

Housing Authority of

Fresno County

Fresno, California

Annual Comprehensive Financial Report

Year Ended

December 31, 2024

HOUSING AUTHORITY OF FRESNO COUNTY
Annual Comprehensive Financial Report
For the Year Ended December 31, 2024

Issued by
Accounting & Finance Department

HOUSING AUTHORITY OF FRESNO COUNTY
Fresno, California
Year Ended December 31, 2024
TABLE OF CONTENTS

	Page
Introductory Section	
Transmittal Letter	iv
Organizational Chart	viii
List of Principal Officials	ix
Financial Section	
Independent Auditor's Report	1
Management's Discussion and Analysis	5
Basic Financial Statements:	
Statement of Net Position	12
Statement of Revenues, Expenses and Changes in Net Position	15
Statement of Cash Flows	17
Notes to the Basic Financial Statements	20
Required Supplementary Information:	
Schedule of Changes in Net Pension Liability and Related Ratios	67
Schedule of Pension Plan Contributions	68
Other Supplementary Information:	
Financial Data Schedule	71
Statistical Section	
Net Position by Component (Table 1)	83
Change in Net Position (Table 2)	84
Operating Revenues by Source (Table 3)	85
Non-Operating Revenues by Source (Table 4)	86
Ratio of Debt to Capital Assets (Table 5)	87
Tenant Demographics – Population Statistics (Table 6)	88
Principal Employers (Table 7)	89
Regional Demographics – Population Statistics (Table 8)	90
Property Characteristics and Dwelling Unit Composition (Table 9)	91
Employee Demographics (Table 10)	92
Single Audit Section	
Independent Auditor's Reports	94
Schedule of Expenditures of Federal Awards	99
Notes to Schedule of Expenditures of Federal Awards	100
Schedule of Findings and Questioned Costs	101

Housing Authority of

Fresno County

Fresno, California

Introductory Section:

Letter of Transmittal

Organizational Chart

List of Principal Officials



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September 23, 2025

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

We are pleased to present the Annual Comprehensive Financial Report for the Housing Authority of Fresno County (Agency) for the year ended December 31, 2024. 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 unmodified opinion on the Housing Authority of Fresno County's financial statements for the year ended December 31, 2024. 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 Fresno County was established by a resolution of Fresno County Board of Supervisors on February 5, 1946. The 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 County's Board of Supervisors, 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 Fresno County has been operating in conjunction with the Housing Authority of the City of Fresno 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 affordable housing and vibrant communities throughout Fresno County.

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 Fresno County. 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 eight 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 the FH looks to the future, FH will 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 2024, HUD and other federal agencies provided approximately 89% 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 2024, the Public Housing program was funded at 96.97% of eligibility. Funding for Section 8 was prorated at 100% for HAP and 91.769% of eligibility for administrative fees.

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.

- Target & Invest in Neighborhoods
- Fight to Eradicate Housing Insecurity
- Housing Choice Voucher Innovation
- Leverage Partnership & Funding to Support Resident Goals

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 the most productive affordable housing developers in the Central Valley, building and renovating over 2,600 units and bringing over \$884 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 continues to explore ways to expand the portfolio with the goal of increasing the supply of affordable housing and creating options for long term financial stability. With changes to the real estate and construction industries, there may be existing high-quality properties that became available for acquisition.

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 is 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, 2024 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. Budget to actual reports is presented to the FH Board and management for all FH programs on a monthly basis.

Acknowledgements

Preparation of the Annual Comprehensive 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.

