accompanying notes to the basic financial statements

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**Fresno, California**

**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2020**  
**(continued)**

**LIABILITIES, DEFERRED INFLOWS AND NET POSITION**

**Current Liabilities**

Vendors and Contractors Payable	\$	746,608
Accrued Salaries		412,388
Accrued Compensated Absences		534,596
Resident Security Deposits		287,709
Due To Other Governments		426,700
Due To Related Parties		1,772,806
Other Current Liabilities - Related Parties		31,171
Other Current Liabilities - Non-Related Parties		547,516
Notes Payable - Related Parties		3,789,014
Notes Payable - Non-Related Parties		232,056
Unearned Revenue		20,210
<b>Total Current Liabilities</b>		<b><u>8,800,774</u></b>

**Non-Current Liabilities**

Notes Payable - Related Parties		2,465,031
Notes Payable - Non-related Parties		8,966,937
Accrued Interest Payable		917,318
Accrued Compensated Absences		284,193
Other Accrued Non-current Liabilities		70,008
Net Pension Liability		10,293,356
<b>Total Non-Current Liabilities</b>		<b><u>22,996,843</u></b>
<b>Total Liabilities</b>		<b><u>31,797,617</u></b>

**Deferred Inflows of Resources - Pension Related**

		<u>37,682</u>
<b>Total Deferred Inflows of Resources</b>		<b><u>37,682</u></b>
<b>Total Liabilities and Deferred Inflows</b>		<b><u>31,835,299</u></b>

**Net Position**

Net Investment in Capital Assets		4,180,635
Restricted for:		
Housing Assistance Payments		579,733
Other Externally Required Reserves		128,528
Unrestricted		78,330,222
<b>Total Net Position</b>		<b><u>83,219,118</u></b>
<b>Total Liabilities, Deferred Inflows and Net Position</b>		<b><u>\$ 115,054,417</u></b>

See accompanying notes to the basic financial statements

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**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**Fresno, California**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**

<b>Operating Revenues</b>	
Rental Revenue	3,589,612
Fee Revenue	656,836
HUD Grants	64,119,949
Other Governmental Grants	25,440,830
Other Revenue	1,882,065
Developer Fee Revenue	1,790,761
<b>Total Operating Revenues</b>	<b><u>97,480,053</u></b>
<b>Operating Expenses</b>	
Administrative Expense	35,194,011
Tenant Services Expense	1,743,436
Utilities Expense	931,390
Maintenance & Operations Expense	2,194,738
Protective Services Expense	319,291
Insurance Expense	290,287
General Expense	1,998,590
Housing Assistance Payments	50,591,829
Depreciation	1,486,636
<b>Total Operating Expenses</b>	<b><u>94,750,208</u></b>
<b>Operating Income (Loss)</b>	<b><u>2,729,845</u></b>
<b>Non-Operating Revenues (Expenses)</b>	
Interest Revenue, Unrestricted	33,051
Interest Revenue, Restricted	2,697
Interest Revenue on Notes Receivable	1,477,406
Interest Expense	(354,772)
Fraud Recovery	7,348
Share of Joint Venture Net Income	676,893
(Loss) from Disposition of Capital Assets	(3,313)
<b>Total Non-Operating Revenues</b>	<b><u>1,839,310</u></b>
<b>Income Before Contributions and Transfers</b>	<b><u>4,569,155</u></b>
<b>Capital Contributions</b>	<b><u>2,847,684</u></b>
<b>Increase (Decrease) in Net Position</b>	<b><u>7,416,839</u></b>
<b>Net Position, Beginning of Year</b>	<b><u>75,802,279</u></b>
<b>Net Position, End of Year</b>	<b><u>\$ 83,219,118</u></b>

See accompanying notes to the basic financial statements

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**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**Fresno, California**

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**

**Cash Flows From Operating Activities:**

Cash Received from Tenants	\$ 3,548,079
Cash Received from Others	4,284,415
Cash Paid to Employees for Services	(13,505,280)
Cash Paid for Goods and Services	(27,422,284)
Cash Received from Operating Grants	93,166,436
Cash Paid for Housing Assistance	(50,591,829)
	(50,591,829)

Net Cash Provided by Operating Activities 9,479,537

**Cash Flows From Capital and Related Financing Activities:**

Payments Made for Rehabilitation of AHS	(124,324)
Acquisition of Capital Assets	(2,560,316)
Principal Paid on Long Term Debt - Related Parties	(1,527,617)
Principal Proceeds on Long Term Debt - Related Parties	2,198,753
Principal Paid on Long Term Debt - Non - Related Parties	(359,941)
Principal Proceeds on Long Term Debt - Non - Related Parties	76,351
Interest Paid on Long Term Debt	(202,151)
	(202,151)

Net Cash Used for Capital and Related Financing Activities (2,499,245)

**Cash Flows from Noncapital Financing Activities:**

Issuance of Notes Receivable	(2,495,000)
Principal Received on Issuance of Notes Receivable	80,827
Repayments and Interest Received on Notes Receivable	652,539
	652,539

Net Cash Used for Noncapital Financing Activities (1,761,634)

**Cash Flows From Investing Activities:**

Interest Received From Investments	35,748
------------------------------------	--------

Net Cash Provided By Investing Activities 35,748

Net Increase to Cash and Cash Equivalents	5,254,406
Cash and Cash Equivalents at Beginning of Year	8,098,216
Cash and Cash Equivalents at End of Year	\$ 13,352,622

**Reconciliation of Cash and Cash Equivalents Per Statement of Net Position  
to Cash and Cash Equivalents Per Statement Of Cash Flows:**

Cash and Cash Equivalents	\$ 12,350,256
Restricted Cash	1,002,366
Cash at End of Year	\$ 13,352,622

See accompanying notes to the basic financial statements

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**Fresno, California**

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**  
**(Continued)**

**Reconciliation of Change in Net Position to Net**

**Cash Provided By (Used For) Operating Activities:**

Operating Income (Loss)	\$	2,729,845
Adjustments to Reconcile Change in Net Position to		
Net Cash Provided By (Used For) Operating Activities:		
Depreciation		1,486,636
Fraud Recovery		7,348
(Increase) Decrease in Accounts Receivable - Tenants		(41,533)
(Increase) Decrease in Accounts Receivable - Other		(74,013)
(Increase) Decrease in Due From Other Governments		2,429,309
(Increase) Decrease in Due From Related Parties		341,919
(Increase) Decrease in Prepaid Insurance		87,120
(Increase) Decrease in Deferred Outflows		446,595
Increase (Decrease) in Accounts Payable - Vendors		210,696
Increase (Decrease) in Due To Related Parties		497,032
Increase (Decrease) in Accrued Salaries		184,158
Increase (Decrease) in Accrued Compensated Absences		32,099
Increase (Decrease) in Other Accrued Liabilities		122,084
Increase (Decrease) in Accounts Payable - Other Governments		343,154
Increase (Decrease) in Deferred Revenue		(5,757)
Increase (Decrease) in Tenant Security Deposits Payable		21,419
Increase (Decrease) in Net Pension Liability		896,895
Increase (Decrease) in Deferred Inflows		(235,469)
Net Cash Provided by Operating Activities	\$	9,479,537

See accompanying notes to the basic financial statements

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**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**1) Summary of Significant Accounting Policies**

**a) General Purpose**

The Housing Authority of the City of Fresno, California (the Agency) is responsible for the development and implementation of certain housing programs and activities within the City of Fresno, California. The Agency provides housing to families under a variety of programs including conventional Low-Income Public Housing, Housing Choice Vouchers, Section 42 Low-Income Housing Tax Credits, Migrant Services, Farm Labor Housing, Emergency Housing, and others.

**b) Financial Reporting Entity**

The Agency was established by a resolution of the Fresno City Council on March 14, 1940. The Agency is governed by a seven-member Board of Commissioners appointed by the Mayor of the City of Fresno, where five members are appointed to four-year terms, and two members, also residents of the Agency's housing programs, are appointed to two-year terms.

As required by Generally Accepted Accounting Principles, these financial statements present the Agency and any component units. A component unit is an entity for which the primary government is considered to be financially accountable.

- The primary government is considered to be financially accountable for an organization if it appoints a voting majority of that organization's governing body, and (1) if the primary government is able to impose its will on that organization or (2) there is a potential for that organization to provide specific financial benefits to or impose specific financial burdens on the primary government.
- The primary government may also be considered financially accountable for an organization if that organization is fiscally dependent on the primary government (i.e., the organization is unable to approve or modify its budget, levy taxes or set rates/charges, or issue bonded debt without approval from the primary government).
- In certain cases, other organizations are included as component units if the nature and significance of their relationship with the primary government are such that their exclusion would cause the primary government's financial statements to be misleading or incomplete, even though the primary government is not considered financially accountable for that organization under the criteria previously described. A legally separate, tax exempt organization is reported as a component unit if (1) the economic resources received or held by the organization are entirely or almost entirely for the direct benefit of the primary government or its constituents; (2) the primary government is entitled to or has the ability to otherwise access a majority of the economic resources received or held by the organization; and (3) the economic resources received or held by the organization are significant to the primary government.

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

Component units must be classified as either “blended” or “discrete” in the primary government’s financial statements. A component unit is “blended” if the governing boards of the two organizations are substantially the same, or if the component unit provides services entirely or almost entirely to the primary government. Component units that do not meet either of these two criteria are considered “discrete”. The Agency has no discretely presented component units.

A brief description of the Agency’s blended component unit is as follows:

Pacific Gardens Enterprises, Inc. a California Corporation. In 2010, the Agency purchased 100% of the Corporation’s outstanding stock. Pacific Gardens Enterprises, Inc. consists of a 56-unit affordable housing project in the City of Fresno. In March 2011, the Agency entered into a Purchase and Sale Agreement with Pacific Garden, LP related to the building and improvements, and Ground Lease agreement related to the land and improvement. The Limited Partnership pays rent to the Corporation for the use of the land. Separate financial statements are not issued for Pacific Gardens Enterprises, Inc.

**c) Basis of Presentation**

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

The Agency has chosen to report its activity as one fund. The fund of the Agency is considered to be an enterprise fund. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Enterprise funds are also used when the governing body has decided that periodic determination of revenues earned, expenses incurred, or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

**d) Measurement Focus/Basis of Accounting**

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

The Agency’s operations are accounted for on an economic resources measurement focus using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recorded at the time liabilities are incurred.

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

When the Agency incurs an expense for which both restricted and unrestricted resources may be used, it is the Agency's policy to use restricted resources first and then unrestricted resources as needed.

**e) Cash and Cash Equivalents**

The Agency's cash and cash equivalents are considered to be cash on hand, demand deposits, and reserves for replacements with original maturities of three months or less from the date of acquisition that are not specifically restricted as to use.

**f) Restricted Cash**

Restricted Cash represents deposits to lender required replacement reserve and impound accounts, insurance reserve, program funding and security deposit.

**g) Assets Held for Sale**

Several of the Agency's funds administer homeownership programs. Assets held for sale consist of housing units set aside by the Agency for these homeownership programs. These assets are recorded at the Agency's cost to purchase the property or upon entering into a contract for sale, the estimated realizable value, if lower. See Note 10 for further discussion.

**h) Capital Assets**

Capital assets are defined by the Agency as assets with an initial, individual cost of \$5,000 or more and having an estimated useful life of greater than one year. All purchased capital assets are valued at historical cost. Contributed capital assets are recorded at acquisition value at the time received. Interest expense incurred during the development period is capitalized.

Capital assets acquired for proprietary funds are capitalized in the respective funds to which they apply. Depreciation of exhaustible capital assets used by proprietary funds is charged as an expense against operations, and accumulated depreciation is reported on the proprietary funds balance sheet. Depreciation has been provided over the estimated useful lives using the straight-line method of depreciation. Buildings are being depreciated over a useful life of thirty years, modernization costs over ten years, and dwelling and other equipment over five years.

Major outlay for capital assets are capitalized as projects are constructed. For certain projects that are intended to be sold or transferred, construction in progress remains capitalized in the financial statements until such sale or transfer occurs.

**i) Impairment of Capital Assets**

The Agency reviews its capital assets for impairment whenever events or changes in circumstances indicate that there has been a decline in service utility that is large in magnitude and outside of the

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

normal life cycle of the capital asset being evaluated. As of December 31, 2020, there has been no impairment of the capital assets.

**j) Accounts Receivable and Allowance for Doubtful Accounts**

Accounts receivable are stated net of an allowance for doubtful accounts. The Agency estimates an allowance based on an analysis of specific tenants, and landlord participants taking into consideration past due accounts and an assessment of the debtor's general ability to pay.

**k) Net Position**

Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets, including the interest due on the borrowing (excluding inter-fund borrowing). Net position is reported as restricted when there are limitations imposed on their use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

**l) Operating Revenue and Expenses**

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the Agency, these revenues are typically rental charges, developer revenue and operating grants. Operating expenses are necessary costs that have been incurred in order to provide the good or service that are the primary activity of the fund. All revenue and expenses not meeting these definitions are reported as non-operating revenue and expenses.

**m) Income Taxes**

The Agency is exempt from Federal Income and California Franchise Taxes except for taxable transactions incurred by Pacific Gardens Enterprises, Inc., which is a California corporation owned and operated by the Agency. The Agency files federal and state tax returns for the corporation.

**n) Grant Restrictions**

The Agency has received loans and grants from the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture, and the California Housing Finance Agency to build and improve housing projects. The grants require that only individuals and families that meet various income, age and employment standards be housed or aided.

Further, if the fund equity of the Agency's U.S. Department of Agriculture program exceeds certain levels, the payments on these notes must be increased.

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**o) Use of Estimates**

The financial statements are prepared in conformity with accounting principles generally accepted in the United States of America (GAAP), and accordingly, include amounts that are based on management's best estimates and judgments. Accordingly, actual results may differ from the estimates.

**p) Notes Receivable**

The accompanying financial statements reflect the recording of certain notes receivable that represent loans made to various parties, including related parties. In certain cases, the amount of collection is dependent upon future residual receipts to be generated by the property or contingent upon the ability of the owner to sell the property at an amount sufficient to pay all liens against the property, including the obligation to the Agency. Where reasonably estimable, an allowance for doubtful accounts has been recorded to reflect management's best estimate of likely losses associated with non-repayment. An estimate of any additional potential losses associated with non-repayment cannot be reasonably estimated at this time.

**q) Investments in Joint Ventures**

The Agency has investments in joint ventures that are owned, operated, or governed by two participants as a separate and specific activity subject to joint control, in which the participants retain (a) an ongoing financial interest or (b) an ongoing financial responsibility. See note 9 for further disclosure.

**r) Defined Benefit Pension Plan**

For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Agency's California Public Employee's Retirement System (CalPERS) Plan (the Plan) and additions to/deductions from the Plan'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 currently due and payable in accordance with the benefit terms. Pension plan investments are reported at fair value.

GAAP requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date (VD)	June 30, 2019
Measurement Date (MD)	June 30, 2020
Measurement Period (MP)	July 1, 2019 to June 30, 2020

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**s) 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, deferred outflows of resources, represents a consumption of net position that applies to future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until that time. The Agency has one item that qualifies for reporting in this category. Deferred Outflows- Pension Related.

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, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency has one item that qualifies for reporting in this category. Deferred Inflows- Pension Related.

**t) New Accounting Pronouncements**

During the year ended December 31, 2020, the Authority implemented the following new accounting standards issued by the GASB:

Statement No. 95, "Postponement of the Effective Dates of Certain Authoritative Guidance". GASB Statement No. 95 was effective immediately and postponed the effective dates of certain GASB Statements and Implementation Guides for one year from their respective original effective dates to provide relief to governments and other stakeholders in light of the COVID-19 pandemic. The adoption of this Statement provided for early adoption of any of the postponed GASB Statements and Implementation Guides.

The effective dates of certain provisions in the following pronouncements are postponed by one year:

- Statement No. 83, "Certain Asset Retirement Obligations"
- Statement No. 84, "Fiduciary Activities"
- Statement No. 88, "Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements"
- Statement No. 89, "Accounting for Interest Cost incurred before the End of a Construction Period"
- Statement No. 90, "Majority Equity Interests"
- Statement No. 91, "Conduit Debt Obligations"
- Statement No. 92, "Omnibus 2020"

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

- Statement No. 93, “Replacement of Interbank Offered Rates”

The effective dates of the following pronouncements are postponed by 18 months:

- Statement No. 87, “Leases”
- Implementation Guide No. 2019-3, “Leases”

The Authority is currently analyzing its accounting practices to determine the potential impact on the financial statements for the following GASB Statements:

- Statement No. 84, "Fiduciary Activities". GASB Statement No. 84 establishes criteria for identifying fiduciary activities of all state and local governments and clarifies whether and how business-type activities should report their fiduciary activities. The requirements of this Statement are effective for the Authority’s year ending December 31, 2021.
- Statement No. 87, "Leases". GASB Statement No. 87 requires that government lessees recognize a lease liability and an intangible asset representing the lessee’s right to use the leased asset and report in its financial statements amortization expense for using the leased asset for the shorter of the lease term or the useful life of the underlying asset, interest expense on the lease liability and note disclosures about the lease. The Statement also requires government lessors recognize a lease receivable and a deferred inflow of resources and continue to report the leased asset in its financial statements and report in its financial statements lease revenue, recognized over the term of the lease, corresponding with the reduction of the deferred inflow, interest income on the receivable and note disclosures about the lease. The requirements of this Statement are effective for the Authority’s year ending December 31, 2022.
- Statement No. 89, "Accounting for Interest Cost Incurred before the End of a Construction Period". GASB Statement 89 provides accounting requirements for interest cost incurred before the end of a construction period. It establishes guidance designed to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period. It also simplifies accounting for interest cost incurred before the end of a construction period. For financial statements prepared using the economic resources measurement focus, interest cost incurred before the end of a construction period should be recognized as an expense in the period in which the cost is incurred. Such interest cost should not be capitalized as part of the historical cost of a capital asset. For financial statements prepared using the current financial resources measurement focus, interest incurred before the end of a construction period should continue to be recognized as an expenditure on a basis consistent with governmental fund accounting principles. The requirements of this Statement are effective for the Authority’s year ending December 31, 2022.
- Statement No 90, "Majority Equity Interests". The primary objective of GASB No 90 is to improve the consistency and comparability of reporting a government’s majority equity

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interest in a legally separate organization and to improve the financial statements relevance for certain component units. It specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition as an investment. A majority equity interest that meets the definition of an investment should be measured using the equity method, unless it is held by a special- purpose government engaged only in fiduciary activities, a fiduciary fund, or an endowment or permanent fund. The requirements of this Statement are effective for the Authority's year ending December 31, 2021.

- Statement No 91, "Conduit Debt Obligations". The primary objectives of Statement No 91 are to provide a single method to report conduit debt obligations and to eliminate diversity in practice associated with commitments extended by issuers, arrangements associated with conduit debt obligations and related note disclosures. The requirements of this Statement are effective for the Authority's year ending December 31, 2023.
  
- Statement No. 92, "Omnibus 2020". GASB Statement No. 92 addresses a variety of topics including, among other things, Leases, Financial Reporting for Post-Employment Benefit Plans Other Than Pension Plans, Fiduciary Activities, Measurement of liabilities related to AROs. The requirements of this Statement are effective for the Authority's year ending December 31, 2022.
  
- Statement No. 93, "Replacement of Interbank Offered Rates". GASB Statement No. 93 assists state and local governments in the transition away from existing interbank offered rates (IBOR) to other reference rates because of global reference rate reform, wherein the London Interbank Offered Rate (LIBOR) is expected to cease to exist in its current form at the end of 2021. The objective of this Statement is to address implications that result from the replacement of an IBOR in Statement No. 53, Accounting and Financial Reporting for Derivative Instruments and Statement No. 87, Leases and other accounting and financial reporting implications. The removal of LIBOR as an appropriate benchmark interest rate in this Statement are effective for Authority's fiscal year ending June 30, 2023. All other requirements of this statement are effective for the Authority's year ending December 31, 2022.
  