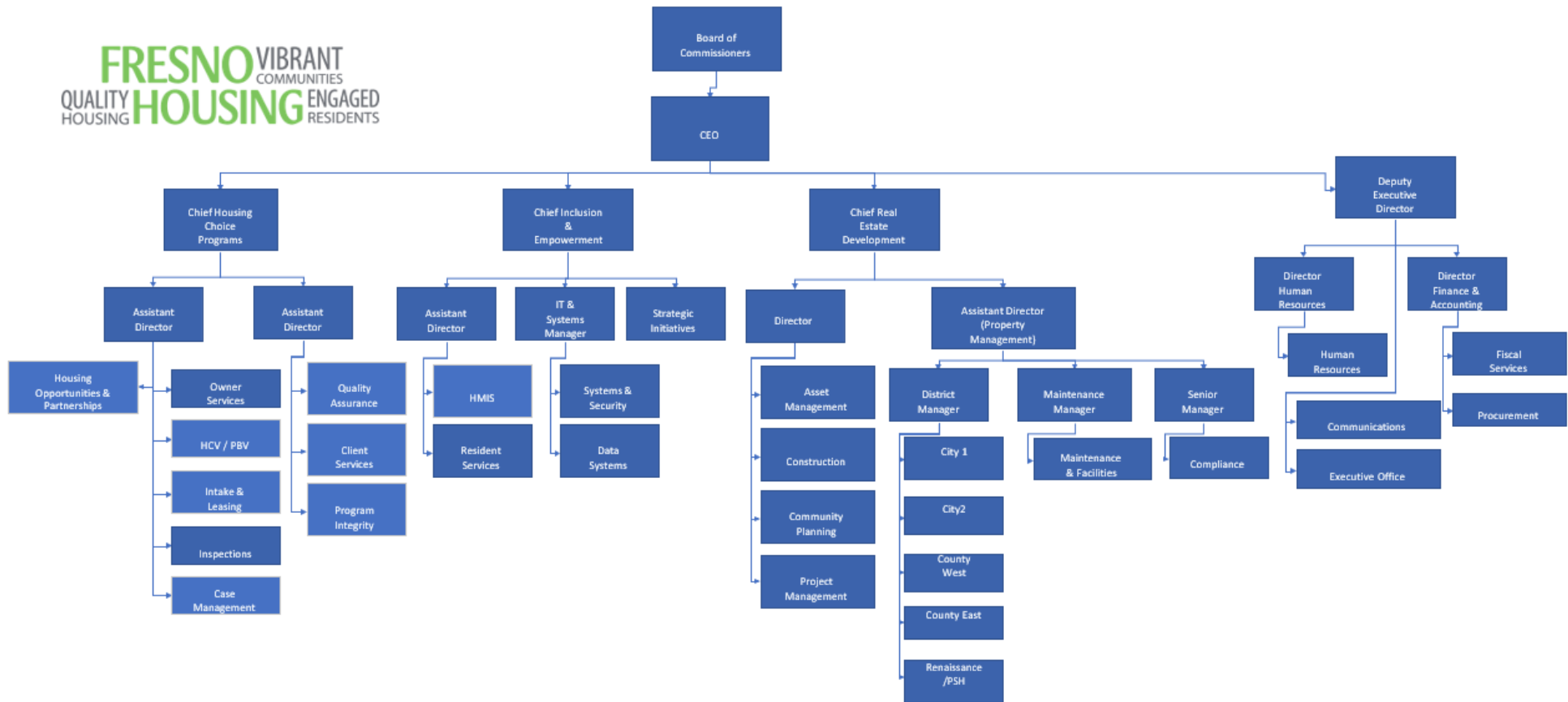
In closing, without the leadership and support of the members of the Boards of Commissioners, preparation of this report would not have been made possible.

Respectfully Submitted,

Tyrone Roderick Williams

Tyrone Roderick Williams
Chief Executive Director

Housing Authority of Fresno County
Organizational Chart
December 31, 2024



Housing Authority of Fresno County

List of Principal Officials December 31, 2024

Board of Commissioners:

Cary Catalano
Chairperson

Sophia Ramos
Vice-Chairperson

Valori Gallaher
Commissioner

Kyle Chaney
Commissioner

John Valdez
Commissioner

Yvonne Dickson
Commissioner

Jacklyn Heinrich
Commissioner

Management:

Tyrone Roderick Williams
Chief Executive Director

Tammy Townsend
Deputy Executive Officer

Michael Duarte
Chief Real Estate Officer

Marc' Bady
Chief Inclusion & Empowerment Officer

Brandy Woodard
Chief of Housing Choice Programs and Initiatives

Independent Auditor's Report

To the Board of Commissioners
Housing Authority of Fresno County

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities and the discretely presented component unit of the Housing Authority of Fresno County (the "Agency"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditors, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities and the discretely presented component unit of the Housing Authority of Fresno County, as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the discretely presented component unit and of Silvercrest, Inc. and Housing Relinquished Fund Corporation, joint ventures of the Agency. The Agency's investment in Silvercrest, Inc. and Housing Relinquished Fund Corporation as of December 31, 2024 of \$22,911,029 is included in investments in joint ventures in the statement of net position and the Agency's share of Silvercrest, Inc.'s and Housing Relinquished Fund Corporation's income for the year then ended of \$859,863 is included in share of joint venture income in the statement of revenues, expenses and changes in net position. Those financial statements were audited by other auditors whose reports thereon have been furnished to us, and our opinions, insofar as they relate to the amounts included for the discretely presented component unit and the Agency's investment in Silvercrest, Inc. and Housing Relinquished Fund Corporation are based solely on the reports of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. The financial statements of the discretely presented component unit and Housing Relinquished Fund Corporation were not audited in accordance with *Government Auditing Standards*. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The Financial Data Schedule required by the U.S. Department of Housing and Urban Development ("HUD") and the Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Financial Data Schedule required by HUD and the Schedule of Expenditures of Federal Awards as 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. 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 Financial Data Schedule required by HUD and the Schedule of Expenditures of Federal Awards as 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.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections included in the annual comprehensive financial report but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 23, 2025, 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 23, 2025

**Housing Authority of Fresno County
Management's Discussion and Analysis
Year Ended December 31, 2024**

Introduction

This narrative overview and analysis of the Housing Authority of Fresno County's (the "Agency") performance through December 31, 2024, 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 Revenues, 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, 2024 and 2023. 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 the 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.

**Housing Authority of Fresno County
Management's Discussion and Analysis
Year Ended December 31, 2024**

- Required Supplementary Information includes the Schedule of Changes in Net Pension Liability and Related Ratios and the Schedule of Pension Plan Contributions, which are required by the Governmental Accounting Standards Boards and are presented to supplement the basic financial statements.
- Other Supplementary Information includes the Financial Data Schedule, which is submitted to U.S. Department of Housing and Urban Development's (HUD) Real Estate Assessment Center (REAC) online system.

Financial Analysis

Statement of Net Position

The purpose of the statement of net position is to give the financial statement reader a snapshot of the fiscal condition of the Agency at a certain point in time. It presents end of 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:

	December 31,		Increase (Decrease)	Percentage Change
	2024	2023		
Assets				
Unrestricted Current Assets	\$ 13,984,709	\$ 14,676,431	\$ (691,722)	-4.71%
Restricted Current Assets	853,218	1,329,413	(476,195)	-35.82%
Capital Assets, Net of Accumulated Depreciation	16,396,716	17,511,255	(1,114,539)	-6.36%
Other Non-current Assets	77,683,138	74,216,869	3,466,269	4.67%
Total Assets	108,917,781	107,733,968	1,183,813	1.10%
Deferred Outflows	1,631,700	3,076,758	(1,445,058)	-46.97%
Total Assets and Deferred Outflows	\$ 110,549,481	\$ 110,810,726	\$ (261,245)	-0.24%
Liabilities				
Current Liabilities	\$ 7,365,999	\$ 7,124,452	\$ 241,547	3.39%
Non-Current Liabilities	17,753,301	20,000,727	(2,247,426)	-11.24%
Total Liabilities	25,119,300	27,125,179	(2,005,879)	-7.39%
Deferred Inflows	2,110,024	2,112,180	(2,156)	-0.10%
Total Liabilities and Deferred Inflows	27,229,324	29,237,359	(2,008,035)	5.15%
Net Position				
Net Investment in Capital Assets	7,227,979	7,969,417	(741,438)	-9.30%
Restricted Net Position	255,083	736,556	(481,473)	-65.37%
Unrestricted Net Position	75,837,095	72,867,394	2,969,701	4.08%
Total Net Position	83,320,157	81,573,367	1,746,790	2.14%
Total Liabilities, Deferred Inflows and Net Position	\$ 110,549,481	\$ 110,810,726	(261,245)	-0.24%

Total assets and DOR of the Agency at December 31, 2024 and 2023 amounted to \$110.55 million and \$110.81 million, respectively.

The significant components of unrestricted current assets are cash and cash equivalents, and receivables from tenants, related parties, HUD and local governments. Restricted current 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 non-current assets include long-term notes receivable, interest receivable, assets held for sale and investments in joint ventures. The principal changes in assets from

**Housing Authority of Fresno County
Management's Discussion and Analysis
Year Ended December 31, 2024**

December 31, 2023 to December 31, 2024 were the increase in notes receivable from related parties attributed to the pre-development loan issued.

Total liabilities and DIR of the Agency were \$27.23 million and \$29.24 million at December 31, 2024 and 2023, respectively. Current liabilities include short-term accounts payable, accrued liabilities, current portions of long-term debt, and unearned revenue. Current liabilities increased from \$7.12 million in 2023 to \$7.4 million in 2024 mainly due to the increase in vendors and contract payables. Non-current liabilities decreased from \$20 million in 2023 to \$17.75 million in 2024 mainly due to a decrease in the net pension liability. The pension liability represents the difference between the Agency's total pension liability and the current plan assets calculated at fair value. See Note 19 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 2.14% during the year from \$81.6 million in 2023 to \$83.32 million in 2024.

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, 2024 to December 31, 2024.

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 source. 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.

**Housing Authority of Fresno County
Management's Discussion and Analysis
Year Ended December 31, 2024**

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

	December 31,		Increase	Percentage
	2024	2023	(Decrease)	Change
Operating Revenues				
Rental Income and Other	\$ 7,256,505	\$ 9,370,835	\$ (2,114,330)	-22.56%
Grant Revenue	71,616,281	66,470,170	5,146,111	7.74%
Total Operating Revenues	78,872,786	75,841,005	3,031,781	4.00%
Operating Expenses	79,801,807	74,902,790	4,899,017	6.54%
Operating Income (Loss)	(929,021)	938,215	(1,867,236)	-199.02%
Non-Operating Revenues/(Expenses)				
Interest Income, net	1,528,506	1,543,118	(14,612)	-0.95%
Other Revenue/(Expenses), net	667,074	1,203,745	(536,671)	-44.58%
Total Non-Operating Revenues	2,195,580	2,746,863	(551,283)	-20.07%
Net Income/(Loss) before Capital Contributions	1,266,559	3,685,078	(2,418,519)	-65.63%
Capital and Equity Contributions/(Distributions)	480,231	2,821,059	(2,340,828)	-82.98%
Increase/(Decrease) in Net Position	1,746,790	6,506,137	(4,759,347)	-73%
Net Position, Beginning of Year	81,573,367	75,067,230	6,506,137	8.67%
Net Position, End of Year	\$ 83,320,157	\$ 81,573,367	\$ 1,746,790	2.14%

The preceding statement of revenues, expenses and changes in net position reflects the year ended December 31, 2024, compared to the year ended December 31, 2023. Overall, operating revenues increased by 4%, or \$3.03 million, from 2023 to 2024; operating expenses increased during the year by 6.54%, or \$4.9 million, from 2023 to 2024; non-operating revenues decreased by 20.07% or \$551 thousand from 2023 to 2024; and capital contributions decreased by \$2.3 million from prior year. These changes lead to a total decrease in net position by \$4.76 million from 2023 to 2024.

Explanations of the primary reasons for these changes are as follows:

- The increase in operating revenues was mainly attributable to increase in receipts of Housing Assistance Payments due to the increase in per unit cost.
- The net decrease in non-operating revenues/(expenses) was mainly attributable to the decrease in gain from disposition of capital assets.

Capital Assets

The table below shows the Agency's capital assets, net of accumulated depreciation and amortization, at December 31, 2024, and 2023.

	December 31,		Increase	Percentage
	2024	2023	(Decrease)	Change
Land	\$ 1,647,678	\$ 1,647,678	\$ -	0.00%
Structures	7,567,543	8,673,964	(1,106,421)	-12.76%
Equipment	598,950	603,032	(4,082)	-0.68%
Construction in Progress	6,235,387	6,129,848	105,539	1.72%
Right of Use Assets	347,158	456,733	(109,575)	-23.99%
Total Capital Assets, Net	\$ 16,396,716	\$ 17,511,255	\$ (1,114,539)	-6.36%

Overall, the Agency's capital assets decreased by \$1.11 million during 2024. See Note 7 in the Notes to the Basic Financial Statements for more information.