- Statement No. 94, "Public-Private and Public-Public Partnerships and Availability Payment Arrangements". GASB Statement No. 94 establishes standards of accounting and financial reporting for Public-Private and Public-Public Partnerships (PPPs) and Availability Payment Arrangements (APAs). The requirements of this Statement are effective for Authority's year ending December 31, 2023.
  
- Statement No. 95, "Postponement of the Effective Dates of Certain Authoritative Guidance". The primary objective of this Statement is to provide temporary relief to governments and other stakeholders in light of the COVID-19 pandemic. That objective is accomplished by postponing the effective dates of certain provisions in Statements and Implementation Guides that first became effective or are scheduled to become effective for periods beginning after June 15, 2018, and later.

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- Statement No. 96, “Subscription-Based Information Technology Arrangements”. GASB Statement No. 96 establishes standards of accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users. Under this Statement, a government generally should recognize a right-to-use subscription asset, an intangible asset, and a corresponding subscription liability. The requirements of the Statement are effective for the Authority’s year ending December 31, 2023.
  
- Statement No. 97, "Certain Component Unit Criteria, and Accounting and Financial Reporting for internal Revenue Code Section 457 Deferred Compensation Plans - an Amendment of GFASB Statements No. 14 and No. 84, and a Supersession of GASB Statement No. 32”. The primary objectives of this Statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The requirements of this Statement that are related to the accounting and financial reporting for Section 457 plans are effective for fiscal years beginning after June 15, 2021.

**2) Cash and Cash Equivalents and Restricted Cash**

Cash and cash equivalents held by the Agency at December 31, 2020, was classified as follows in the accompanying Statement of Net Position:

Cash & Cash Equivalents	\$ 12,350,256
Restricted Cash	<u>1,002,366</u>
<b>Total Cash and Cash Equivalents</b>	<b><u><u>\$ 13,352,622</u></u></b>

Disclosure Related to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity its fair value will be to changes in market interest rates. In accordance with the Agency’s Investment Policy, the Agency manages its exposure to interest rate risks by purchasing a combination of shorter term and longer-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

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Disclosures Related to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization.

For the year ended December 31, 2020, the Agency did not maintain a significant equity position in investment pool activities. It is the policy of the Agency to invest only in highly rated securities to the extent practicable and where applicable by law.

Concentration of Credit Risk

The investment policy of the Agency contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. There are no investments in any one issuer (other than external investment pools) that represent 5% or more of the Agency's total investments.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The California Government Code and the Agency's Investment Policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits, other than the following provision for deposits: The California Government Code requires California banks and savings and loan associations to secure the Agency's deposits not covered by federal deposit insurance by pledging mortgages or government securities as collateral. The market value of mortgages must equal at least 150% of the face value of deposits. The market value of government securities must equal at least 110% of the face value of deposits. Such collateral must be held in the pledging bank's trust department in a separate depository in an account for the Agency.

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (broker-dealer, etc.) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the Agency's Investment Policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for investments. With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to a local government's indirect investment in securities through the use of mutual funds or government investment pools.

The Agency executed a "General Depository Agreement" with Wells Fargo on April 21, 2014. This agreement states that any portion of the Agency funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities prescribed by HUD. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulation.

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At December 31, 2020, \$132,399 of the Agency’s deposits with the California Housing Finance Agency (CHFA) Garland Gardens Housing Project were held uncollateralized. This amount is inclusive of tenant security deposits.

Pooled Cash and Cash Equivalents

The Agency’s cash and cash equivalents are pooled with the Housing Authority of the County of Fresno’s cash and cash equivalents. Income from the investment of the pooled cash is allocated to each Agency’s funds on a monthly basis, based on the average monthly balance of the fund as a percent of the average monthly total pooled cash balance.

**3) Restricted Cash**

Restricted cash consists of funds that cannot be disbursed by the Agency unless approval is obtained from another government agency, mortgage, or restrictions are released.

Cash held by the California Housing Finance Agency (CHFA) can only be used for major repairs or insurance on the associated project and upon receipt of prior written approval from CHFA. Cash held as replacement reserves for the USDA projects cannot be disbursed without the approval of the USDA Rural Economic and Community Development. The funds held by CHFA, excess HAP funds and the funds held for the replacement of the USDA program projects are also reported as restricted net position. The amounts held by the Agency on behalf of program participants, tenants and for future HAP payments not yet taken as revenue are also reported as payable from restricted assets. Details of restricted cash at December 31, 2020 are as follows:

<b>Cash Restricted for:</b>	<b>Cash Restriction</b>	<b>In Liabilities</b>	<b>In Restricted Net Position</b>
CHFA	\$ 132,400	\$ 3,872	\$ 128,528
HAP Funding	584,354	4,621	579,733
Tenant Security Deposits	285,612	285,612	-
<b>Total Restricted Cash</b>	<b>\$ 1,002,366</b>	<b>\$ 294,105</b>	<b>\$ 708,261</b>

**4) Accounts Receivable**

The Agency’s accounts receivable consists of related party receivables, grant program receivables, overpayment to landlords and tenant rent receivables. Accounts receivable are recorded net of allowance for doubtful accounts. Provisions for losses are charged to operations in amounts sufficient to maintain an allowance for losses at a level considered adequate to cover probable losses inherent to the Agency’s accounts receivable. The allowance for losses is based on management’s evaluation of the collectability of the receivables and historical loss experience.

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Accounts receivable as of December 31, 2020 consist of the following:

Accounts Receivable -Tenants, Net of Allowance for Doubtful Accounts of \$2,045	\$ 89,685
Miscellaneous Receivables, Net of Allowance for Uncollectable Accounts of \$60,086	517,738
<b>Total Accounts Receivable</b>	<b><u>\$ 607,423</u></b>

**5) Due from Other Governments**

Due from Other Governments as of December 31, 2020 consists of the following:

U.S. Department of HUD	\$ 1,005,656
Other	84,328
<b>Total Due from Other Governments</b>	<b><u>\$ 1,089,984</u></b>

**6) Due from Related Parties**

Due from Related Parties as of December 31, 2020 consists of the following:

Housing Self Insurance Corp	\$ 1,550
Limited Partnership	519,702
Silvercrest	302,545
<b>Total Due from Related Parties</b>	<b><u>\$ 823,797</u></b>

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**7) Capital Assets**

Changes in Capital Assets during the year ended December 31, 2020 were as follows:

	<u>Balance at 12/31/2019</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at 12/31/2020</u>
Capital assets not depreciated:				
Land	\$ 2,519,425	\$ 150,000	\$ -	\$ 2,669,425
Construction in progress	4,110,389	2,830,857	(2,637,640)	4,303,606
Total capital assets not depreciated	<u>6,629,814</u>	<u>2,980,857</u>	<u>(2,637,640)</u>	<u>6,973,031</u>
Capital assets being depreciated:				
Buildings & Improvements	48,890,132	2,029,332	-	50,919,464
Equipment / Software	1,535,297	193,793	(88,262)	1,640,828
Total capital assets being depreciated	<u>50,425,429</u>	<u>2,223,125</u>	<u>(88,262)</u>	<u>52,560,292</u>
Less accumulated depreciation for:				
Buildings	(38,840,044)	(1,398,853)	-	(40,238,897)
Equipment	(1,020,925)	(87,783)	78,923	(1,029,785)
Total accumulated depreciation	<u>(39,860,969)</u>	<u>(1,486,636)</u>	<u>78,923</u>	<u>(41,268,682)</u>
Total capital assets being depreciated, net	<u>10,564,460</u>	<u>736,489</u>	<u>(9,339)</u>	<u>11,291,610</u>
<b>Total Capital Assets, Net</b>	<b><u>\$ 17,194,274</u></b>	<b><u>\$ 3,717,346</u></b>	<b><u>\$ (2,646,979)</u></b>	<b><u>\$ 18,264,641</u></b>

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**8) Notes Receivable**

The following is a summary of changes in Notes Receivable during the year ended December 31, 2020.

	<u>Balance 12/31/2019</u>	<u>Additions</u>	<u>Payments</u>	<u>Balance 12/31/2020</u>	<u>Interest Receivable</u>
Non-Related Parties:					
City of Clovis	\$ 376,032	\$ -	\$ (58,437)	\$ 317,595	\$ 1,456
Total due from nonrelated parties	376,032	-	(58,437)	317,595	1,456
Related Parties:					
Better Opportunity Builders	125,000	-	-	125,000	-
Limited Partnerships:					
Fresno Edison II (Legacy Commons)	4,150,000	-	-	4,150,000	428,833
Fresno Pacific Gardens LP	2,738,430	-	-	2,738,430	1,392,293
Parc Grove Commons II	3,129,538	-	-	3,129,538	2,603,873
Renaissance at Alta Monte	400,000	-	-	400,000	-
Renaissance at Santa Clara	400,000	-	-	400,000	-
Renaissance at Santa Clara AHP	638,839	-	-	638,839	-
Renaissance at Trinity	400,000	-	-	400,000	-
Renaissance at Trinity - AHP Loan	200,000	-	-	200,000	-
Southeast Fresno RAD	10,623,924	-	(22,390)	10,601,534	1,194,318
Viking Village RAD	955,349	-	-	955,349	98,351
YEC Limited (HOPE VI)	6,258,336	-	-	6,258,336	715,021
Doragon @ Chinatown	-	1,045,000	-	1,045,000	-
Villages at Barstow	-	1,450,000	-	1,450,000	1,292
Total due from related parties	30,019,416	2,495,000	(22,390)	32,492,026	6,433,981
<b>Total</b>	<b>\$ 30,395,448</b>	<b>\$ 2,495,000</b>	<b>\$ (80,827)</b>	<b>\$ 32,809,621</b>	<b>\$ 6,435,437</b>

City of Clovis

The Agency has purchased a \$500,000 subordinate, multifamily housing revenue bond for the Silver Ridge at Clovis project. The bond was purchased with homebuyer reserve proceeds. The proceeds of the bond were used to develop an apartment complex for seniors in the City of Clovis. The bond matures September 1, 2040 and accrues interest at a rate of 1% per annum.

Annual principal and interest payments depend on the residual cash flows of the project. The availability of these cash flows to make future payments is unknown. At December 31, 2020, the outstanding principal balance was \$317,595 with accrued interest of \$1,456.

Better Opportunities Builders, Inc.

On September 18, 2008, the Agency has made a loan of \$125,000 to Better Opportunities Builders, Inc. (BOB). The loan is unsecured and interest free. No payments are due on this loan for 60 months after the date the Agency records the final release of construction covenants for the projects pursuant

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to the Disposition and Development Agreement (DDA). BOB is considered to be a related party of the Agency. The outstanding principal balance at December 31, 2020 was \$125,000.

Fresno Edison II, LP

On April 14, 2017, the Agency entered into two loan agreements with Fresno Edison II, LP to develop and construct Low-Income housing units. The first loan, Capital and Operating Fund Loan agreement for \$1,800,000 bears an interest rate of 4.0% compounded annually and with a maturity date of April 14, 2072. Principal and interest payable annually commencing on June 1, 2019 from available cash flow.

The second loan, HACF Disposition Funds Loan Agreement for \$2,350,000 bears an interest rate of 4.0% compounded annually with a maturity date of April 14, 2072 with principal and interest payable annually commencing on May 1, 2017 from available cash flow. The note is secured by, among other security, a subordinate lien mortgage covering the fee simple interest of the Partnership.

At December 31, 2020, the total outstanding principal balances for both loans was \$4,150,000 with accrued interest of \$428,833.

Fresno Pacific Gardens, LP

The Agency has authorized three loans to Fresno Pacific Gardens, LP, for the purpose of rehabilitation and construction of a mixed-income rental unit project composed of 55 rental units and one manager's unit known as Pacific Gardens on land owned by the Agency. All three loans are secured by a deed of trust of the development's property. Fresno Pacific Gardens LP is considered a related party of the Agency.

The first loan was authorized on March 14, 2011 for \$1,588,656. The loan bears an interest rate of 5.4625% compounded annually, with principal and interest payable annually commencing January 1, 2012 from available cash flow. The note is secured by the deed of trust of the development's property located in Fresno, California.

The second loan was also authorized on March 14, 2011 in the amount of \$599,774. The loan bears an interest rate of 5.4625% compounded annually, with principal and interest payable annually commencing January 1, 2012 from available cash flow after payment of the principal and interest due on the first loan.

The third loan was also authorized on March 14, 2011 in the amount of \$550,000. The loan bears an interest rate of 5.4625% compounded annually, with principal and interest payable annually commencing January 1, 2012 from available cash flow after payment of principal and interest due on the first and second loans.

At December 31, 2020, the outstanding principal balance for all three loans was \$2,738,430 with accrued interest of \$1,392,293.

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Parc Grove Commons II, LP

On January 27, 2010, the Agency authorized a loan to Parc Grove Commons II, LP, for \$5,322,730 for the development and construction of a mixed-income tax credit rental unit project comprised of 215 rental units of which 31 are Public Housing units. Interest accrues at a rate of 5%, compounded annually prior to construction completion and 7.5% compounded annually thereafter. The entire amount of principal and accrued interest for both notes is due and payable on February 1, 2065. The note is secured by the deed of trust of the development's property located in Fresno, California. At December 31, 2020, the outstanding principal balance was \$3,129,538 with accrued interest of \$2,603,873.

Renaissance at Alta Monte, LP

On December 13, 2011, the Agency entered into a loan agreement with Renaissance at Alta Monte, LP for an amount of \$400,000. This loan is secured by a Deed of Trust, bears interest at a simple rate of 7.5% during construction and 8.75% after construction completion. The loan matures on November 30, 2065. The loan is payable in annual amounts equal to 50% of the residual receipts as defined in the promissory note dated December 13, 2011. As of December 31, 2020, the outstanding principal was \$400,000. Accrued interest on the loan have been fully reserved as of December 31, 2020.

Renaissance at Santa Clara Street, LP

On December 1, 2010, the Agency entered into a loan agreement with Renaissance at Santa Clara Street, LP for an amount of \$400,000 (the "FH Loan"). The loan bears interest on the outstanding balance at 8.75%. The FH Loan is secured by a Deed of Trust, and matures on December 30, 2066. Beginning January 14, 2014, annual payments of interest and principal are due equal to 50% of the residual receipts, as defined in the Partnership Agreement. As of December 31, 2020, the outstanding principal balance on the FH Loan was \$400,000.

On November 14, 2014, the Agency entered into an AHP loan agreement with the partnership, for \$638,839 with a maturity date of June 1, 2068. The loan bears interest at 8.75% per annum. As of December 31, 2020, the outstanding principal on the AHP Loan was \$638,839.

The total principal recorded for both loans at December 31, 2020 was \$1,038,839. Accrued interest on both loans have been fully reserved as of December 31, 2020.

Fresno Renaissance at Trinity, LP

On December 1, 2010, the Agency authorized a loan of \$400,000 to Fresno Renaissance at Trinity, LP, for the purpose of financing a 21-unit low-income multifamily project known as Renaissance at Trinity. The loan bears no interest with payments due on or before the maturity date of November 30, 2065. The note is secured by a deed of trust of the development's property located in Fresno, California. The outstanding balance at December 31, 2020 was \$400,000.

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On December 1, 2010, the Agency entered into a loan agreement with Fresno Renaissance at Trinity, LP. The Agency was awarded a grant through the Affordable Housing Program (AHP) and these funds were in turn loaned to the Fresno Renaissance at Trinity, LP. The note bears no interest with principal payable upon completion of the project. The outstanding balance of the loan due from Fresno Renaissance at Trinity, LP at December 31, 2020 was \$200,000.

Southeast Fresno RAD, LP

On December 18, 2013, the Agency entered into a loan agreement with Southeast Fresno RAD, LP for \$6,377,000 to purchase three former public housing sites and rehabilitate into a 191-unit low-income multi-family project. The note bears an interest rate of 3.32% compounded annually, with principal and interest payable monthly commencing January 1, 2016 from available cash flow, as defined in the Partnership Agreement.

On December 18, 2013, the Agency entered into a second loan agreement with Southeast Fresno RAD, LP for \$5,000,000 for the purpose of redevelopment and rehabilitation of the above mentioned project. The note bears an interest rate of 4.0% compounded annually. Principal and interest payment will commence on January 1, 2015 from available cash flow as defined in the Partnership Agreement.

The outstanding principal balances for the two loans at December 31, 2020, were \$10,601,534 with accrued interest of \$1,194,318.

Viking Village RAD, LP

On March 18, 2014, the Agency entered into a Purchase Loan agreement with Viking Village Fresno RAD, LP for \$831,886 to sell certain property to rehabilitate into Low-Income housing units. The note bears a 3.32% interest compounded annually and with a maturity date of March 18, 2069. Principal is payable upon maturity and interest is payable from available cash flow.

On March 18, 2014, the Agency entered into a second loan agreement with Viking Village for \$917,387 for the rehabilitation of the above-mentioned property. The note bears a 3.36% interest compounded annually and with a maturity of March 18, 2069. Principal is payable upon maturity and interest is payable from available cash flow.

The outstanding principal balances for the two loans at December 31, 2020 was \$955,349 with accrued interest of \$98,351.

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YEC Limited

The Agency has authorized three loans to YEC Limited, a California Limited Partnership for the purpose of financing the development and construction of a 69-unit public housing development in Fresno, California known as Yosemite Village. The project received low-income housing tax credits through the California Tax Credit Allocation Committee and is intended for rental to low-income families.

The first loan was authorized on November 1, 2008 for \$990,000. This loan is secured by the deed of trust of the development's property. This loan and applicable interest, if any, is deferred until November 1, 2063.

The second loan was also authorized on November 1, 2008 for \$362,984 which was passed-through from an allocation of Replacement Housing Factor (RHF) funds provided by the U.S. Department of Housing and Urban Development (HUD). This loan is unsecured, non-interest bearing and is due November 1, 2063.

The third loan was authorized on November 6, 2009 for \$5,829,325. This loan is secured by the deed of trust of the development's property. This loan bears no interest and is deferred until November 1, 2063.

At December 31, 2020, the outstanding principal balances for all three loans was \$6,258,336 with accrued interest of \$715,021.

Doragon @ Chinatown

On August 1<sup>st</sup>, 2020, the Agency entered into an HAFC Capital Funds loan agreement with Doragon @ Chinatown, LP in the amount of \$1,045,000. The HACF (Cap Funds) Construction Deed of Trust, Security Agreement and Financing Statement secure the note. The note bears no interest and matures on September 30, 2077.

The outstanding principal balance for the loan at December 31, 2020 was \$1,045,000.

Villages at Barstow

On December 23, 2020, the Agency entered into a Loan agreement with The Villages at Barstow, LP, in the amount of \$1,450,000. The note is secured by, among other security, a subordinate lien mortgage or deed of trust. The note bears an interest rate of 4.00% per annum and matures on January 31, 2078. The outstanding principal balances for the loan at December 31, 2020 was \$1,450,000 with accrued interest of \$1,292.

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**9) Investment in Joint Ventures**

Investment in Joint Ventures as of December 31, 2020 consist of the following:

Joint Venture:	
Housing Relinquished Fund Corp	\$ 37,947,808
Housing Self-Insurance Corp	(91,242)
Villa Del Mar, Inc.	134,360
<b>Total Investments in Joint Venture</b>	<b><u>\$ 37,990,926</u></b>

Housing Relinquished Fund Corporation (HRFC) – This entity was created as a steward for the Housing Authority of the City and County of Fresno’s development and investment capital. HRFC’s Board of Directors is comprised of two members of the City Housing Authority and County Housing Authority’s Board of Commissioners. The Agency has a 65% equity interest in HRFC. HRFC does not issue separate financial statements. As of December 31, 2020, HRFC has total assets, liabilities and equity (deficit) of \$54,290,984, \$6,545,653 and \$47,745,331, respectively. For the year ended December 31, 2020, HRFC’s revenue and expenses were \$1,526,674 and \$107,616, respectively.

Housing Self Insurance Corporation (HSIC) – This entity was organized to provide additional security against a variety of insurable and non-insurable losses to include deductibles, payouts, settlements, and other related obligations. HSIC’s Board of Directors is comprised of two members of the City Housing Authority and County Housing Authority’s Board of Commissioners. The Agency has an 84% equity interest in HSIC. HSIC does not issue separate financial statements. As of December 31, 2020, HSIC has total assets, liabilities and equity (deficit) of \$234,302, \$2,550 and \$231,752, respectively. For the year ended December 31, 2020, HSIC’s revenue and expenses were \$0 and \$31,266, respectively.

Villa Del Mar, Inc. – This entity was created for purposes of ownership and management of the 48-unit Villa Del Mar affordable housing project in the City of Fresno. Villa Del Mar, Inc.’s Board of Directors is comprised of two members of the City Housing Authority and County Housing Authority Board of Commissioners. The Agency has a 50% equity interest in Villa Del Mar, Inc. Complete audited financial statements, when they become available, may be requested in writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. As of December 31, 2020, Villa Del Mar, Inc has total assets, liabilities and equity (deficit) of \$22,336, \$0 and \$22,336, respectively. For the year ended December 31, 2020, Villa De Mar, Inc’s revenue and expenses were \$17,236 and \$0, respectively.

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**10) Assets Held for Sale**

Assets held for sale consist of homes that are being developed using a variety of Federal, State, and local funds. The assets held for sale are recorded in the following funds as of December 31, 2020:

CalHFA Program	\$ 1,037,878
City Public Housing Program	415,842
Neighborhood Stabilization Program	<u>275,016</u>
<b>Total Asset Held for Sale</b>	<b><u>\$ 1,728,736</u></b>

The Agency used a portion of loans from the California Housing Finance Agency (CalHFA) HELP Program to purchase properties for use in future developments or for the future sale to program participants. The Agency purchased a parcel of land at a total cost of \$1,037,878 to be used for future development. At December 31, 2020, the carrying value of remaining asset held for sale was \$1,037,878.

In accordance with Section 5 of the Public Housing Act, the Agency sells single family homes to qualified low-income residents. At December 31, 2020, the book value of homes held for sale were \$415,842.

The purpose of the Neighborhood Stabilization Program is to purchase foreclosed homes through public auction, renovate the homes, and sell them to qualified low or moderate-income families. This program was funded by HUD, with the funds passed through the City of Fresno. As of December 31, 2020, the carrying value of remaining homes held for sale was \$275,016.

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**11) Long-Term Liabilities**

Changes in Long Term Liabilities during the year ended December 31, 2020 were as follows:

	<u>Balance 12/31/19</u>	<u>Additions</u>	<u>Payments/ Deletions</u>	<u>Balance 12/31/20</u>	<u>Due Within One Year</u>
<b>Notes Payable - Non-Related Parties:</b>					
U.S. Department of Agriculture					
Garland Gardens	\$ 219,120	\$ -	\$ (200,063)	\$ 19,057	\$ 19,057
City of Fresno - 844 S. Chance Ave	89,313	76,351	-	165,664	44,441
City of Fresno NSP 3	3,000,036	-	-	3,000,036	-
Santa Clara-AHP	638,839	-	-	638,839	-
Trinity-AHP	200,000	-	-	200,000	-
San Ramon Apts. CVC Bank	1,020,721	-	(14,600)	1,006,121	15,647
Mortgages					
Dayton Square	1,472,500	-	(49,626)	1,422,874	52,184
El Cortez Apartments	1,172,522	-	(39,483)	1,133,039	41,565
Woodside Apartments	1,669,533	-	(56,170)	1,613,363	59,162
	<b>9,482,584</b>	<b>76,351</b>	<b>(359,942)</b>	<b>9,198,993</b>	<b>232,056</b>
<b>Notes Payable - Related Parties:</b>					
P&CD (Pacific Garden Enterp.) to HRFC	1,340,894	-	-	1,340,894	-
P&CD (Various pre-dev) to HRFC	3,117,877	1,789,780	(1,527,616)	3,380,041	3,380,041
Helm Home to HRFC	872,040	-	-	872,040	-
Office Building to HRFC	154,000	-	-	154,000	-
LIPH (Townsend) to HRFC	98,097	-	-	98,097	-
Roosevelt Apartment to HRFC	-	408,973	-	408,973	408,973
	<b>5,582,908</b>	<b>2,198,753</b>	<b>(1,527,616)</b>	<b>6,254,045</b>	<b>3,789,014</b>
<b>Other Liabilities:</b>					
Interest Payable	764,697	440,884	(288,263)	917,318	-
Compensated Absences	786,690	775,699	(743,600)	818,789	534,596
Homebuyers Earned Payments	81,716	-	(11,708)	70,008	-
Net Pension Liability	9,396,461	896,895	-	10,293,356	-
	<b>11,029,564</b>	<b>2,113,478</b>	<b>(1,043,571)</b>	<b>12,099,471</b>	<b>534,596</b>
<b>Total Notes Payable</b>	<b>\$ 26,095,056</b>	<b>\$ 4,388,582</b>	<b>\$ (2,931,129)</b>	<b>\$ 27,552,509</b>	<b>\$ 4,555,666</b>

The following is a schedule of debt payment requirements to maturity for notes payable:

<b>Year Ending December 31</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2021	\$ 4,021,070	\$ 419,908	\$ 4,440,978
2022	729,906	279,462	1,009,368
2023	671,657	272,430	944,087
2024	525,341	264,706	790,047
2025	533,932	256,116	790,048
2026-2030	3,009,304	798,809	3,808,113
2031-2035	2,643,636	1,023,436	3,667,072
2036-2040	1,818,174	737,792	2,555,966
2041 & Beyond	1,500,018	629,405	2,129,423
	<b>\$ 15,453,038</b>	<b>\$ 4,682,064</b>	<b>\$ 20,135,102</b>

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Garland Gardens

The Agency entered into a note with the California Housing Finance Agency (Cal-HFA) on July 1, 1979 for \$2,406,600. The note accrues interest of 9.34% per annum, requires a monthly payment of \$19,196, and matured on January 1, 2021. At December 31, 2020, the outstanding principal balances were \$19,057. The loan was paid in full upon maturity.

City of Fresno NSP (Neighborhood Stabilization Program)

In October 2009, the Agency entered into an agreement with the City of Fresno to administer the Neighborhood Stabilization Program (NSP), a federal program that is being funded by HUD. The City of Fresno agreed to loan the Agency up to \$5,000,000 to purchase foreclosed homes through public auction, renovate the homes, and sell them to qualified low or moderate-income families. The Agency is responsible for executing the loans with the buyers. As the loans are repaid the Agency is to reimburse the City of Fresno. As of December 31, 2020, the outstanding balance was \$165,664.

In March 2013, the Agency entered into a Loan Agreement with the City of Fresno for \$1,800,000 to administer the Neighborhood Stabilization Program, a federal program funded by HUD. This loan is intended for the construction, rehabilitation, and/or preservation of project units and affordable housing units. In March 2014, an Amendment to the Agreement was made to increase the loan amount to \$3,000,000. This note carries a 2% simple annual interest rate. Current payment terms are based upon residual cash flow of the properties being funded with principal and interest payable 30 years from origination date. As of December 31, 2020, outstanding balances of this note was \$3,000,036.

Santa Clara-AHP

On November 14, 2014, the Agency entered into a promissory note with Mississippi Valley Company Bank in the amount of \$638,839 (the "AHP Loan") from funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program ("AHP"). Under the terms of the agreement, the AHP Loan bears no interests. The Agency has loaned the proceeds to 1555 Santa Clara Street, LP, a related party. See Note 8 for the Notes Receivable from 1555 Santa Clara related to this AHP loan. As of December 31, 2020, the outstanding principal balance was \$638,839.

Fresno Renaissance at Trinity-AHP

On February 25, 2013, the Agency entered into a promissory note with Bank of the West in the amount of \$200,000 from funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program ("AHP"). Under the terms of the agreement, the AHP Loan bears no interest. The Agency has loaned the proceeds to Fresno Renaissance at Trinity, LP, a related party. See Note 8 for the Notes Receivable from Fresno Renaissance at Trinity related to this AHP loan. As of December 31, 2020, the outstanding principal balance was \$200,000.

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San Ramon Apartments

On July 15, 2019, the Agency entered into a promissory note with Central Valley Community Bank in the amount of \$1,025,000. The fund was applied to the HRFC loan, which can be used on future affordable housing projects. The note accrues interest of 5.25% per annum and matures on July 15, 2029. At December 31, 2020, the outstanding principal balance was \$1,006,121.

Mortgages

On January 14, 2004, the Agency borrowed \$5,000,000 from the Bank of the West, with the purpose of refinancing the debt on three apartment complexes: El Cortez Apartments, Dayton Square, and Woodside Apartments. Each of the three loans is secured by each apartment complex. On March 20, 2014, the three mortgages were re-financed for \$4,589,657 at 4.25% interest rate and set to mature on January 5, 2024. As of December 31, 2020, the balances were the following:

	Principal	Monthly Payment	Due Within 1 Year
Dayton Square	\$ 1,422,874	\$ 9,378	\$ 52,184
El Cortez	1,133,039	7,470	41,565
Woodside Apartments	1,613,363	10,632	59,162
	<b>\$4,169,276</b>		<b>\$ 152,911</b>

Housing Relinquished Fund Corporation (HRFC)

On June 2, 2010, the Agency recorded in the Planning and Community Development fund a promissory note entered into with the HRFC for \$2,700,000 for the acquisition of 100% of the shares of Pacific Gardens Enterprises, Inc., the sole owner of Pacific Gardens Apartments located in Fresno, California. Payments for the loan are to be made from the eventual sale or refinancing of the apartment complex. The loan carries an interest rate of 5% per annum and is due upon sale or refinance of the complex. The outstanding principal balance at December 31, 2020 was \$1,340,894.

The predevelopment loans are made throughout the year. The loans carry an interest rate of 5% per annum and payments are to be made from the sale of properties. The outstanding balance at December 31, 2020 was \$3,380,041.

The Helm Home is located at 1749 L Street in Fresno, was purchased in March 2010 and is on the local register of historic sites. The loan carries an interest rate of 5% per annum and is due upon sale or refinance of the complex. The outstanding principal balance at December 31, 2020 was \$872,040.

The Agency entered into a promissory agreement with HRFC for \$154,000, a portion of the acquisition of the Central Office Building. This note bears no interest and is open ended with regard to payment. The outstanding principal balance on this note at December 31, 2020 was \$154,000.

On October 1, 2006, the Agency obtained a loan from HRFC for the purchase of the property at 3129 E. Townsend properties for \$98,097. The note bears no interest and the principal is payable upon sale of property. This property is currently in Assets Held for Sale.

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On October 2, 2020, the Agency obtained a loan from HRFC for the purchase of the property at 466 N. Roosevelt property for \$408,973. The note bears no interest and is open ended with regard to payment. The outstanding principal balance on this note at December 31, 2020 was \$408,973.

Compensated Absences Payable

It is the Agency’s policy to permit employees to accumulate earned but unused vacation leave, which will be paid to employees upon separation from the Agency’s service or used in future periods. The Agency permits employees to accumulate earned but unused sick leave which will be used in future periods, paid to the employee upon termination, or upon retirement. Except for the Executive Director who is entitled to 100% of the value of their sick leave upon request, employees are paid 25% of the value of their unused sick leave upon voluntary separation, and 50% upon retirement or death.

Employees are paid 100% of unused vacation leave upon separation of employment as provided in the applicable collective bargaining agreement and in accordance with the law.

As of December 31, 2020, accrued vacation and vested sick leave has been valued by the Agency at \$818,789, with the current portion due in the amount of \$534,596.

**12) Due to Other Governments**

Due to Other Governments as of December 31, 2020 consists of the following:

Payments in Lieu of Taxes	\$	90,563
U.S. Department of HUD		335,008
Other		1,129
<b>Total Due to Other Governments</b>	<b>\$</b>	<b><u>426,700</u></b>

**13) Due to Related Parties**

Due to Related Parties as of December 31, 2020 consist of the following:

Housing Authority of the County of Fresno	\$	1,769,447
Limited Partnerships		3,319
Silvercrest		40
<b>Total Due to Related Parties</b>	<b>\$</b>	<b><u>1,772,806</u></b>

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**14) Other Current Liabilities**

Other Current Liabilities as of December 31, 2020 consist of the following:

Payroll-Withholding Taxes, Benefits Payable	\$	219,105
Unclaimed Checks/ Refunds		163,681
Accrued Expenses		164,730
Others		31,171
<b>Total Other Current Liabilities</b>	<b>\$</b>	<b><u>578,687</u></b>

**15) Unearned Revenues**

Unearned Revenues as of December 31, 2020 consist of the following:

Prepaid Tenant Rents	\$	16,034
Other		4,176
<b>Total Unearned Revenues</b>	<b>\$</b>	<b><u>20,210</u></b>

**16) Deferred Compensation**

The Agency offers its employees a deferred compensation plan created in accordance with Internal Revenue Code 457. The plan, available to all permanent employees, permits them to defer a portion of their current salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. Annual contributions by a participant may not exceed \$19,500 established by IRS for 2020. Employees may also borrow against their deferred compensation account while employed under the deferred compensation loan program. The 401(a) Plan also provides an employer-matching contribution on amounts up to \$900 per employee to defer into the 457 plan. The employer contribution to the 457 plan amounted to \$92,262 for the year ended December 31, 2020. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are held in trust for the exclusive benefit of participants and their beneficiaries.

The Agency maintains two plans which are administered by Mass Mutual and the California Public Employees' Retirement System. These funds are not recorded as assets of the Agency since they are held in trust for the exclusive benefit of participants and their beneficiaries and are not subject to claims of the Agency's general creditors.

**17) Defined Benefit Pension Plan**

All qualified permanent and probationary employees are eligible to participate in the Local Government's Miscellaneous Plans, agent multiple-employer defined benefit pension plans administered by the California Public Employees' Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit

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provisions under the Plans are established by State statute and Local Government 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.

Plan's Major Benefit Options

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.

Shown below is a summary of the major optional benefits for which the agency has contracted.

Contract Package			
	Active Misc.	Active Misc.	Receiving Misc.
<b>Benefit Provision</b>			
Benefit Formula	2.0% @ 60	2.0% @ 62	
Social Security Coverage	Yes	Yes	
Full/Modified	Modified	Full	
Employee Contribution Rate	7.00%	6.25%	
Final Average Compensation Period	One Year	Three Year	
Sick Leave Credit	Yes	Yes	
Non-Industrial Disability	Standard	Standard	
Industrial Disability	No	No	
<b>Pre-Retirement Death Benefits</b>			
Optional Settlement 2W	No	No	
1959 Survivor Benefit Level	No	No	
Special	No	No	
Alternate (firefighters)	No	No	
<b>Post-Retirement Death Benefits</b>			
Lump Sum	\$500	\$500	\$500
Survivor Allowance (PRSA)	No	No	No
COLA	2%	2%	2%

Employees Covered:

Summary of Valuation Data (Counts)

	June 30, 2019
1 Active Members	106
2 Transferred Members	28
3 Terminated Members	90
4 Retired Members and Beneficiaries	107
5 Active to Retired Ratio [(1)/ (4)]	0.99

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Counts of members included in the valuation are counts of the records processed by the valuation. Multiple records may exist for those who have service in more than one valuation group. This does not result in double counting of liabilities.

Average Annual Benefits represents benefit amounts payable by this plan only. Some members may have service with another agency and would therefore have a larger total benefit than would be included as part of the average shown here.

Contribution Description

Section 20814(c) of the California Public Employees' Retirement Law (PERL) 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 CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as to member contribution requirements are classified as plan member contributions.

For the measurement period ended June 30, 2020, the average active employee contribution rate was 6.606 percent of annual pay, and the average employer's contribution rate was 7.674 percent of annual payroll. Employer contribution rates may change if plan contracts are amended. It is the responsibility of the employer to make necessary accounting adjustments to reflect the impact due to any Employer Paid Member Contributions or situations where members are paying a portion of the employer contribution.

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Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The June 30, 2019 valuation was rolled forward to determine the June 30, 2020 total pension liability, based on the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Actuarial Assumptions	
Discount Rate	7.15%
Inflation	2.50%
Salary Increases	Varies by Entry Age and Service
Mortality Rate Table <sup>1</sup>	Derived using CalPERS' Membership Data for all funds
Post Retirement Benefit Increase	The lessor of contract COLA or 2.5% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.50% thereafter

<sup>1</sup> The Morality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and Post-retirement mortality rates includes 15 years of projected mortality improvements using 90% of scale MP-2016 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS experience Study and Review of Actuarial Assumptions report from December 2017 that can be found on the CalPERS website.

Discount Rate

The discount rate used to measure the total pension liability was 7.15 percent. 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. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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 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 (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ 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

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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 equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

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

Asset Class <sup>1</sup>	Current Target Allocation	Real Return Year 1-10 <sup>2</sup>	Real Return Years 11+ <sup>3</sup>
Global Equity	50.00%	4.80%	5.98%
Global Fixed Income	28.00%	1.00%	2.62%
Inflation Sensitive	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%

- (1) In the System’s Comprehensive Annual Financial Report, Fixed Income is included in Global Debt Securities; Liquidity is included in Short-term Investments; Inflation Assets are included in both Global Equity Securities and Global Debt Securities.
- (2) An expected inflation of 2.00% used for this period.
- (3) An expected inflation of 2.92% used for this period.

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Changes in Net Pension Liability

The changes in Net Pension Liability for the year ended June 30, 2020, were as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
<b>Balance at: June 30, 2019</b>	<b>\$ 41,443,604</b>	<b>\$ 32,221,081</b>	<b>\$ 9,222,523</b>
<b>Changes recognized for the measurement period:</b>			
Service Cost	898,425	-	898,425
Interest on Total Pension Liability	2,936,254	-	2,936,254
Changes of Benefit Terms	-	-	-
Changes of Assumptions	-	-	-
Differences between Expected and Actual Experience	273,462	-	273,462
Net Plan to Plan Resource Movement	-	-	-
Contributions - Employer	-	987,323	(987,323)
Contributions - Employee	-	508,143	(508,143)
Net Investment Income	-	1,587,266	(1,587,266)
Benefit Payments, including Refunds of Employee Contributions	(2,199,612)	(2,199,612)	-
Administrative Expense	-	(45,424)	45,424
Other Miscellaneous Income	-	-	-
<b>Net Changes during 2019-2020</b>	<b>1,908,529</b>	<b>837,696</b>	<b>1,070,833</b>
<b>Balance at: June 30, 2020</b>	<b>\$ 43,352,133</b>	<b>\$ 33,058,777</b>	<b>\$ 10,293,356</b>

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

The following presents the net pension liability of the Plan as of the Measurement Date, calculated using the discount rate of 7.15 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (6.15 percent) or 1 percentage-point higher (8.15 percent) than the current rate.

	Discount Rate -1% (6.15%)	Current Discount Rate (7.15%)	Discount Rate + 1% (8.15%)
Plan's Net Pension Liability/ (Asset)	\$ 15,832,018	\$ 10,293,356	\$ 5,704,700

Subsequent Events

There were no subsequent events that would materially affect the results presented in this disclosure.