Housing Authority of Fresno County Management's Discussion and Analysis Year Ended December 31, 2024

Debt Administration

The table below shows the Agency's outstanding debt at December 31, 2024 and 2023. Short-term borrowings include inter-fund loans between programs, between the City and 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
	2024	2023		
Notes Payable - Non-Related Parties	\$ 5,095,332	\$ 5,146,004	\$ (50,672)	-0.98%
Notes Payable - Related Parties	4,333,352	4,543,658	(210,306)	-4.63%
Total Debt	<u>\$ 9,428,684</u>	<u>\$ 9,689,662</u>	<u>\$ (260,978)</u>	<u>-2.69%</u>

The notes payable decreased by 2.69% or \$261 thousand mainly attributed to loan for rehabilitation of Agency-sponsored limited partnerships. See Note 13 in the Notes to the Basic Financial Statements for more information.

Economic Factors Affecting the Agency's Future

The majority of the Agency's funding comes from the U.S. Department of Housing and Urban Development (HUD) in the form of Housing Choice Voucher housing assistance payments, Public Housing operating subsidies, Capital Fund grants, and other smaller grants. Over the past decade, the federal government has 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. Even at the time of the publication of this audit, there is significant uncertainty about future funding levels. The Agency continues to explore alternative funding options to lessen a dependency on federal funding through development activities and pursuit of other grants; however, HUD will continue to be a major funding source over the foreseeable future.

As Fresno Housing looks forward, changes in the federal administration have created uncertainty, particularly around the funding that supports core operations. As a Housing Authority, the agency closely monitors fluctuations in federal funding and policy and collaboration has enabled the Agency to reduce costs while still maintaining a focus on improving services. Fresno Housing remains committed to its mission to continue to create and sustain affordable housing and vibrant communities throughout Fresno County.

The Agency's strategy for improving housing includes: developing and maintaining quality affordable housing for low-income individuals throughout Fresno County; implementing exceptional programs that invest in 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. Keeping to the core values of the Agency and staying committed to a proven strategy will allow Fresno Housing to attain these goals and strengthen the Agency's ability to address the housing and quality-of-life challenges facing Fresno, now and in the future.

**Housing Authority of Fresno County
Management's Discussion and Analysis
Year Ended December 31, 2024**

Requests for Information

This financial report is designed to provide a general overview of Housing Authority of Fresno County'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.

I-Hsin (Nicole) Diaz
Director of Finance and Accounting
1331 Fulton Street
Fresno, CA 93721
Phone: (559) 443-8400

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HOUSING AUTHORITY OF FRESNO COUNTY
Fresno, California

STATEMENT OF NET POSITION
DECEMBER 31, 2024

ASSETS AND DEFERRED OUTFLOWS	Primary Government	Kerman Acre, L.P.
Unrestricted Current Assets		
Cash and Cash Equivalents	\$ 8,440,040	\$ 51,570
Accounts Receivable - Tenants, Net of Allowance for Doubtful Accounts of \$26,026	338,816	4,175
Miscellaneous Receivables, Net of Allowance for Doubtful Accounts of \$40,109	450,151	-
Current Lease Receivable	417,383	-
Due From Other Governments	254,931	-
Due From Related Parties	3,686,440	-
Prepaid Expenses	396,948	4,652
Total Unrestricted Current Assets	13,984,709	60,397
Restricted Current Assets		
Restricted Cash	853,218	27,719
Total Restricted Current Assets	853,218	27,719
Total Current Assets	14,837,927	88,116
Non-Current Assets		
Capital Assets		
Capital Assets - Not being depreciated	7,883,065	119,217
Capital Assets - Depreciable, Net of Accumulated Depreciation of \$55,208,889	8,513,651	1,637,169
Total Capital Assets, Net	16,396,716	1,756,386
Other Non-Current Assets		
Lease Receivable	1,215,936	-
Notes Receivable From Related Parties	45,407,183	-
Interest Receivable - Related Parties, Net of allowance for doubtful accounts of \$794,903	9,504,111	-
Investments In Joint Ventures	22,989,904	-
Equity Interest In Component Unit	(1,779,624)	-
Assets Held For Sale	345,628	-
Total Other Non-Current Assets	77,683,138	-
Total Non-Current Assets	94,079,854	1,756,386
Total Assets	108,917,781	1,844,502
Deferred Outflow of Resources - Pension Related	1,631,700	-
Total Deferred Outflow of Resources	1,631,700	-
Total Assets and Deferred Outflows	\$ 110,549,481	\$ 1,844,502