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Recognition of Gains and Losses

Under GASB 68, gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time. The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense.

The amortization period differs depending on the source of the gain or loss:

Net Difference between projected and actual earnings on investments	5-year straight-line amortization
All other amounts	Straight-line amortization over the average expected remaining service lives of all members that are provided with benefits (active, inactive, and retired) as of the beginning of the measurement period

Expected Average Remaining Service Lifetime (EARSL)

The expected average remaining service lifetime (EARSL) is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired). Note that inactive employees and retirees have remaining service lifetimes equal to 0. Also note that total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

The EARSL for the Plan for the measurement period ending June 30, 2020 were 3.6 years, which was obtained by dividing the total service years of 1,195 (the sum of remaining service lifetimes of the active employees) by 331 (the total number of participants: active, inactive, and retired). Inactive employees and retirees have remaining service lifetimes equal to 0. Total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

Deferred Outflows and Deferred Inflows of Resources

For the Measurement Period ending June 30, 2020, the Agency incurred a pension expense of \$2,123,888.

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As of June 30, 2020, the Housing Authority of the City of Fresno has deferred outflows and deferred inflows of resources related to pensions listed below. Contributions subsequent to the measurement date are also shown as a Deferred Outflow of Resources.

	<b>Deferred Outflow of Resources</b>	<b>Deferred Inflow of Resources</b>
Changes of Assumptions	\$ -	\$ (37,682)
Differences between Expected and Actual Experience	782,796	-
Payment on pension contributions between measurement date and fiscal year end	540,615	-
Net Difference between Projected and Actual Earnings on Pension Plan Investments	281,062	-
<b>Total</b>	<b>\$ 1,604,473</b>	<b>\$ (37,682)</b>

The \$540,615 in pension payments between June 30 and December 31, 2020, reported as deferred outflows of resources related to employer contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the fiscal year ended December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Amortization of Deferred Outflows/(Inflows) of Resources

December 31:

2021	\$ 294,135
2022	376,368
2023	218,913
2024	136,760
2025	-
Thereafter	-
	<b>\$ 1,026,176</b>
	\$ 1,604,473
	(37,682)
	1,566,791
Payment on pension contributions between measurement date and fiscal year end	<b>\$ (540,615)</b>

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**18) Insurance Coverage**

HARRP

The Agency is a member of the Housing Authority Risk Retention Pool (HARRP). HARRP was established by public housing authorities participating in an intergovernmental cooperation agreement pursuant to specific statutes in Oregon, Washington, California and Nevada for the purpose of operating and maintaining a cooperative program of risk management and loss indemnification. HARRP offers property, general liability, automobile liability and physical damage, fidelity, and errors and omissions, which includes employment practices and director's and officers' liability insurance to participants. The relationship between the Agency and HARRP is such that HARRP is not a component unit of the Agency for financial reporting purposes.

The Agency's insurance expenses were \$290,287 for the year ended December 31, 2020. The loss limits for the various types of insurance are follows: individual structure stated value, with full replacement cost, for property with a deductible per occurrence of \$10,000; \$2,000,000 for general liability with no deductible; \$2,000,000 for automobile liability, including losses arising from the use of a non-owned covered automobile; \$100,000 for employee dishonesty and forgery and alteration with a \$1,000 deductible; \$10,000 for employee theft with a \$1,000 deductible; and \$2,000,000 for errors and omissions with a 10% co-pay.

This activity related to risk management is also accounted for in the Housing Self Insurance Corporation (HSIC), a joint venture of the Agency. HSIC records an expense when it pays for repairs to the Agency's properties when incurred. HSIC records revenue when it receives payment from the Agency for insurance premiums recorded as expense by the Agency.

California Housing Worker's Compensation Authority

The Agency is permissibly self-insured for workers' compensation claims through the California Housing Workers' Compensation Authority (CHWCA). Under this program, benefits are provided up to statutory levels when combined with the excess coverage provided through participation in the Local Agency Workers' Compensation Excess Joint Powers Authority (LAWCX) program.

**19) Participation in Related Party Limited Partnerships**

YEC Limited

YEC Limited, a California Limited Partnership, was formed to construct, hold and otherwise operate the 69-unit single family residential project known as Yosemite Village. The project is located in Fresno, California and is intended for rental to low-income families. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on February 7, 2007, by the Housing Authority of the City of Fresno as the Co-General Partner and Silvercrest, Inc., a California non-profit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are

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controlled by the Managing General Partner. This agreement was later amended to admit Columbia Housing/PNC Institutional Fund XLI Limited Partnership as the Investment Limited Partner and Columbia Housing SLP Corporation as the Special Limited Partner.

Together, the two General Partners (the Housing Authority of the City of Fresno and Silvercrest Inc.) are allocated 0.01% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 8 for descriptions of any related party transactions between the Agency and the partnership.

Parc Grove Commons II, Limited Partnership

Parc Grove Commons II, a California Limited Partnership, was formed for the development and construction of a mixed-income tax credit rental unit project comprised of 215 rental units. The project is located in Fresno, California and is intended for rental to low-income families. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on March 11, 2008, by Silvercrest Inc., a California non-profit public benefit corporation as the Managing General Partner, and the Housing Authority of the City of Fresno as the Co-General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. This agreement was later amended on January 27, 2010 to admit Wachovia Affordable Housing Community Development Corporation as the Investor Limited Partner and as State Equity Limited Partner.

Together, the two General Partners, (the Housing Authority of the City of Fresno and Silvercrest Inc.) are allocated a 0.01% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 8 for descriptions of any related party transactions between the Agency and the partnership.

Fresno Renaissance at Trinity, LP

Fresno Renaissance at Trinity, a California Limited Partnership, was formed to acquire, construct/rehabilitate, and operate the Renaissance at Trinity Apartments, a 21-unit permanent supportive housing project located in Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on June 9, 2010, by Fresno Renaissance at Trinity, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. The agreement was later amended as of December 1, 2010 to admit PNC Real Estate Tax Credit Capital Institutional Fund 47 Limited Partnership as the Investment Limited Partner, and Colombia Housing SLP Corporation as the Special Limited Partner.

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Together, the two General Partners (Fresno Renaissance at Trinity LLC and Silvercrest Inc.) are allocated 0.01% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 8 and Note 11 for descriptions of any related party transactions between the Agency and the partnership.

Fresno Renaissance at Alta Monte, LP

Fresno Renaissance at Alta Monte, a California Limited Partnership, was formed to acquire, construct/rehabilitate, and operate the Fresno Renaissance at Alta Monte, a 70-unit permanent supportive housing project located in Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on September 23, 2009, by Fresno Renaissance at Alta Monte LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. The agreement was later amended as of June 23, 2011 to admit PNC Real Estate Tax Credit Capital Institutional Fund 49 Limited Partnership as the Investment Limited Partner, and Colombia Housing SLP Corporation as the Special Limited Partner.

Together, the two General Partners (Fresno Renaissance at Alta Monte LLC and Silvercrest Inc.) are allocated 0.01% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 8 for descriptions of any related party transactions between the Agency and the partnership.

1555 Santa Clara Street, LP

1555 Santa Clara Street, a California Limited Partnership, was formed to acquire, construct, and operate 1555 Santa Clara Street, a 30-unit permanent supportive housing project located in the Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on December 14, 2011, by 1555 Santa Clara Street LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. The agreement was later amended as of June 22, 2011 to admit PNC Real Estate Tax Credit Capital Institutional Fund 47 Limited Partnership as the Investment Limited Partner, and Colombia Housing SLP Corporation as the Special Limited Partner.

Together, the two General Partners (1555 Santa Clara Street LLC and Silvercrest Inc.) are allocated 0.01% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of

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the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 8 for descriptions of any related party transactions between the Agency and the partnership.

Fresno Pacific Gardens, LP

Fresno Pacific Gardens, a California Limited Partnership, was formed to acquire, construct/rehabilitate, and operate the Fresno Pacific Gardens Apartments, a 56-unit multi-family housing development located in Fresno, California. The partnership received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on January 1, 2011, by Fresno Pacific Gardens AGP LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. The agreement was later amended as of March 14, 2011 to admit PNC Real Estate Tax Credit Capital Institutional Fund 46 Limited Partnership as the Investment Limited Partner, and Colombia Housing SLP Corporation as the Special Limited Partner.

Together, the two General Partners (Fresno Pacific Gardens AGP LLC and Silvercrest Inc.) are allocated 0.01% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 8 and Note 11 for descriptions of any related party transactions between the Agency and the partnership.

Bridges at Florence, LP

Bridges at Florence LP, a California Limited Liability Company, was formed to acquire, construct, and operate Bridges at Florence, a 34-unit affordable-housing complex and community resource building located in Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee. The purpose of this project is to expand availability of long-term housing for low-income persons residing in the City of Fresno, California.

The partnership was originally formed on April 12, 2012, by Bridges at Florence AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. The agreement was later amended as of April 4, 2013 to admit PNC Bank, National Association as the Investor Limited Partner, and Colombia Housing SLP Corporation as the Special Limited Partner.

Silvercrest, Inc., as Managing General Partner, is allocated 0.005% interest of all net profits (or net losses) of the partnership. Bridges at Florence AGP, LLC, as Administrative General Partner, is allocated 0.005% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985.

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Parc Grove Commons Northwest, LP

Parc Grove Commons Northwest LP, was formed to acquire, construct, and operate Parc Grove Commons Northwest, a 148-unit affordable-housing complex and community resource building. The project received low-income housing tax credits through the California Tax Credit Allocation Committee. The purpose of this project is to expand availability of long-term housing for low-income persons residing in the City of Fresno, California.

The partnership was originally formed on March 1, 2012, by Parc Grove Commons Northwest AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. The agreement was later amended as of February 13, 2013 to admit Wells Fargo Affordable Housing Community Development Corporation as the Investor Limited Partner, and to-be-designated entity as the Special Limited Partner.

Silvercrest Inc. is the Managing General Partner and the Withdrawing Limited Partner. Parc Grove Commons Northwest AGP, LCC, is the Administrative General Partner. Each of those two entities is allocated 0.005% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985.

Southeast Fresno RAD, LP

Southeast Fresno RAD, LP was formed to acquire, construct and/or rehabilitate, and operate a scattered site affordable-housing development and community resource building in Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on December 1, 2013, by Southeast Fresno RAD AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. R4 FR Acquisition LLC is the Investor Limited Partner, and Silvercrest, Inc. is the Withdrawing Special Limited Partner.

Net profits or losses of the partnership are allocated 0.005% to each of the two General Partners, Silvercrest Inc. and Southeast Fresno RAD AGP, LLC. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985. See Note 8 for descriptions of any related party transactions between the Agency and the partnership.

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Viking Village Fresno RAD, LP

Viking Village Fresno RAD, LP was formed to acquire, construct and/or rehabilitate, and operate an affordable-housing development and community resource building in Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on March 18, 2014, by Viking Village Fresno RAD AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. PNC Bank National Association is the Investor Limited Partner, PNC Real Estate Tax Credit Capital Fund 47 is the State Limited Partner and Columbia Housing SLP Corporation as the Special Limited Partner.

Net profits or losses of the partnership are allocated 0.005% to each of the two General Partners, Silvercrest Inc. and Viking Village Fresno RAD AGP, LLC. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the Fresno County, at P.O. Box 11985, Fresno, California 93776-1985. See Note 8 for descriptions of any related party transactions between the Agency and the partnership.

802 Van Ness Avenue, LP

802 Van Ness LP, was formed to acquire, construct, and operate an affordable-housing complex, community resource building, and commercial space located in Fresno, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on October 17, 2013, by 802 Van Ness Avenue AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. PNC Real Estate Tax Credit Capital Institutional Fund 52 Limited Partnership is the Investor Limited Partner, and Columbia Housing SLP Corporation is the Special Limited Partner.

As the Managing General Partner and Administrative General Partner, Silvercrest, Inc. and 802 Van Ness Avenue AGP, LLC, respectively, are allocated 0.005% interest of all net profits (or net losses) of the partnership. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985.

Fulton West/Cedar Heights Scattered Site, LP

Fulton West/Cedar Heights Scattered Site, LP was formed to acquire, construct and/or rehabilitate, and operate a scattered site affordable-housing development and community resource building in Fresno, California. The Partnership was formed for the purpose of developing and operating a 45-unit project located in Fresno, California. The project qualifies for federal low-income housing tax credit

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program as described in the Internal Revenue Code Section 42. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on June 27, 2014, by Fultonia West Scattered Site AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest Inc., a California nonprofit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. BOAUSBLIHTC Fund 2015-1 is the Limited Partner and US Bancorp Community Development Corporation is the State Credit Partner.

Net profits or losses of the partnership are allocated 0.009% to the Administrative General Partner, 0.001% to the Managing General Partner, 98.99% to the Limited Partner and 1.0% to the State Credit Partner. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985.

Fresno Edison I Apartments, LP

Fresno Edison Apartments, LP was formed to acquire, construct and/or rehabilitate, and operate a scattered site affordable-housing development and community resource building in Fresno, California. The Partnership was formed for the purpose of developing and operating a 45-unit project located in Fresno, California. The project qualifies for federal low-income housing tax credit program as described in the Internal Revenue Code Section 42. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

Fresno Edison Apartments, L.P. was originally formed on February 1, 2015 and is a California limited partnership between Fresno Edison Apartments AGP, LLC as the Administrative General Partner, Silvercrest, Inc. as the Managing General Partner, PNC Real Estate Tax Credit Capital Institutional Fund 47, LP as the Original Investment Limited Partner, PNC Real Estate Tax Credit Capital Institutional Fund 53, LLC as the Investment Limited Partner and Columbia Housing SLP Corporation as the Special Limited Partner.

Net profits or losses of the partnership are allocated 0.005% to the Administrative General Partner, 0.005% to the Managing General Partner, 99.99% to the Investment Limited Partner and 0.0% to the Special Limited Partner. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985.

Lowell Neighborhood Project, LP

Lowell Neighborhood Project, LP was formed for the purpose of developing and operating a 30-unit project located in the City of Fresno, California.

Lowell Neighborhood Project, L.P. was originally formed on June 18, 2015 and is a California limited partnership between Lowell Neighborhood Project AGP, LLC as the Administrative General Partner,

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Silvercrest, Inc. as the Managing General Partner, and U.S. Bankcorp Community Development Corporation as the Limited Partner.

Net profits or losses of the partnership are allocated 0.005% to the Administrative General Partner, 0.005% to the Managing General Partner, and 99.99% to the Limited Partner. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985.

Fresno Edison II Apartments, LP

Fresno Edison Apartments, LP was formed in February 2015 to expand the development and availability of long-term housing for low-income persons residing in the City of Fresno, California.

Fresno Edison II, LP is a limited partnership between Fresno Edison Apartments II AGP, LLC (the Administrative General Partner), Silvercrest, Inc. (the Managing General Partner) and US Bankcorp Community Development Corporation (the Limited Partner). The partnership was formed for the purpose of developing a 64-unit project located in Fresno, California known as Fresno Edison Apartments Phase II.

Net profits or losses of the partnership are allocated 0.005% to the Administrative General Partner, 0.005% to the Managing General Partner, and 99.99% to the Limited Partner. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985.

Parc Grove Commons III, LP

Parc Grove III, LP was formed in June 2016 to expand the development and availability of long-term housing for low-income persons residing in the City of Fresno, California.

Parc Grove Commons III, LP is a limited partnership between Renaissance Parc Grove AGP, LLC (the Administrative Partner), Silvercrest, Inc. (the Managing General Partner) and Wells Fargo Affordable Housing Community Development Corporation (the Investor Limited Partner). The Partnership was formed for the purpose of development and operating a 40-unit project located in Fresno, California known as Parc Grove Commons Northeast Veterans.

Net profits, losses or tax credits of the partnership are allocated 0.005% to the Administrative General Partner, 0.005% to the Managing General Partner, and 99.99% to the Limited Partner. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985.

Fresno Mariposa Meadows, LP

Fresno Mariposa Meadows, LP is a limited partnership between Fresno Mariposa Meadows AGP, LLC (the Administrative General Partner), Silvercrest, Inc. (the Managing General Partner) and US Bancorp Community Development Corporation (the Limited Partner). The Partnership was formed

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for the purpose of developing and operating a 40-unit project located in Fresno, California known as Mariposa Meadows (the Project) consisting of twenty buildings placed in service on February 3, 2020. The project qualifies for the federal low-income housing tax credit program as described in the Internal Revenue Code Section 42. The partnership received an exemption from real estate taxes under California Revenue and Taxation Code section 214(g).

Pursuant to the Amended and Restated Agreement of Limited Partnership dated May 10, 2019, profits, losses and tax credits are allocated 0.0005% to the Managing General Partner, 0.005% to the Administrative General Partner, and 99.99% to the Limited Partner. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of the City of Fresno, at P.O. Box 11985, Fresno, California 93776-1985.

Villages at Paragon, LP

Villages at Paragon, LP was formed in July of 2019 to expand the development and availability of long-term housing for low-income persons residing in the City of Fresno, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development of the Complex. The complex is anticipated to include 28 units of multifamily housing. The project filed a notice to proceed with construction on December 6, 2019. As of December 31, 2020, there is no substantial activity to report.

Villages at Broadway, LP

Villages at Broadway, LP was formed in June of 2019 to expand the development and availability of long-term housing for low-income persons residing in the City of Fresno, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development of the Complex. The complex is anticipated to include 25 units of multifamily housing. The project filed a notice to proceed with construction on April 6, 2020. As of December 31, 2020, there is no substantial activity to report.

Doragon @ Chinatown, LP

Doragon @ Chintatown, LP was formed in August of 2019 to expand the development and availability of long-term housing for low-income persons residing in the City of Fresno, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development of the Complex. The complex is anticipated to include 57 units of multifamily housing. The project filed a notice to proceed with construction on July 23, 2020. As of December 31, 2020, there is no substantial activity to report.

Villages at Barstow, LP

Villages at Barstow, LP was formed in June of 2019 to expand the development and availability of long-term housing for low-income persons residing in the City of Fresno, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development of the Complex. The complex is anticipated to include 42 units of

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multifamily housing. The project filed a notice to proceed with construction on December 23, 2020. As of December 31, 2020, there is no substantial activity to report.

**20) Other Related Parties**

Silvercrest, Inc.

This entity is a California non-profit public benefit corporation. Silvercrest was formed as a vehicle to own and operate a number of housing developments throughout Fresno County, primarily in a limited partnership arrangement with local developers. Silvercrest, Inc.'s Board of Directors is comprised of two members of the City Housing Authority and County Housing Authority Board of Commissioners. The Agency provides management and bookkeeping services for Silvercrest.

Better Opportunities Builders, Inc.

The Executive Director of the Agency serves as the Secretary-Treasurer of Better Opportunities Builders, Inc. (BOB). The Agency's Chief Real Estate Officer serves as the Chief Executive Officer of BOB. One of the Agency's Commissioners serves on the Board of Directors of BOB. The remaining Board of Directors are selected by other agencies. BOB has agreed to be the Managing General Partner in several low-income housing projects within the City of Fresno. The Agency provides management and bookkeeping services for BOB, and the Agency is reimbursed on a monthly basis for these costs.

Housing Authority of the County of Fresno

The Housing Authority of the County of Fresno was established by a resolution of the Fresno County Board of Supervisors on February 5, 1946. The Authority is governed by a seven-member Board of Commissioners who are appointed to four-year terms by the County Board of Supervisors, reports on a calendar year, and has issued separate financial and compliance audits for 2020. The County and City Housing Authorities operate and report separately while sharing the same management team and staff. All significant related party transactions have been appropriately identified in the accompanying financial statements.

The budget document for the jointly managed operations is approved by both Boards. If one Board amends budgetary data subject to its jurisdiction, executive staff of the Authorities amends the joint budget as necessary to accommodate such changes. Although each Board takes action to approve its portion of the budget, the budget adoption process reflects considerable interplay between the two Boards and is essentially a single process managed by the shared management and staff of the two Authorities.

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**21) Inter-fund and Interagency Activity**

The following is a summary of changes in Inter-fund and Interagency Activity during the year ended December 31, 2020:

	<u>Balance 12/31/19</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/20</u>	<u>Interest</u>
<b>Receivables:</b>					
City RF from NSP	\$ 1,128,277	\$ -	\$ -	\$ 1,128,277	\$ -
City RF from El Cortez	29,050	-	(29,050)	-	-
City RF from P&CD	-	-	-	-	-
<b>Total Receivables</b>	<b><u>\$ 1,157,327</u></b>	<b><u>\$ -</u></b>	<b><u>\$ (29,050)</u></b>	<b><u>\$ 1,128,277</u></b>	<b><u>\$ -</u></b>
<b>Payables:</b>					
NSP To City RF	\$ 1,128,277	\$ -	\$ -	\$ 1,128,277	\$ -
El Cortez to City RF	29,050	-	(29,050)	-	-
P&CD to City RF	-	-	-	-	-
<b>Total Payables</b>	<b><u>\$ 1,157,327</u></b>	<b><u>\$ -</u></b>	<b><u>\$ (29,050)</u></b>	<b><u>\$ 1,128,277</u></b>	<b><u>\$ -</u></b>

The Agency has made various inter-fund loans. Inter-fund balances have been eliminated in the Statement of Net Position.

**22) Contingent Liabilities**

a) Grants

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

b) Pending Litigation

In the normal course of operations, the Agency may become a defendant in various litigation disputes. In the opinion of management and counsel, the outcome of current litigation not already accrued as a liability, is not expected to materially or adversely affect the financial position of the Agency.

c) Guarantees

The Agency has made certain guarantees with regards to the completion of development projects, including repayment of construction loans and tax credit delivery. On these development projects, the Agency has also made guarantees with regards to operating deficits for defined periods beyond

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stabilization of the property. In addition, the Agency has indemnified Silvercrest, Inc. and Better Opportunities Builder, Inc. related to general partner and developer obligations.

**d) HUD Guaranteed Debt**

In 1999, HUD directed the Agency to remove all HUD guaranteed debt from their financial statements. These HUD-guaranteed notes and bonds have not been forgiven by HUD. However, the Public Housing Programs' Annual Contributions Contract (ACC) states that all debt service requirements related to these notes will be HUD's responsibility. It is therefore management's opinion, that the Agency is not currently liable for these notes as long as the federal government continues to honor the ACC. Accordingly, the accompanying financial statements have not been adjusted to reflect any related loss contingency.

**e) COVID 19 Pandemic**

In 2020, the financial impact of the novel COVID-19 coronavirus has been felt both worldwide and in the United States. Throughout the United States businesses in all financial sectors have felt the negative impact of the COVID-19 pandemic as jobs have been lost due to sheltering in place in order to mitigate the spread of the virus.

While the Authority cannot readily estimate the financial impact that the pandemic will have on its business operations, the Authority does not believe that the Authority's mission will be adversely impacted as it has received federal stimulus funding to continue providing essential housing assistance to the families experiencing hardship in the City of Fresno. During 2020, the Authority directly received \$3,104,525 of CARES Act Funding, primarily from the Housing Choice Vouchers Program. As of December 31, 2020, the Authority has fully expended the full amount. The deadline to expend the CARES Act Funds was extended to December 31, 2021. The Authority anticipates expending all funds it directly receives by the deadline.

**23) Restricted Net Position**

Net position is reported as restricted when constraints placed on the net position uses are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or imposed by law through constitutional provisions or enabling legislation and/or imposed time restrictions.

At December 31, 2020, the Agency had reported the following as restricted net position:

Externally Required Restrictions:	
Housing Choice Voucher	\$ 579,733
CHFA	128,528
<b>Total Restricted Net Position</b>	<b><u>\$ 708,261</u></b>

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**24) Blended Component Units**

Below is a summary of the financial statements as of December 31, 2020 of the blended component.

Current assets		
Cash	\$	95,371
Other Assets		20,000
Total current assets		115,371
Non-current Assets		
Capital assets, net		53,856
Total non-current assets		53,856
Total assets	\$	169,227
Current liabilities		
Accounts payable	\$	16,409
Total current liabilities		16,409
Total liabilities	\$	16,409
Total net position	\$	152,818
Change in net position		
Revenues	\$	20,000
Expenses		(20,816)
Income (loss) before transfers		(816)
Transfers		
Transfers in	\$	-
Transfers out		-
Total transfers		-
Change in net position		(816)
Net position - beginning		153,634
Net position - end	\$	152,818

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A summary of the cash flow information of the blended component unit for the year ended December 31, 2020 is as follows:

Cash Flow Information	
Operating receipts	\$ 16,409
Operating expenses paid	<u>(816)</u>
Cash flows from operating activities	<u>15,593</u>
Net increase in cash	15,593
Cash - beginning	<u>79,778</u>
Cash - end	<u>\$ 95,371</u>

**25) Subsequent events**

Events that occur after the statement of net position 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 statement of net position date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the statement of net position date require disclosure in the accompanying notes. Management evaluated the activity of the Authority through September 30, 2021, the date the financial statements were available to be issued, and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to financial statements.

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**REQUIRED SUPPLEMENTARY INFORMATION**

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
Schedule of Changes in Net Pension Liability and Related Ratios  
for the Measurement Period (Miscellaneous Plan)  
Year Ended December 31, 2020  
(With comparative information for the last 10 years)\*

Measurement Date	6/30/2020	6/30/2019	6/30/2018	6/30/2017	6/30/2016	6/30/2015	6/30/2014
<b>TOTAL PENSION LIABILITY</b>							
Service Cost	\$898,425	\$880,861	\$797,492	\$776,960	\$663,643	\$661,529	\$676,253
Interest on Total Pension Liability	2,936,254	2,804,543	2,624,537	2,506,027	2,446,728	2,364,282	2,263,160
Changes of Benefit Terms	-	-	-	-	112,322	-	-
Changes of Assumptions	-	-	(226,094)	1,986,632	-	(548,058)	-
Difference between Expected and Actual Experience	273,462	1,075,312	547,402	(187,114)	(245,424)	110,317	-
Benefit Payments, Including Refunds of Employee Contributions	(2,199,612)	(2,051,490)	(1,991,447)	(1,922,730)	(1,878,391)	(1,753,743)	(1,774,461)
Net Change in Total Pension Liability	1,908,529	2,709,226	1,751,890	3,159,775	1,098,878	834,327	1,164,952
Total Pension Liability - Beginning	41,443,604	38,734,378	36,982,488	33,822,713	32,723,835	31,889,508	30,724,556
Total Pension Liability - Ending (a)	43,352,133	41,443,604	38,734,378	36,982,488	33,822,713	32,723,835	31,889,508
<b>PLAN FIDUCIARY NET POSITION</b>							
Net Plan to Plan Resource Movement	-	-	(72)	-	-	-	-
Contributions - Employer	987,323	806,755	637,719	485,952	398,558	337,706	319,132
Contributions - Employee	508,143	459,475	431,744	369,705	359,742	361,526	327,076
Investment Income	1,587,266	1,999,891	2,454,577	3,046,401	172,143	657,572	4,384,043
Benefit Payments, Including Refunds of Employee Contributions	(2,199,612)	(2,051,490)	(1,991,447)	(1,922,730)	(1,878,391)	(1,753,743)	(1,774,461)
Administrative Expense	(45,424)	(22,143)	(46,171)	(40,885)	(17,465)	(32,261)	-
Other Miscellaneous Income	-	72	(87,680)	-	-	-	-
Net Change in Fiduciary Net Position	837,696	1,192,560	1,398,670	1,938,443	(965,413)	(429,200)	3,255,790
Plan Fiduciary Net Position - Beginning	32,221,081	31,028,521	29,629,851	27,691,408	28,656,821	29,086,021	25,830,231
Plan Fiduciary Net Position - Ending (b)	33,058,777	32,221,081	31,028,521	29,629,851	27,691,408	28,656,821	29,086,021
Plan Net Pension Liability - Ending (a) - (b)	\$10,293,356	\$ 9,222,523	\$ 7,705,857	\$ 7,352,637	\$ 6,131,305	\$ 4,067,014	\$ 2,803,487
Plan Fiduciary Net Position as a Percentage of the Total Pension Covered Payroll	76.26%	77.75%	80.11%	80.12%	81.87%	87.57%	91.21%
Plan Net Pension Liability as a Percentage of Covered Payroll	157.65%	144.51%	135.32%	134.21%	117.76%	79.74%	55.66%

**Notes to Schedule of Changes in Net Pension Liability and Related Ratios:**

Benefit Changes: The figures above include any liability impact that may have resulted from voluntary benefit changes that occurred after the June 30, 2019 valuation. However, offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes) that occurred after the June 30, 2019 valuation date are not included in the figures above, unless the liability impact is deemed to be material by the plan actuary.

Changes of Assumptions: None in 2019 or 2020. In 2018, demographic assumptions and inflation rate were changed in accordance to the CalPERS Experience Study and Review of Assumptions December 2017. There were no changes in the discount rate. In 2017, the discount rate was reduced from 7.65 percent to 7.15 percent. In 2016, there were no changes. In 2015, amounts reported reflect adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense). In 2014, amounts reported were based on the 7.5 percent discount rate.

\* The fiscal year ended December 31, 2014 was the first year of implementation. Information for the last 10 years is not available.

**HOUSING AUTHORITY OF THE CITY OF FRESNO**  
Schedule of Pension Plan Contributions  
for the Measurement Period (Miscellaneous Plan)  
Year Ended December 31, 2020  
(With comparative information for the last 10 years)\*

**Schedule of Plan Contributions for the Fiscal Years Ended December 31**

Employer Fiscal Year End	2020	2019	2018	2017	2016	2015	2014
Actuarially Determined Contribution	\$ 987,323	\$ 806,755	\$ 637,719	\$ 485,952	\$ 398,558	\$ 337,706	\$ 319,132
Contributions in Relation to the Actuarially Determined Contribution	(987,323)	(806,755)	(637,719)	(455,851)	(398,558)	(337,706)	(319,132)
Contribution Deficiency/(Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered Payroll	\$ 6,529,253	\$ 6,382,123	\$ 5,694,745	\$ 5,478,495	\$ 5,206,671	\$ 5,100,057	\$ 5,036,890
Contributions as a Percentage of Covered Payroll	15.12%	12.64%	11.20%	8.87%	7.65%	6.62%	6.34%

**Notes to Schedule of Plan Contributions:**

The actuarial method and assumptions used to set the actuarially determined contributions for the Fiscal Year 2019-2020 were derived from the June 30, 2017 funding valuation report as follows:

Actuarial Cost Method	Entry Age Normal
Amortization	For details, see June 30, 2017 Funding Valuation Report.
Asset Valuation Method	Fair Value of Assets. For details, see June 30, 2017 Funding Valuation Report.
Inflation	2.625%
Salary Increases	Varies by Entry Age and Service
Payroll Growth	2.875%
Investment Rate of Return	7.25% Net of Pension Plan Investment and Administrative Expenses; includes Inflation.
Retirement Age	The probabilities of Retirement are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015.
Mortality	The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and Post-retirement mortality rates include 15 years of projected mortality improvement using 90% of Scale MP-2016 published by the Society of

Other information:

\* The fiscal year ended December 31, 2014 was the first year of implementation. Information for the last 10 years is not available.

**SUPPLEMENTARY INFORMATION**

**HOUSING AUTHORITY OF CITY OF FRESNO**  
**Schedule of Modernization Costs for Completed Projects**  
**Year Ended December 31, 2020**

<b>Grant Number</b>	<b>Approved Funds</b>	<b>Expended Funds</b>	<b>Distributed Funds</b>	<b>Approved Funds Available to Expend</b>	<b>Expended Funds Available to be Disbursed</b>
CA39P006501-15	\$ 742,690	\$ 742,690	\$ 742,690	\$ -	\$ -
CA01P006501-17	766,435	766,435	766,435	-	-
CA39R006502-15	336,203	336,203	336,203	-	-
CA01R006502-16	341,342	341,342	341,342	-	-
CA01R006502-17	347,961	347,961	347,961	-	-
	<b>\$ 2,534,631</b>	<b>\$ 2,534,631</b>	<b>\$ 2,534,631</b>	<b>\$ -</b>	<b>\$ -</b>

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SUPPLEMENTAL INFORMATION

## FINANCIAL DATA SCHEDULES

The following schedule is presented in accordance with reporting requirements under the U. S. Department of HUD's Uniform Financial Reporting Standards

**Housing Authority City of Fresno (CA006)**  
**Fresno, CA**  
**Entity Wide Balance Sheet Summary**  
**Submission Type: Audited/Single Audit**  
**Fiscal Year End: 12/31/2020**

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	6.2 Component Unit - Blended	14.257 Homelessness Prevention and Rapid Re-Housing Program (RAF)	14.182 N/C S/R Section 8 Programs	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
111 Cash - Unrestricted	\$1,827,635	\$0	\$95,371			\$8,881,356		\$14,593	\$15,838		\$391,467	\$4,263
112 Cash - Restricted - Modernization and Development												
113 Cash - Other Restricted	\$0								\$46,049		\$538,305	
114 Cash - Tenant Security Deposits	\$100,367				\$14,501	\$151,304		\$19,440				
115 Cash - Restricted for Payment of Current Liabilities												
100 Total Cash	\$1,928,002	\$0	\$95,371	\$0	\$14,501	\$9,032,660	\$0	\$34,033	\$61,887	\$0	\$929,772	\$4,263
121 Accounts Receivable - PHA Projects								\$0				
122 Accounts Receivable - HUD Other Projects	\$350,352			\$17,143		\$0				\$292,088		
124 Accounts Receivable - Other Government						\$58,574		\$4,685			\$21,069	
125 Accounts Receivable - Miscellaneous	\$4,753		\$20,000			\$23,152		\$302,527			\$87,413	
126 Accounts Receivable - Tenants	\$76,360				\$12,340	\$3,030						
126.1 Allowance for Doubtful Accounts -Tenants	(\$2,045)	\$0	\$0	\$0	\$0	\$0				\$0		
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0	\$0		\$0		\$0		\$0	(\$60,086)	
127 Notes, Loans, & Mortgages Receivable - Current						\$1,128,277						
128 Fraud Recovery											\$101,486	
128.1 Allowance for Doubtful Accounts - Fraud											\$0	
129 Accrued Interest Receivable						\$222,163						
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$429,420	\$0	\$20,000	\$17,143	\$12,340	\$1,435,196	\$0	\$307,212	\$0	\$292,088	\$149,882	\$0
131 Investments - Unrestricted						\$1,110,711						
132 Investments - Restricted					\$132,400							
135 Investments - Restricted for Payment of Current Liability												
142 Prepaid Expenses and Other Assets					\$7,188	\$33,697		\$3,310				
143 Inventories												
143.1 Allowance for Obsolete Inventories												
144 Inter Program Due From	\$851,003					\$6,806,268			\$15,838			
145 Assets Held for Sale	\$415,842					\$275,016		\$1,037,878				
150 Total Current Assets	\$3,624,267	\$0	\$115,371	\$17,143	\$166,429	\$18,693,548	\$0	\$1,382,433	\$77,725	\$292,088	\$1,079,654	\$4,263
161 Land	\$419,272		\$53,856		\$158,970	\$1,762,800		\$106,690				
162 Buildings	\$30,449,040				\$2,647,920	\$11,161,571		\$3,941,850				
163 Furniture, Equipment & Machinery - Dwellings												
164 Furniture, Equipment & Machinery - Administration	\$296,342				\$32,814	\$138,098					\$89,759	
165 Leasehold Improvements												
166 Accumulated Depreciation	(\$28,161,935)				(\$2,663,605)	(\$6,183,462)		(\$831,332)			(\$87,477)	
167 Construction in Progress	\$398,389					\$3,800,235						
168 Infrastructure												
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,401,108	\$0	\$53,856	\$0	\$176,099	\$10,679,242	\$0	\$3,217,208	\$0	\$0	\$2,282	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current	\$10,227,120					\$27,817,939						
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due												
173 Grants Receivable - Non Current												
174 Other Assets												
176 Investments in Joint Ventures	\$6,163,881					\$31,827,045						
180 Total Non-Current Assets	\$19,792,109	\$0	\$53,856	\$0	\$176,099	\$70,324,226	\$0	\$3,217,208	\$0	\$0	\$2,282	\$0
200 Deferred Outflow of Resources	\$124,850					\$167,680					\$563,012	
<b>290 Total Assets and Deferred Outflow of Resources</b>	<b>\$23,541,226</b>	<b>\$0</b>	<b>\$169,227</b>	<b>\$17,143</b>	<b>\$342,528</b>	<b>\$89,185,454</b>	<b>\$0</b>	<b>\$4,599,641</b>	<b>\$77,725</b>	<b>\$292,088</b>	<b>\$1,644,948</b>	<b>\$4,263</b>

**Housing Authority City of Fresno (CA006)**  
**Fresno, CA**  
**Entity Wide Balance Sheet Summary**  
**Submission Type: Audited/Single Audit**  
**Fiscal Year End: 12/31/2020**

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	6.2 Component Unit - Blended	14.257 Homelessness Prevention and Rapid Re-Housing Program (RAF)	14.182 N/C S/R Section 8 Programs	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
311 Bank Overdraft												
312 Accounts Payable <= 90 Days	\$470,830				\$8,476	\$61,611		\$3,419		\$0	\$20,248	
313 Accounts Payable >90 Days Past Due												
321 Accrued Wage/Payroll Taxes Payable	\$18,496			\$452	\$1,694	\$31,940		\$20,193		\$498	\$89,769	\$2,883
322 Accrued Compensated Absences - Current Portion	\$34,496				\$4,045	\$22,217		\$29,147			\$127,689	\$4,399
324 Accrued Contingency Liability												
325 Accrued Interest Payable					\$153	\$540,598						
331 Accounts Payable - HUD PHA Programs											\$335,008	
332 Account Payable - PHA Projects												
333 Accounts Payable - Other Government	\$90,563				\$2,593	\$113,076		\$36,179			\$14,012	
341 Tenant Security Deposits	\$100,368				\$16,598	\$151,304		\$19,440				
342 Unearned Revenue	\$11,537				\$3,872	\$180					\$4,621	
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue					\$19,057	\$3,577,395		\$15,647				
344 Current Portion of Long-term Debt - Operating Borrowings	\$0					\$1,537,250						
345 Other Current Liabilities	\$40		\$16,409		\$205	\$557,585						
346 Accrued Liabilities - Other	\$76,532			\$130	\$568	\$5,424		\$4,424		\$146	\$151,515	\$944
347 Inter Program - Due To	\$601,743			\$131,467	\$429,194	\$34,789		\$2,480,413	\$22,641	\$317,941		
348 Loan Liability - Current												
310 Total Current Liabilities	\$1,404,605	\$0	\$16,409	\$132,049	\$486,455	\$6,633,369	\$0	\$2,608,862	\$22,641	\$318,585	\$742,862	\$8,226
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$98,097					\$6,229,300		\$3,990,510				
352 Long-term Debt, Net of Current - Operating Borrowings						\$960,062						
353 Non-current Liabilities - Other						\$150,515		\$448,215				
354 Accrued Compensated Absences - Non Current	\$18,086				\$2,259	\$12,027		\$15,358			\$67,132	\$2,433
355 Loan Liability - Non Current												
356 FASB 5 Liabilities												
357 Accrued Pension and OPEB Liabilities	\$812,011					\$920,114					\$3,661,808	
350 Total Non-Current Liabilities	\$928,194	\$0	\$0	\$0	\$2,259	\$8,272,018	\$0	\$4,454,083	\$0	\$0	\$3,728,940	\$2,433
300 Total Liabilities	\$2,332,799	\$0	\$16,409	\$132,049	\$488,714	\$14,905,387	\$0	\$7,062,945	\$22,641	\$318,585	\$4,471,802	\$10,659
400 Deferred Inflow of Resources	\$5,742					\$0					\$25,891	
508.4 Net Investment in Capital Assets	\$3,303,010	\$0	\$53,856		\$157,042	\$872,547		(\$788,949)			\$2,282	
511.4 Restricted Net Position	\$0	\$0			\$128,529				\$46,049	\$0	\$533,683	
512.4 Unrestricted Net Position	\$17,899,675	\$0	\$98,962	(\$114,906)	(\$431,757)	\$73,407,520	\$0	(\$1,674,355)	\$9,035	(\$26,497)	(\$3,388,710)	(\$6,396)
513 Total Equity - Net Assets / Position	\$21,202,685	\$0	\$152,818	(\$114,906)	(\$146,186)	\$74,280,067	\$0	(\$2,463,304)	\$55,084	(\$26,497)	(\$2,852,745)	(\$6,396)
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$23,541,226	\$0	\$169,227	\$17,143	\$342,528	\$89,185,454	\$0	\$4,599,641	\$77,725	\$292,088	\$1,644,948	\$4,263

**Housing Authority City of Fresno (CA006)**  
**Fresno, CA**  
**Entity Wide Balance Sheet Summary**  
**Submission Type: Audited/Single Audit**  
**Fiscal Year End: 12/31/2020**

	14.238 Shelter Plus Care	14.235 Supportive Housing Program	21.019 Coronavirus Relief Fund	10.427 Rural Rental Assistance Payments	14.HCC HCV CARES Act Funding	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.CCC Central Office Cost Center CARES Act Funding	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted				\$0					\$9,022	\$11,239,545		\$11,239,545
112 Cash - Restricted - Modernization and Development				\$0						\$0		\$0
113 Cash - Other Restricted				\$0						\$584,354		\$584,354
114 Cash - Tenant Security Deposits				\$0						\$285,612		\$285,612
115 Cash - Restricted for Payment of Current Liabilities				\$0						\$0		\$0
100 Total Cash	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,022	\$12,109,511	\$0	\$12,109,511
121 Accounts Receivable - PHA Projects				\$0						\$0		\$0
122 Accounts Receivable - HUD Other Projects	\$70,753	\$26,061				\$249,260				\$1,005,657		\$1,005,657
124 Accounts Receivable - Other Government										\$84,328		\$84,328
125 Accounts Receivable - Miscellaneous		\$10,825							\$851,462	\$1,300,132		\$1,300,132
126 Accounts Receivable - Tenants										\$91,730		\$91,730
126.1 Allowance for Doubtful Accounts - Tenants	\$0	\$0								(\$2,045)		(\$2,045)
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0				\$0		\$0		(\$60,086)		(\$60,086)
127 Notes, Loans, & Mortgages Receivable - Current										\$1,128,277	(\$1,128,277)	\$0
128 Fraud Recovery										\$101,486		\$101,486
128.1 Allowance for Doubtful Accounts - Fraud										\$0		\$0
129 Accrued Interest Receivable										\$222,163	(\$222,163)	\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$70,753	\$36,886	\$0	\$0	\$0	\$249,260	\$0	\$0	\$851,462	\$3,871,642	(\$1,350,440)	\$2,521,202
131 Investments - Unrestricted										\$1,110,711		\$1,110,711
132 Investments - Restricted										\$132,400		\$132,400
135 Investments - Restricted for Payment of Current Liability												
142 Prepaid Expenses and Other Assets									\$302,562	\$346,757		\$346,757
143 Inventories												
143.1 Allowance for Obsolete Inventories												
144 Inter Program Due From									\$39,319	\$7,712,428	(\$7,712,428)	\$0
145 Assets Held for Sale										\$1,728,736		\$1,728,736
150 Total Current Assets	\$70,753	\$36,886	\$0	\$0	\$0	\$249,260	\$0	\$0	\$1,202,365	\$27,012,185	(\$9,062,868)	\$17,949,317
161 Land				\$0					\$167,838	\$2,669,426		\$2,669,426
162 Buildings									\$2,720,730	\$50,921,111		\$50,921,111
163 Furniture, Equipment & Machinery - Dwellings												
164 Furniture, Equipment & Machinery - Administration									\$1,084,592	\$1,641,605		\$1,641,605
165 Leasehold Improvements												
166 Accumulated Depreciation									(\$3,343,295)	(\$41,271,106)		(\$41,271,106)
167 Construction in Progress									\$104,982	\$4,303,606		\$4,303,606
168 Infrastructure												
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$734,847	\$18,264,642	\$0	\$18,264,642
171 Notes, Loans and Mortgages Receivable - Non-Current		\$1,200,000								\$39,245,059		\$39,245,059
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due												
173 Grants Receivable - Non Current												
174 Other Assets												
176 Investments in Joint Ventures										\$37,990,926		\$37,990,926
180 Total Non-Current Assets	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$734,847	\$95,500,627	\$0	\$95,500,627
200 Deferred Outflow of Resources									\$748,931	\$1,604,473		\$1,604,473
<b>290 Total Assets and Deferred Outflow of Resources</b>	<b>\$70,753</b>	<b>\$1,236,886</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$249,260</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,686,143</b>	<b>\$124,117,285</b>	<b>(\$9,062,868)</b>	<b>\$115,054,417</b>

**Housing Authority City of Fresno (CA006)**  
**Fresno, CA**  
**Entity Wide Balance Sheet Summary**  
**Submission Type: Audited/Single Audit**  
**Fiscal Year End: 12/31/2020**

	14.238 Shelter Plus Care	14.235 Supportive Housing Program	21.019 Coronavirus Relief Fund	10.427 Rural Rental Assistance Payments	14.HCC HCV CARES Act Funding	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.CCC Central Office Cost Center CARES Act Funding	COCC	Subtotal	ELIM	Total
311 Bank Overdraft												
312 Accounts Payable <= 90 Days	\$2,884								\$179,138	\$746,606		\$746,606
313 Accounts Payable >90 Days Past Due												
321 Accrued Wage/Payroll Taxes Payable	\$905	\$5,347							\$240,210	\$412,387		\$412,387
322 Accrued Compensated Absences - Current Portion	\$2,828	\$1,399							\$308,375	\$534,595		\$534,595
324 Accrued Contingency Liability												
325 Accrued Interest Payable										\$540,751	(\$222,163)	\$318,588
331 Accounts Payable - HUD PHA Programs										\$335,008		\$335,008
332 Account Payable - PHA Projects												
333 Accounts Payable - Other Government										\$256,423		\$256,423
341 Tenant Security Deposits										\$287,710		\$287,710
342 Unearned Revenue										\$20,210		\$20,210
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue										\$3,612,099		\$3,612,099
344 Current Portion of Long-term Debt - Operating Borrowings										\$1,537,250	(\$1,128,277)	\$408,973
345 Other Current Liabilities									\$1,230,340	\$1,804,579		\$1,804,579
346 Accrued Liabilities - Other	\$254	\$1,519							\$210,736	\$452,192		\$452,192
347 Inter Program - Due To	\$495,612	\$638,807				\$249,260			\$2,310,561	\$7,712,428	(\$7,712,428)	\$0
348 Loan Liability - Current												
310 Total Current Liabilities	\$502,483	\$647,072	\$0	\$0	\$0	\$249,260	\$0	\$0	\$4,479,360	\$18,252,238	(\$9,062,868)	\$9,189,370
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue									\$154,000	\$10,471,907		\$10,471,907
352 Long-term Debt, Net of Current - Operating Borrowings										\$960,062		\$960,062
353 Non-current Liabilities - Other										\$598,730		\$598,730
354 Accrued Compensated Absences - Non Current	\$1,764	\$855							\$164,279	\$284,193		\$284,193
355 Loan Liability - Non Current												
356 FASB 5 Liabilities												
357 Accrued Pension and OPEB Liabilities									\$4,899,422	\$10,293,355		\$10,293,355
350 Total Non-Current Liabilities	\$1,764	\$855	\$0	\$0	\$0	\$0	\$0	\$0	\$5,217,701	\$22,608,247	\$0	\$22,608,247
300 Total Liabilities	\$504,247	\$647,927	\$0	\$0	\$0	\$249,260	\$0	\$0	\$9,697,061	\$40,860,485	(\$9,062,868)	\$31,797,617
400 Deferred Inflow of Resources									\$6,049	\$37,682		\$37,682
508.4 Net Investment in Capital Assets		\$0	\$0	\$0					\$580,847	\$4,180,635		\$4,180,635
511.4 Restricted Net Position	\$0	\$0	\$0							\$708,261		\$708,261
512.4 Unrestricted Net Position	(\$433,494)	\$588,959	\$0	\$0	\$0	\$0	\$0	\$0	(\$7,597,814)	\$78,330,222		\$78,330,222
513 Total Equity - Net Assets / Position	(\$433,494)	\$588,959	\$0	\$0	\$0	\$0	\$0	\$0	(\$7,016,967)	\$83,219,118	\$0	\$83,219,118
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$70,753	\$1,236,886	\$0	\$0	\$0	\$249,260	\$0	\$0	\$2,686,143	\$124,117,285	(\$9,062,868)	\$115,054,417

Housing Authority City of Fresno (CA006)  
 Fresno, CA  
 Entity Wide Revenue and Expense Summary  
 Submission Type: Audited/Single Audit  
 Fiscal Year End: 12/31/2020

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	6.2 Component Unit - Blended	14.257 Homelessness Prevention and Rapid Re-Housing Program (RAH)	14.182 NIC S/R Section 8 Programs	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
70300 Net Tenant Rental Revenue	\$1,227,454	\$0			\$149,449	\$1,959,860		\$234,568				
70400 Tenant Revenue - Other	\$3,855	\$0			\$1,087							
70500 Total Tenant Revenue	\$1,231,309	\$0	\$0	\$0	\$150,536	\$1,959,860	\$0	\$234,568	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$2,298,690			\$177,851	\$383,902				\$179,496	\$305,787	\$56,379,872	
70610 Capital Grants	\$3,644,875											
70710 Management Fee												
70720 Asset Management Fee												
70730 Book Keeping Fee												
70740 Front Line Service Fee												
70750 Other Fees												
70700 Total Fee Revenue												
70800 Other Government Grants						\$4,084,309		\$102,425				
71100 Investment Income - Unrestricted	\$615,004					\$757,753						
71200 Mortgage Interest Income												
71300 Proceeds from Disposition of Assets Held for Sale												
71310 Cost of Sale of Assets												
71400 Fraud Recovery											\$20,452	
71500 Other Revenue	\$56,887		\$20,000		\$28	\$3,935,217		\$948,106			\$24,338	\$100,661
71600 Gain or Loss on Sale of Capital Assets	\$3,575					(\$4,814)					(\$4,964)	
72000 Investment Income - Restricted	\$0				\$1,868			\$18				
70000 Total Revenue	\$7,850,340	\$0	\$20,000	\$177,851	\$536,334	\$10,732,325	\$0	\$1,285,117	\$179,496	\$305,787	\$56,419,698	\$100,661
91100 Administrative Salaries	\$97,763			\$24,144	\$32,816	\$641,567		\$429,709		\$19,220	\$378,245	\$61,683
91200 Auditing Fees	\$13,569		\$2,250		\$11,650	\$1,125		\$10,873			\$32,376	
91300 Management Fee	\$689,723				\$24,000	\$23,430			\$34,795		\$1,000,932	
91310 Book-keeping Fee	\$34,006										\$625,581	
91400 Advertising and Marketing	\$3,734					\$3,725		\$243			\$1,919	
91500 Employee Benefit Contributions - Administrative	\$134,898			\$9,688	\$26,288	\$147,257		\$189,058		\$7,995	\$573,683	\$27,646
91600 Office Expenses	\$69,285			\$1,790	\$10,832	\$156,997		\$62,969		\$3,083	\$312,617	\$1,209
91700 Legal Expense						\$31,970		(\$71)				
91800 Travel						\$2,698		\$2,049			\$405	
91810 Allocated Overhead												
91900 Other	\$55,122		\$18,566	\$2,390	\$18,793	\$414,160		\$131,716		\$2,824	\$277,511	\$52
91000 Total Operating - Administrative	\$1,098,100	\$0	\$20,816	\$38,012	\$124,379	\$1,422,929	\$0	\$826,546	\$34,795	\$33,122	\$3,203,269	\$90,590
92000 Asset Management Fee	\$45,720											
92100 Tenant Services - Salaries												
92200 Relocation Costs								\$1,543				
92300 Employee Benefit Contributions - Tenant Services												
92400 Tenant Services - Other												
92500 Total Tenant Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,543	\$0	\$0	\$0	\$0
93100 Water	\$192,871				\$14,512	\$72,142		\$4,644				
93200 Electricity	\$36,609				\$626	\$97,070		\$6,801				
93300 Gas	\$2,553				\$311	\$35,442		\$208				
93400 Fuel												
93500 Labor												
93600 Sewer	\$44,140				\$10,821	\$56,400		\$5,763				
93700 Employee Benefit Contributions - Utilities	\$41,163											
93800 Other Utilities Expense	\$155,707				\$15,249	\$49,723		\$5,492				
93000 Total Utilities	\$473,043	\$0	\$0	\$0	\$41,519	\$310,777	\$0	\$22,908	\$0	\$0	\$0	\$0
94100 Ordinary Maintenance and Operations - Labor	\$128,262				\$18,302	\$55,522		\$18,600			\$59	
94200 Ordinary Maintenance and Operations - Materials and	\$141,340				\$13,337	\$94,186		\$2,802			\$2,091	
94300 Ordinary Maintenance and Operations Contracts	\$520,778			\$134	\$77,799	\$703,693		\$56,772		\$160	\$24,818	
94500 Employee Benefit Contributions - Ordinary Maintenance												
94000 Total Maintenance	\$790,380	\$0	\$0	\$134	\$109,438	\$853,401	\$0	\$78,174	\$0	\$160	\$26,968	\$0

Housing Authority City of Fresno (CA006)  
 Fresno, CA  
 Entity Wide Revenue and Expense Summary  
 Submission Type: Audited/Single Audit  
 Fiscal Year End: 12/31/2020

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	6.2 Component Unit - Blended	14.257 Homelessness Prevention and Rapid Re-Housing Program (RAF)	14.182 NIC S/R Section 8 Programs	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
95100 Protective Services - Labor												
95200 Protective Services - Other Contract Costs												
95300 Protective Services - Other												
95500 Employee Benefit Contributions - Protective Services												
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$49,784				\$21,282	\$37,257		\$5,064				
96120 Liability Insurance	\$11,792				\$1,541	\$2,862						
96130 Workmen's Compensation	\$22,160			\$146	\$3,189	\$9,562		\$4,141		\$125	\$27,564	\$406
96140 All Other Insurance	\$9,375			\$74	\$1,099	\$8,005		\$2,212			\$12,164	\$249
96100 Total Insurance Premiums	\$93,111	\$0	\$0	\$220	\$27,111	\$57,686	\$0	\$11,417	\$0	\$125	\$39,728	\$655
96200 Other General Expenses	\$3,426,814			\$187,630	\$3,140	\$2,659,586		\$282,774		\$243,328	\$14,745	\$32
96210 Compensated Absences	\$52,616			\$138	\$5,709	\$80,091		\$50,178		\$51	\$17,104	\$9,384
96300 Payments in Lieu of Taxes	\$90,562											
96400 Bad debt - Tenant Rents	\$715				\$1,118							
96500 Bad debt - Mortgages												
96600 Bad debt - Other	(\$88)					\$132,744		\$3,379		\$10,620		
96800 Severance Expense						\$12,000						
96000 Total Other General Expenses	\$3,570,619	\$0	\$0	\$187,768	\$9,967	\$3,084,421	\$0	\$336,331	\$0	\$253,999	\$31,849	\$9,416
96710 Interest of Mortgage (or Bonds) Payable												
96720 Interest on Notes Payable (Short and Long Term)	\$781				\$11,248	\$205,460		\$137,282				
96730 Amortization of Bond Issue Costs												
96700 Total Interest Expense and Amortization Cost	\$781	\$0	\$0	\$0	\$11,248	\$205,460	\$0	\$137,282	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$6,071,754	\$0	\$20,816	\$226,134	\$323,662	\$5,934,674	\$0	\$1,414,201	\$34,795	\$287,406	\$3,301,814	\$100,661
97000 Excess of Operating Revenue over Operating Expense	\$1,778,586	\$0	(\$816)	(\$48,283)	\$212,672	\$4,797,651	\$0	(\$129,084)	\$128,863	\$18,381	\$53,117,884	\$0
97100 Extraordinary Maintenance	\$8,278					\$40					\$44	
97200 Casualty Losses - Non-capitalized												
97300 Housing Assistance Payments	\$1,445			\$8,651	\$561			\$25,107	\$224,655	\$39,744	\$50,342,635	
97350 HAP Portability-In												
97400 Depreciation Expense	\$720,358				\$10,089	\$472,912		\$140,078			\$10,380	
97500 Fraud Losses												
97600 Capital Outlays - Governmental Funds												
97700 Debt Principal Payment - Governmental Funds												
97800 Dwelling Units Rent Expense												
90000 Total Expenses	\$6,801,835	\$0	\$20,816	\$234,785	\$334,312	\$6,407,626	\$0	\$1,579,386	\$259,450	\$327,150	\$53,654,873	\$100,661
10010 Operating Transfer In	\$122,886										\$0	
10020 Operating transfer Out	(\$122,886)										\$0	
10030 Operating Transfers from/to Primary Government						\$2,495,000						
10040 Operating Transfers from/to Component Unit												
10050 Proceeds from Notes, Loans and Bonds												
10060 Proceeds from Property Sales												
10070 Extraordinary Items, Net Gain/Loss												
10080 Special Items (Net Gain/Loss)												
10091 Inter Project Excess Cash Transfer In	\$156,490											
10092 Inter Project Excess Cash Transfer Out	(\$156,490)											
10093 Transfers between Program and Project - In												
10094 Transfers between Project and Program - Out												
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$2,495,000	\$0	\$0	\$0	\$0	\$0	\$0
<b>10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses</b>	<b>\$1,048,505</b>	<b>\$0</b>	<b>(\$816)</b>	<b>(\$56,934)</b>	<b>\$202,022</b>	<b>\$6,819,699</b>	<b>\$0</b>	<b>(\$294,269)</b>	<b>(\$95,792)</b>	<b>(\$21,363)</b>	<b>\$2,764,825</b>	<b>\$0</b>

Housing Authority City of Fresno (CA006)  
 Fresno, CA  
 Entity Wide Revenue and Expense Summary  
 Submission Type: Audited/Single Audit  
 Fiscal Year End: 12/31/2020

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	6.2 Component Unit - Blended	14.257 Homelessness Prevention and Rapid Re-Housing Program (RAF)	14.182 N/C S/R Section 8 Programs	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$20,154,180	\$0	\$153,634	(\$57,972)	(\$348,208)	\$67,351,315	\$0	(\$2,056,587)	\$150,876	(\$5,134)	(\$5,617,570)	(\$6,396)
11040 Prior Period Adjustments, Equity Transfers and Correc	\$0					\$109,053		(\$112,448)				
11050 Changes in Compensated Absence Balance												
11060 Changes in Contingent Liability Balance												
11070 Changes in Unrecognized Pension Transition Liability												
11080 Changes in Special Term/Severance Benefits Liability												
11090 Changes in Allowance for Doubtful Accounts - Dwelling												
11100 Changes in Allowance for Doubtful Accounts - Other												
11170 Administrative Fee Equity											(\$3,386,428)	
11180 Housing Assistance Payments Equity											\$533,683	
11190 Unit Months Available	6024		0	228	612	2280	0		930	342	86700	0
11210 Number of Unit Months Leased	5997		0	228	605	2236	0		626	342	83411	0
11270 Excess Cash	\$1,602,395											
11610 Land Purchases	\$0											
11620 Building Purchases	\$0											
11630 Furniture & Equipment - Dwelling Purchases	\$0											
11640 Furniture & Equipment - Administrative Purchases	\$0											
11650 Leasehold Improvements Purchases	\$0											
11660 Infrastructure Purchases	\$0											
13510 CFFP Debt Service Payments	\$0											
13901 Replacement Housing Factor Funds	\$0											

Housing Authority City of Fresno (CA006)  
Fresno, CA  
Entity Wide Revenue and Expense Summary  
Submission Type: Audited/Single Audit  
Fiscal Year End: 12/31/2020

	14.238 Shelter Plus Care	14.235 Supportive Housing Program	10.427 Rural Rental Assistance Payments	21.019 Coronavirus Relief Fund	14.HCC HCV CARES Act Funding	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.CCC Central Office Cost Center CARES Act Funding	COCC	Subtotal	ELM	Total
70300 Net Tenant Rental Revenue			\$0							\$3,571,331		\$3,571,331
70400 Tenant Revenue - Other			\$0							\$4,942		\$4,942
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,576,273	\$0	\$3,576,273
70600 HUD PHA Operating Grants	\$805,215	\$263,501		\$20,183,191	\$2,512,086	\$353,814	\$17,492	\$221,133		\$84,082,030		\$84,082,030
70610 Capital Grants										\$3,644,875		\$3,644,875
70710 Management Fee									\$1,551,747	\$1,551,747	(\$1,551,747)	\$0
70720 Asset Management Fee									\$45,720	\$45,720	(\$45,720)	\$0
70730 Book Keeping Fee									\$659,587	\$659,587	(\$659,587)	\$0
70740 Front Line Service Fee												
70750 Other Fees									\$745,709	\$745,709		\$745,709
70700 Total Fee Revenue									\$3,002,763	\$3,002,763	(\$2,257,054)	\$745,709
70800 Other Government Grants										\$4,186,734		\$4,186,734
71100 Investment Income - Unrestricted		\$114,391							\$23,310	\$1,510,458		\$1,510,458
71200 Mortgage Interest Income												
71300 Proceeds from Disposition of Assets Held for Sale												
71310 Cost of Sale of Assets												
71400 Fraud Recovery										\$20,452		\$20,452
71500 Other Revenue		\$735							\$1,509,927	\$6,595,899	(\$1,839,183)	\$4,756,716
71600 Gain or Loss on Sale of Capital Assets									\$2,890	(\$3,313)		(\$3,313)
72000 Investment Income - Restricted										\$1,886		\$1,886
70000 Total Revenue	\$805,215	\$378,627	\$0	\$20,183,191	\$2,512,086	\$353,814	\$17,492	\$221,133	\$4,538,890	\$106,618,057	(\$4,096,237)	\$102,521,820
91100 Administrative Salaries	\$23,974	\$126,272	\$0		\$1,532,016	\$194,132	\$17,492		\$2,614,294	\$6,193,327		\$6,193,327
91200 Auditing Fees			\$0						\$6,116	\$77,959		\$77,959
91300 Management Fee										\$1,772,880	(\$1,772,880)	\$0
91310 Book-keeping Fee										\$659,587	(\$659,587)	\$0
91400 Advertising and Marketing									\$2,873	\$12,494		\$12,494
91500 Employee Benefit Contributions - Administrative	\$10,215	\$50,835			\$745,194	\$123,474			\$2,002,945	\$4,049,176		\$4,049,176
91600 Office Expenses	\$4,282	\$26,914						\$7,220	\$501,712	\$1,158,909	(\$447,133)	\$711,777
91700 Legal Expense								\$7,672	\$54,691	\$94,262		\$94,262
91800 Travel		\$1,578							\$23,472	\$30,202		\$30,202
91810 Allocated Overhead												
91900 Other	\$6,324	\$15,578							\$6,681	\$635,571	(\$699,967)	\$885,321
91000 Total Operating - Administrative	\$44,795	\$221,177	\$0	\$0	\$2,277,210	\$317,606	\$17,492	\$21,573	\$5,841,674	\$15,634,084	(\$3,579,567)	\$12,054,518
92000 Asset Management Fee										\$45,720	(\$45,720)	\$0
92100 Tenant Services - Salaries												
92200 Relocation Costs									\$23,305	\$24,848		\$24,848
92300 Employee Benefit Contributions - Tenant Services												
92400 Tenant Services - Other		\$50,967								\$50,967		\$50,967
92500 Total Tenant Services	\$0	\$50,967	\$0	\$0	\$0	\$0	\$0	\$0	\$23,305	\$75,815	\$0	\$75,815
93100 Water									\$3,212	\$287,381		\$287,381
93200 Electricity									\$72,737	\$213,843		\$213,843
93300 Gas									\$5,197	\$43,711		\$43,711
93400 Fuel												
93500 Labor												
93600 Sewer									\$1,474	\$118,598		\$118,598
93700 Employee Benefit Contributions - Utilities										\$41,163		\$41,163
93800 Other Utilities Expense									\$5,354	\$231,525		\$231,525
93000 Total Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,974	\$936,221	\$0	\$936,221
94100 Ordinary Maintenance and Operations - Labor									\$59	\$88,278	\$309,084	\$309,082
94200 Ordinary Maintenance and Operations - Materials and										\$20,840	\$274,596	\$274,596
94300 Ordinary Maintenance and Operations Contracts	\$299	\$37,573				\$23,602			\$504,053	\$1,949,681		\$1,949,681
94500 Employee Benefit Contributions - Ordinary Maintenance												
94000 Total Maintenance	\$299	\$37,573	\$0	\$0	\$0	\$23,602	\$0	\$59	\$613,171	\$2,533,361	\$0	\$2,533,369

Housing Authority City of Fresno (CA006)  
 Fresno, CA  
 Entity Wide Revenue and Expense Summary  
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 Fiscal Year End: 12/31/2020

	14.238 Shelter Plus Care	14.235 Supportive Housing Program	10.427 Rural Rental Assistance Payments	21.019 Coronavirus Relief Fund	14.HCC HCV CARES Act Funding	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.CCC Central Office Cost Center CARES Act Funding	COCC	Subtotal	ELM	Total
95100 Protective Services - Labor												
95200 Protective Services - Other Contract Costs												
95300 Protective Services - Other												
95500 Employee Benefit Contributions - Protective Services												
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance									\$10,270	\$123,657		\$123,657
96120 Liability Insurance									\$2,095	\$18,290		\$18,290
96130 Workmen's Compensation	\$310	\$1,079							\$22,999	\$91,681		\$91,681
96140 All Other Insurance	\$262	\$266							\$22,955	\$56,661		\$56,661
96100 Total Insurance Premiums	\$572	\$1,345	\$0	\$0	\$0	\$0	\$0	\$0	\$58,319	\$290,289	\$0	\$290,289
96200 Other General Expenses	\$797,393	\$18,027		\$20,183,191	\$54,535	\$12,606		\$184,394	\$126,212	\$28,394,405	(\$470,950)	\$27,923,457
96210 Compensated Absences	\$10,607	\$10,018			\$180,341			\$15,107	\$331,375	\$762,719		\$762,719
96300 Payments in Lieu of Taxes										\$90,562		\$90,562
96400 Bad debt - Tenant Rents										\$1,833		\$1,833
96500 Bad debt - Mortgages												
96600 Bad debt - Other		\$217,879								\$364,534		\$364,534
96800 Severance Expense									\$38,599	\$50,599		\$50,599
96000 Total Other General Expenses	\$808,000	\$245,924	\$0	\$20,183,191	\$234,876	\$12,606	\$0	\$199,501	\$496,186	\$29,664,652	(\$470,950)	\$29,193,704
96710 Interest of Mortgage (or Bonds) Payable												
96720 Interest on Notes Payable (Short and Long Term)										\$354,771		\$354,771
96730 Amortization of Bond Issue Costs												
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$354,771	\$0	\$354,771
96900 Total Operating Expenses	\$853,666	\$556,986	\$0	\$20,183,191	\$2,512,086	\$353,814	\$17,492	\$221,133	\$7,120,629	\$49,534,913	(\$4,096,237)	\$45,438,677
97000 Excess of Operating Revenue over Operating Expense	(\$48,451)	(\$178,359)	\$0	\$0	\$0	\$0	\$15,838	\$0	(\$2,581,739)	\$57,083,144	\$0	\$57,083,143
97100 Extraordinary Maintenance									\$7,669	\$16,031		\$16,031
97200 Casualty Losses - Non-capitalized												
97300 Housing Assistance Payments							\$15,838			\$50,658,636		\$50,658,636
97350 HAP Portability-In												
97400 Depreciation Expense									\$132,820	\$1,486,637		\$1,486,637
97500 Fraud Losses												
97600 Capital Outlays - Governmental Funds												
97700 Debt/Principal Payment - Governmental Funds												
97800 Dwelling Units Rent Expense												
90000 Total Expenses	\$853,666	\$556,986	\$0	\$20,183,191	\$2,512,086	\$353,814	\$33,330	\$221,133	\$7,261,118	\$101,696,217	(\$4,096,237)	\$97,599,981
10010 Operating Transfer In									\$0	\$122,886		\$122,886
10020 Operating transfer Out									\$0	(\$122,886)		(\$122,886)
10030 Operating Transfers from/to Primary Government									\$0	\$2,495,000		\$2,495,000
10040 Operating Transfers from/to Component Unit									\$0	\$0		\$0
10050 Proceeds from Notes, Loans and Bonds												
10060 Proceeds from Property Sales												
10070 Extraordinary Items, Net Gain/Loss									\$0	\$0		\$0
10080 Special Items (Net Gain/Loss)									\$0	\$0		\$0
10091 Inter Project Excess Cash Transfer In										\$156,490		\$156,490
10092 Inter Project Excess Cash Transfer Out										(\$156,490)		(\$156,490)
10093 Transfers between Program and Project - In									\$0	\$0		\$0
10094 Transfers between Project and Program - Out									\$0	\$0		\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,495,000	\$0	\$2,495,000
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	(\$48,451)	(\$178,359)	\$0	\$0	\$0	\$0	\$0	\$0	(\$2,722,228)	\$7,416,840	\$0	\$7,416,839

Housing Authority City of Fresno (CA006)  
 Fresno, CA  
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 Submission Type: Audited/Single Audit  
 Fiscal Year End: 12/31/2020

	14.238 Shelter Plus Care	14.235 Supportive Housing Program	10.427 Rural Rental Assistance Payments	21.019 Coronavirus Relief Fund	14.HCC HCV CARES Act Funding	14.PHC Public Housing CARES Act Funding	14.MSC Mainstream CARES Act Funding	14.CCC Central Office Cost Center CARES Act Funding	COCC	Subtotal	ELM	Total
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	(\$385,043)	\$767,318	\$0	\$0	\$0	\$0	\$0	\$0	(\$4,298,134)	\$75,802,279	\$0	\$75,802,279
11040 Prior Period Adjustments, Equity Transfers and Correc									\$3,395	\$0	\$0	\$0
11050 Changes in Compensated Absence Balance												
11060 Changes in Contingent Liability Balance												
11070 Changes in Unrecognized Pension Transition Liability												
11080 Changes in Special Term/Severance Benefits Liability												
11090 Changes in Allowance for Doubtful Accounts - Dwelling												
11100 Changes in Allowance for Doubtful Accounts - Other												
11170 Administrative Fee Equity										(\$3,386,428)		(\$3,386,428)
11180 Housing Assistance Payments Equity										\$533,683		\$533,683
11190 Unit Months Available						85920	0	85920	0	268956	0	268956
11210 Number of Unit Months Leased						82968	0	82968	0	259381	0	259381
11270 Excess Cash										\$1,602,395		\$1,602,395
11610 Land Purchases									\$0	\$0		\$0
11620 Building Purchases									\$0	\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases									\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases									\$0	\$0		\$0
11650 Leasehold Improvements Purchases									\$0	\$0		\$0
11660 Infrastructure Purchases									\$0	\$0		\$0
13510 CFFP Debt Service Payments									\$0	\$0		\$0
13901 Replacement Housing Factor Funds									\$0	\$0		\$0

# Housing Authority of the City of Fresno

Statistical Section:

Financial Trends

Revenue Capacity

Debt Capacity

Demographic and Economic  
Information

Operating Information



# HOUSING AUTHORITY OF THE CITY OF FRESNO

## Statistical Section

This section provides additional information regarding the Authority in the following categories:

<b>Financial Trends</b>	show how the Authority's financial position has changed over time	Table 1-2
<b>Revenue Capacity</b>	the tables in this section show the Authority's ability to generate revenue	Table 3-4
<b>Debt Capacity</b>	show the Authority's debt burden over time and provide information on the ability to issue debt	Table 5
<b>Demographics and Economic Statistics</b>	the tables in this section portray the socioeconomic environment and provide information to allow companies over time and comparison to other governments	Table 6-8
<b>Operating Information</b>	the purpose of these tables is to show the Authority's operations and provide information to assess the government's economic condition	Table 9-10

**Table 1****HOUSING AUTHORITY OF THE CITY OF THE FRESNO**

## Financial Trends

Net Position by Component  
Last Ten Fiscal Years (Unaudited)

<b>Year</b>	<b>Net Investment in Capital</b>			<b>Total</b>
	<b>Assets</b>	<b>Restricted</b>	<b>Unrestricted</b>	
2011	\$ 18,168,148	\$ 46,432,715	\$ 40,897,089	\$ 105,497,952
2012	11,846,562	50,642,176	48,047,749	110,536,487
2013	11,572,071	2,262,085	57,010,081	70,844,237
2014	6,028,575	2,079,758	64,007,650	72,115,983
2015	6,404,089	2,646,373	60,832,566	69,883,028
2016	4,769,521	619,142	64,524,416	69,913,079
2017	3,919,932	2,320,389	68,312,587	74,552,908
2018	3,560,130	1,174,748	69,164,036	73,898,914
2019	2,128,782	471,147	73,202,350	75,802,279
2020	4,180,635	708,261	78,330,222	83,219,118

Source: Previous year's audits and current year financial statements

Table 2

## HOUSING AUTHORITY OF THE CITY OF THE FRESNO

### Financial Trends

#### Change in Net Position Last Ten Fiscal Years (Unaudited)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>OPERATING REVENUES:</b>										
Rents	\$ 3,158,387	\$ 3,322,010	\$ 3,109,755	\$ 2,894,035	\$ 3,089,770	\$ 3,196,411	\$ 3,258,298	\$ 3,487,986	\$ 3,343,854	\$ 3,589,612
Fee revenue	208,500	208,577	97,098	476,859	354,951	601,303	552,747	729,316	777,139	656,836
HUD operating grants	55,164,753	50,352,741	53,303,231	53,508,904	54,383,867	50,398,482	54,637,261	52,580,052	60,539,026	64,119,949
Other governmental grants	1,974,865	481,693	1,175,526	1,075,842	455,625	351,782	2,085,524	1,010,723	1,228,617	2,881,639
Other revenue	2,597,761	2,148,610	1,821,304	1,201,116	1,259,466	2,156,993	2,447,587	2,644,984	2,052,322	1,882,065
Developer Fee Revenue	-	-	-	-	-	-	-	2,031,199	2,451,486	1,790,761
Total operating revenue	63,104,266	56,513,631	59,506,914	59,156,756	59,543,679	56,704,971	62,981,417	62,484,260	70,392,444	74,920,862
<b>OPERATING EXPENSES:</b>										
Administrative expense	10,415,307	9,813,039	9,873,691	10,900,220	10,759,053	9,927,066	12,577,813	11,634,740	13,643,112	12,634,820
Tenant services expense	32,719	46,233	70,885	153,454	499,593	109,582	1,472,123	1,699,098	1,579,335	1,743,436
Utilities expense	708,902	628,349	708,841	628,874	530,752	579,424	820,658	840,479	851,992	931,390
Maintenance and operations expense	3,255,902	2,807,765	2,465,561	1,891,255	1,978,848	1,923,354	2,058,131	2,146,495	2,177,493	2,194,738
Protective services expense	93,338	84,351	76,789	87,103	80,602	96,255	107,902	327,490	281,516	319,291
Insurance expense	242,589	492,252	477,656	265,620	314,550	370,853	427,511	395,381	321,644	290,287
General expense	3,212,409	1,419,037	1,535,173	994,399	931,461	1,972,644	1,819,057	1,654,261	1,463,321	1,998,590
Housing assistance payments	44,524,301	44,541,851	44,955,037	45,052,228	44,993,932	42,719,636	42,737,248	44,262,551	50,778,548	50,591,829
Depreciation	2,392,159	1,990,047	1,847,309	1,118,368	1,827,362	1,461,231	1,562,745	1,304,881	1,559,889	1,486,636
Total operating expenses	64,877,626	61,822,924	62,010,942	61,091,521	61,916,153	59,160,045	63,583,188	64,265,376	72,656,850	72,191,017
Operating income (loss)	(1,773,360)	(5,309,293)	(2,504,028)	(1,934,765)	(2,372,474)	(2,455,074)	(601,771)	(1,781,116)	(2,264,406)	2,729,845
<b>NON-OPERATING REVENUES (EXPENSES):</b>										
Interest revenue, unrestricted	27,248	18,647	701,344	30,755	3,857	91,547	3,292	6,081	36,549	33,051
Interest revenue, restricted	11,837	10,454	1,949	6,276	3,930	9,557	3,253	4,154	3,733	2,697
Interest revenue, notes receivable	-	-	-	400,035	936,283	1,092,438	1,308,920	1,462,442	1,416,294	1,477,406
Interest expense	(748,099)	(682,439)	(449,878)	(462,390)	(357,485)	(366,199)	(389,987)	(354,980)	(304,346)	(354,772)
Fraud recovery	51,010	59,468	5,950	1,768	19,268	24,733	37,470	49,727	41,023	7,348
Share of joint venture net income	234,604	4,252,724	256,540	523,505	642,541	836,301	392,363	1,075,432	537,242	676,893
Loss from Insurance Claim	-	-	-	-	-	-	-	-	(5,500)	-
Developer fees	647,917	253,684	1,369,797	1,740,661	1,451,931	1,192,393	1,674,870	-	-	-
Transfer from (to) other related entities	-	353,630	-	-	186,864	50,813	(600)	(59,504)	849,799	-
Gain (loss) on sale/disposition of capital assets	120,610	(182,333)	8,753,616	490,335	(49,824)	2,216	2,141,912	(97,988)	1,578,959	(3,313)
Write off of related party receivable	-	(3,978,495)	-	-	-	-	-	(1,035,979)	-	-
Total nonoperating revenues (expenses)	345,127	105,340	10,639,318	2,730,945	2,837,365	2,933,799	5,171,493	1,049,385	4,153,753	1,839,310
Net income (loss) before contributions and transfers	(1,428,233)	(5,203,953)	8,135,290	796,180	464,891	478,725	4,569,723	(731,731)	1,889,347	4,569,155
Capital contributions-cash capital fund grants	1,912,426	1,242,381	220,211	-	157,128	-	77,328	50,826	-	2,847,684
Increase (decrease) in net position	484,193	(3,961,572)	8,355,501	796,180	622,019	478,725	4,647,051	(680,905)	1,889,347	7,416,839
Net position, Beginning of year	71,019,125	66,450,310	62,488,737	70,844,237	72,115,984	69,883,027	69,913,079	74,552,907	73,898,914	75,802,279
Prior period adjustment	(6,902,455)	-	-	475,566	(2,854,978)	(448,673)	(7,222)	26,912	14,018	-
Net position, End of year	\$ 64,600,863	\$ 62,488,738	\$ 70,844,238	\$ 72,115,983	\$ 69,883,025	\$ 69,913,079	\$ 74,552,908	\$ 73,898,914	\$ 75,802,279	\$ 83,219,118

Source: Previous year's audits and current year financial statements

**Table 3**

**HOUSING AUTHORITY OF THE CITY OF THE FRESNO**

Revenue Capacity

Operating Revenues by Source  
Last Ten Fiscal Years (Unaudited)

Year	Tenant rentals		Housing assistance payment subsidies		Other Governmental grants		Fee revenue		Other revenue		Developer Fee Revenue		Total	
	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total	Amount	Total
2011	\$ 3,158,387	5	\$ 55,164,753	87	\$1,974,865	3	\$ 208,500	0	\$ 2,597,761	4	-	-	\$63,104,266	100
2012	3,322,010	6	50,352,741	89	481,693	1	208,577	0	2,148,610	4	-	-	56,513,631	100
2013	3,109,755	5	53,303,231	90	1,175,526	2	97,098	0	1,821,304	3	-	-	59,506,914	100
2014	2,894,035	5	53,508,904	90	1,075,842	2	476,859	1	1,201,116	2	-	-	59,156,756	100
2015	3,089,770	5	54,383,867	91	455,625	1	354,951	1	1,259,466	2	-	-	59,543,679	100
2016	3,196,411	6	50,398,482	89	351,782	1	601,303	1	2,156,993	4	-	-	56,704,971	100
2017	3,258,298	5	54,637,261	87	2,085,524	3	552,747	1	2,447,587	4	-	-	62,981,417	100
2018	3,487,986	6	52,580,052	84	1,010,723	2	729,316	1	2,644,984	4	2,031,199	3	62,484,260	100
2019	3,343,854	5	60,539,026	86	1,228,617	2	777,139	1	2,052,322	3	2,451,486	3.48	70,392,444	100
2020	3,589,612	5	64,119,949	86	2,881,639	4	656,836	1	1,882,065	3	1,790,761	2.39	74,920,862	100

Source: Previous year's audits and current year financial statements

Table 4

## HOUSING AUTHORITY OF THE CITY OF THE FRESNO

## Revenue Capacity

Non-Operating Revenues by Source  
Last Ten Fiscal Years (Unaudited)

Year	Interest Income		Fraud recovery		Share of joint venture net income		Developer Fees		Transfer from (to) other related entities		Gain (Loss) on Assets		Total	
	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total	Amount	Total
2011	\$ 39,085	4	\$ 51,010	5	\$ 234,604	21	\$ 647,917	59	\$ -	-	\$ 120,610	11	\$ 1,093,226	100
2012	29,101	1	59,468	1	4,252,724	89	253,684	5	353,630	7	(182,333)	(4)	4,766,274	100
2013	703,293	6	5,950	0	256,540	2	1,369,797	12	-	-	8,753,616	79	11,089,196	100
2014	437,066	14	1,768	0	523,505	16	1,740,661	55	-	-	490,335	15	3,193,335	100
2015	944,070	30	19,268	1	642,541	20	1,451,931	45	186,864	6	(49,824)	(2)	3,194,850	100
2016	1,193,542	36	24,733	1	836,301	25	1,192,393	36	50,813	2	2,216	0	3,299,998	100
2017	1,315,465	24	37,470	1	392,363	7	1,674,870	30	(600)	(0)	2,141,912	39	5,561,480	100
2018	1,472,677	60	49,727	2	1,075,432	44	-	-	(59,504)	(2)	(97,988)	(4)	2,440,344	100
2019	1,456,576	33	41,023	1	537,242	12	-	-	849,799	19	1,578,959	35	4,463,599	100
2020	1,513,154	69	7,348	0	676,893	31	-	-	-	-	(3,313)	(0)	2,194,082	100

Source: Previous year's audits and current year financial statements

**Table 5****HOUSING AUTHORITY OF THE CITY OF THE FRESNO**

## Debt Capacity

Ratio of Debt to Capital Assets  
Last Ten Fiscal Years (Unaudited)

Year	Long - Term Debt			Capital Assets, Net	Ratio of Total Debt to Capital Assets
	Current portion	Noncurrent Portion	Total		
2011	\$ 1,988,102	\$ 10,835,764	\$12,823,866	\$ 24,498,379	52.35%
2012	5,504,979	11,840,861	17,345,840	24,968,984	69.47%
2013	7,695,768	5,879,333	13,575,101	22,517,725	60.29%
2014	2,389,404	14,248,150	16,637,554	21,950,301	75.80%
2015	1,947,556	13,892,741	15,840,297	21,375,560	74.10%
2016	1,546,246	12,502,409	14,048,655	18,818,174	74.65%
2017	2,073,801	12,216,897	14,290,698	18,210,630	78.47%
2018	2,156,683	11,989,372	14,146,055	16,867,346	83.87%
2019	3,542,102	11,523,390	15,065,492	17,194,274	87.62%
2020	4,021,070	11,431,968	15,453,038	18,264,641	84.61%

Source: Previous year's audits and current year financial statements

**Table 6**

**HOUSING AUTHORITY OF THE CITY OF THE FRESNO**

Demographics and Economic Statistics

Tenant Demographics – Population Statistics

Last Ten Fiscal Years (Unaudited)

<b>Housing Choice Voucher</b>						
Year	Adults	Elderly	Minors	Females	Males	Total
2011	7,612	491	5,493	8,047	5,549	13,596
2012	9,849	719	7,634	10,650	7,552	18,202
2013	9,456	873	7,880	10,522	7,687	18,209
2014	9,528	981	8,134	10,924	7,719	18,643
2015	10,424	1,195	9,122	12,047	8,694	20,741
2016	9,342	1,233	8,313	10,941	7,947	18,888
2017	7,273	928	5,688	8,259	5,630	13,889
2018	9,453	1,239	7,376	10,653	7,415	18,068
2019	8,895	1,338	7,275	10,286	7,222	17,508
2020	9,193	1,707	8,565	11,561	7,904	19,465

<b>Public Housing</b>						
Year	Adults	Elderly	Minors	Females	Males	Total
2011	453	80	416	556	393	949
2012	498	89	471	617	441	1,058
2013	551	95	529	695	480	1,175
2014	425	69	424	548	370	918
2015	522	79	494	645	450	1,095
2016	447	77	444	569	399	968
2017	555	65	463	659	424	1,083
2018	565	60	459	661	423	1,084
2019	566	60	479	670	435	1,105
2020	473	56	424	569	384	953

<b>Affordable Housing</b>						
Year	Adults	Elderly	Minors	Females	Males	Total
2016	122	47	90	170	89	259
2017	118	30	99	151	96	247
2018	113	33	89	150	85	235
2019	108	33	93	151	83	234
2020	104	34	89	145	82	227

Source: IT Department from Housing Authority of the City of Fresno

Note: The demographic data for affordable housing prior to 2016 is not available.

Demographic data managed by 3rd party management is not included.

**Table 7**

**HOUSING AUTHORITY OF THE CITY OF THE FRESNO**

Demographics and Economic Statistics

Principal Employers  
Current Year and Nine Years Ago (Unaudited)

Employer	2020			2011		
	Employees	Rank	Percent of Total City Employment	Employees	Rank	Percent of Total City Employment
Fresno Unified School District	10,552	1	2.74%	-	0	-
Community Regional Medical Center	8,600	2	2.23%	6,000	1	3.10%
County of Fresno	7,773	3	2.02%	-	-	-
Clovis Unified School District	6,400	4	1.66%	-	-	-
Internal Revenue Service	500	5	1.30%	-	-	-
City of Fresno	3,575	6	0.93%	3,790	2	1.96%
Amzon.com, Inc	3,500	7	0.91%	-	-	-
Saint Agnes Medical Center	2,800	8	0.73%	2,800	3	1.45%
California State University, Fresno	2,543	9	0.66%	-	-	-
State Center Community College	2,329	10	0.61%	-	-	-
Kaiser Permanete Fresno	-	-	-	2,160	4	1.12%
Foster Farms	-	-	-	1,100	5	0.57%
Zacky Farms LLC	-	-	-	900	6	0.46%
AmeriGuard Security Systems	-	-	-	700	7	0.36%
Guarantee Real Estate	-	-	-	502	8	0.26%
Rex Moore Electrical Contractors and Engineers	-	-	-	500	9	0.26%
Lyrons Magnus	-	-	-	400	10	0.21%
<b>Total</b>	<b>48,572</b>		<b>13.79%</b>	<b>18,852</b>		<b>9.75%</b>
Fresno City Employment	384,900			193,700		

Source: Employer Information- Fresno County Economic Development Corporation (EDD)

City of Fresno Employment Information - Employment Development Department (EDD) - Labor Market Information, State of California.

**Table 8****HOUSING AUTHORITY OF THE CITY OF THE FRESNO**

## Demographics and Economic Statistics

Regional Demographics – Population Statistics  
Last Ten Fiscal Years (Unaudited)

<b>Year</b>	<b>Population</b>	<b>Personal Income*</b>	<b>Per Capita Personal Income</b>	<b>Unemployment Rate</b>
2011	499,299	31,353	33,321	17.7%
2012	506,653	32,728	34,539	15.9%
2013	512,589	33,354	34,886	13.7%
2014	517,953	35,172	36,448	12.1%
2015	522,369	37,359	38,323	10.8%
2016	526,916	39,295	40,101	7.2%
2017	531,440	41,024	41,470	6.2%
2018	536,593	42,842	43,084	5.6%
2019	542,012	45,446	45,487	5.0%
2020	546,770	Not Available	Not Available	10.70%

## Source:

Population: California State Department of Finance, Demographic Research Unit  
 Personal Income: City of Fresno Comprehensive Annual Financial Report  
 Per Capita Personal Income: City of Fresno Comprehensive Annual Financial Report  
 Unemployment Rate: California Employment Development Department (EDD),  
 Labor Market Information Division

\* Amount in thousands

**Table 9**

**HOUSING AUTHORITY OF THE CITY OF THE FRESNO**

Operating Information

Property Characteristics and Dwelling Unit Composition  
December 31, 2020 (Unaudited)

<b>Public housing</b>			
<b>Name of development</b>	<b>Address</b>	<b>Number of units</b>	<b>Year built or acquired</b>
Sequoia Courts	515 S. Modoc	60	1942
Sierra Plaza	838 Tulare Street	70	1942
Fairview Heights Terrace	2195 S. Maud Street	74	1952
Sequoia Courts Terrace	549 S. Thorne Street	78	1942
Sierra Terrace	631 Kern Street	26	1952
Monte Vista Terrace	1132 N. Sherman Court	23	1952
DeSoto Gardens II	640 E. California Avenue	28	1995
	Total units - Public Housing	<u>359</u>	
<b>Affordable Housing</b>			
<b>Name of development</b>	<b>Address</b>	<b>Number of units</b>	<b>Year built or acquired</b>
El Cortez Apts	4949 N. Gearhart Ave.	48	2004
Woodside Apts	3212 E. Ashcroft Ave.	76	2004
Dayton Square	3050 E. Daton	66	2004
San Ramon	1328 E. San Ramon	32	2013
Garland Gardens	3726 N. Pleasant, #101	51	1980
	Total units - Affordable Housing	<u>273</u>	
	Total Units	<u>632</u>	

**Table 10****HOUSING AUTHORITY OF THE CITY OF THE FRESNO**

## Operating Information

Employee Demographics  
Last Ten Fiscal Years (Unaudited)

<b>Calendar year</b>	<b>Black</b>	<b>Asian/ Pacific Islander</b>	<b>White</b>	<b>Hispanic</b>	<b>Others</b>	<b>Total</b>
2011	30	21	71	103	4	229
2012	31	20	66	99	3	219
2013	31	17	67	90	4	209
2014	25	19	72	89	7	212
2015	21	17	69	97	6	210
2016	21	19	68	93	5	206
2017	24	19	65	102	6	216
2018	23	23	61	111	9	227
2019	15	24	56	108	12	215
2020	17	26	53	110	15	221

Source: Human Resource Department

Note: The County and City Housing Authorities operate and report separately while sharing the same management team and staff represented above.

SINGLE AUDIT REPORTS AND RELATED SCHEDULES

Independent Auditor's Report on Internal Control over Financial Reporting  
and on Compliance and Other Matters Based on an Audit  
of Financial Statements Performed in Accordance with  
*Government Auditing Standards*

To the Board of Commissioners  
Housing Authority of the City of Fresno

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 of the Housing Authority of the City of Fresno (the "Agency"), as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated September 30, 2021.

#### Internal Control over Financial Reporting

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

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

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

## Compliance and Other Matters

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

## Purpose of this Report

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



Sacramento, California  
September 30, 2021

Independent Auditor's Report on Compliance for Each Major Federal Program;  
Report on Internal Control over Compliance; and Report on Schedule of Expenditures  
of Federal Awards Required by the Uniform Guidance

To the Board of Commissioners  
Housing Authority of the City of Fresno

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Fresno (the "Agency")'s compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended December 31, 2020. The Agency's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

*Management's Responsibility*

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

*Auditor's Responsibility*

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

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

*Opinion on Each Major Federal Program*

In our opinion, the Agency 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 December 31, 2020.

## Report on Internal Control over Compliance

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

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

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

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

## Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the business-type activities of the Agency as of and for the year ended December 31, 2020, and the related notes to the financial statements, and have issued our report thereon dated September 30, 2021, which contained an unmodified opinion of those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information

has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*CohnReznick LLP*

Sacramento, California  
September 30, 2021

**HOUSING AUTHORITY OF CITY OF FRESNO  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
YEAR ENDED DECEMBER 31, 2020**

Federal Grantor/ Pass-Through Grantor/ Program or Cluster Title	Federal Domestic Assistance Number	Program Identification Number	Program Expenditures	Passed Through to Subrecipients
<b>U.S. Department of Housing and Urban Development:</b>				
<b>Direct Assistance:</b>				
Supportive Housing Program	14.235		\$ 263,501	\$ -
Shelter Plus Care Program	14.238		805,215	-
Home Investment Partnerships Program	14.239		305,787	-
Homelessness Prevention and Rapid Re-Housing Program	14.257		<u>177,851</u>	-
Public and Indian Housing				
CARES Act - Public and Indian Housing	14.850		353,814	-
Public and Indian Housing	14.850	Contract # SF-170	<u>2,298,690</u>	-
Subtotal - Public and Indian Housing	14.850		2,652,504	
Public Housing Capital Funds				
CARES Act - Central Office Cost Center	14.872		221,133	-
Public Housing Capital Funds	14.872	Contract # SF-170	<u>3,644,875</u>	-
Subtotal - Public Housing Capital Funds	14.872		3,866,008	
Housing Voucher Cluster				
CARES Act - Section 8 Housing Choice Vouchers	14.871		2,512,086	-
Section 8 Housing Choice Vouchers	14.871	Contract # SF-472	56,379,872	-
CARES Act - Mainstream Vouchers	14.879		17,492	-
Mainstream Vouchers	14.879		<u>179,496</u>	-
Subtotal - Housing Voucher Cluster			59,088,946	-
<b>Subtotal - HUD Direct Assistance</b>			<u><b>67,159,812</b></u>	<b>-</b>
<b>Passed through the State of California Housing Finance Agency:</b>				
Section 8 Project - Based Cluster				
Section 8 New Construction and Substantial Rehabilitation	14.182	CHFA # 76-54-N	<u>383,902</u>	-
<b>Total - U.S. Department of Housing and Urban Development</b>			<u><b>67,543,714</b></u>	<b>-</b>
<b>U.S. Department of the Treasury:</b>				
<b>Passed through California Department of Housing and Community Development:</b>				
<b>Coronavirus Relief Fund</b>				
Days Inn - State CRF	21.019	20-HK-00006	5,858,779	5,858,779
Motel 99 - State CRF	21.019	20-HK-00008	5,259,125	5,259,125
Parkside Inn - State CRF	21.019	20-HK-00010	3,759,124	3,759,124
Welcome Inn - State CRF	21.019	20-HK-00012	<u>5,306,163</u>	<u>5,306,163</u>
<b>Coronavirus Relief Fund - Total U.S. Department of the Treasury</b>			<u><b>20,183,191</b></u>	<u>20,183,191</u>
<b>Total Expenditures of Federal Awards</b>			<u><b>\$ 87,726,905</b></u>	<u><b>\$ 20,183,191</b></u>

See accompanying notes to the schedule of expenditures of federal awards

## HOUSING AUTHORITY OF CITY OF FRESNO

### Notes to Schedule of Expenditures of Federal Awards

Year Ended December 31, 2020

#### Note 1 - Reporting Entity

The Housing Authority of the City of Fresno, California (the "Agency") is responsible for the development and implementation of certain housing programs and activities within the City of Fresno, California. The Agency provides housing to families under a variety of programs including conventional Low-Income Public Housing, Housing Choice Vouchers, Section 42 Low-Income Housing Tax Credits, Migrant Services, Farm Labor Housing, Emergency Housing, and others.

#### Note 2 - Summary of Significant Accounting Policies

##### Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") presents the federal awards activity of the Agency under programs of the federal government for the year ended December 31, 2020. Federal awards received directly from federal agencies, as well as federal awards passed through from nonfederal agencies or other organizations are included in the Schedule. 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"). As the Schedule presents only the federal awards activity of the Agency, it is not intended to and does not present the financial position, change in net position or cash flows of the Agency as a whole.

##### Significant Accounting Policies

The expenditures included in the Schedule are reported under 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. The Agency has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

**Note 3 - Reconciliation from the Statement of Revenues, Expenses and Changes in Net Position to the Schedule of Expenditures of Federal Awards**

The amounts reported in the Schedule are reconciled with the amounts reported in the Agency's financial statements as follows:

HUD Grants	\$ 64,119,949
Other Governmental Grants	25,440,830
Capital Contribution	2,847,684
Fee Revenue	656,836
(Less): State and Local	(3,690,244)
(Less): Management Fee Related	(435,703)
(Less): Contract and Other Governmental Grants	<u>(1,212,447)</u>
Grant Revenue from Federal Sources	<u>\$ 87,726,905</u>

**HOUSING AUTHORITY OF CITY OF FRESNO**

**Schedule of Findings and Questioned Costs  
Year Ended December 31, 2020**

**A. Summary of Auditor's Results**

*Financial Statements*

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with generally accepted accounting principles: Unmodified

Internal control over financial reporting:

\*Material weakness(es) identified?        Yes   x   No  
\*Significant deficiency(ies) identified?        Yes   x   None reported  
Noncompliance material to financial statements noted?        Yes   x   No

*Federal Awards*

Internal control over major federal programs:

\*Material weakness(es) identified?        Yes   x   No  
\*Significant deficiency(ies) identified?        Yes   x   None reported

Type of auditor's report issued on compliance for major federal programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)?        Yes   x   No

Identification of major programs:

<u>CFDA Numbers(s)</u>	<u>Name of Federal Program or Cluster</u>
14.871 & 14.879	Housing Voucher Cluster
14.850	Public and Indian Housing
14.872	Public Housing Capital Funds Program
21.019	Coronavirus Relief Fund

Dollar threshold used to distinguish between Type A and Type B programs: \$2,631,807

Auditee qualified as low-risk auditee   x   Yes        No

**HOUSING AUTHORITY OF CITY OF FRESNO**

**Schedule of Findings and Questioned Costs  
Year Ended December 31, 2020**

**B. Findings - Financial Statements Audit**

None

**C. Findings and Questioned Costs - Major Federal Award Programs Audit**

None