(Continued)

HOUSING AUTHORITY OF FRESNO COUNTY
Fresno, California

STATEMENT OF NET POSITION
DECEMBER 31, 2024
(Continued)

LIABILITIES, DEFERRED INFLOWS AND NET POSITION	Primary Government	Kerman Acre, L.P.
Current Liabilities		
Vendors and Contractors Payable	\$ 163,301	\$ 1,134
Accrued Salaries	283,700	1,053
Accrued Compensated Absences	150,746	-
Resident Security Deposits	205,650	5,393
Due To Other Governments	216,275	-
Due To Related Parties	1,355,447	14,531
Lease Liability - Current	60,747	-
Current Subscription Liability	42,523	-
Other Current Liabilities - Related Parties	-	276,384
Other Current Liabilities - Non-Related Parties	364,767	8,904
Notes Payable - Related Parties	3,488,511	-
Notes Payable - Non-Related Parties	30,800	-
Accrued Interest Payable	540,340	-
Unearned Revenue	463,192	10
Total Current Liabilities	7,365,999	307,409
Non-Current Liabilities		
Lease Liability	86,961	-
Notes Payable - Related Parties	844,841	782,020
Notes Payable - Non-related Parties	5,064,532	3,102,168
Accrued Interest Payable	5,242	1,241,486
Accrued Compensated Absences	72,800	-
Family Self-Sufficiency Escrow	128,340	-
Net Pension Liability	11,550,585	-
Total Non-Current Liabilities	17,753,301	5,125,674
Total Liabilities	25,119,300	5,433,083
Deferred Inflows of Resources - Pension Related	476,705	-
Deferred Inflows of Resources - Lease Related	1,633,319	-
Total Deferred Inflows of Resources	2,110,024	-
Total Liabilities and Deferred Inflows	27,229,324	5,433,083
Net Position		
Net Investment in Capital Assets	7,227,979	(2,127,806)
Restricted for:		
Other Externally Required Reserves	255,083	22,307
Unrestricted	75,837,095	(1,483,082)
Total Net Position	83,320,157	(3,588,581)
Total Liabilities, Deferred Inflows and Net Position	\$ 110,549,481	\$ 1,844,502

See accompanying notes to the basic financial statements

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HOUSING AUTHORITY OF FRESNO COUNTY
Fresno, California

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2024

	Primary Government	Kerman Acre, L.P.
Operating Revenues		
Rental Revenue	\$ 3,270,526	\$ 105,423
Fee Revenue	836,808	-
HUD Grants	69,801,993	-
Other Governmental Grants	1,814,288	70,835
Other Revenue	2,157,825	-
Developer Fee Revenue	991,346	10,442
Total Operating Revenues	78,872,786	186,700
Operating Expenses		
Administrative Expense	9,806,123	95,758
Tenant Services Expense	630,978	8,369
Utilities Expense	1,369,197	21,796
Maintenance and Operations Expense	2,947,154	67,084
Protective Services Expense	109,546	1,464
Insurance Expense	608,267	13,986
General Expense	1,248,592	7,871
Housing Assistance Payments	61,645,949	-
Depreciation	1,436,001	106,674
Total Operating Expenses	79,801,807	323,002
Operating Income (Loss)	(929,021)	(136,302)
Non-Operating Revenues (Expenses)		
Interest Revenue, Unrestricted	123,917	-
Interest Revenue, Restricted	10,986	1,391
Interest Revenue on Notes Receivable	1,619,862	-
Interest Expense	(226,259)	(141,874)
Share of Joint Venture Income (Loss)	856,045	-
Loss from Equity Interest in Component Unit	(141,161)	-
Gain (Loss) from Insurance Claims	195,866	-
Gain (Loss) from Disposition of Capital Assets	(243,676)	-
Total Non-Operating Revenues (Expenses)	2,195,580	(140,483)
Income (Loss) Before Contributions and Transfers	1,266,559	(276,785)
Capital Contributions	480,231	-
Increase (Decrease) in Net Position	1,746,790	(276,785)
Net Position, Beginning of Year	81,573,367	(3,311,796)
Net Position, End of Year	\$ 83,320,157	\$ (3,588,581)

See accompanying notes to the basic financial statements

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HOUSING AUTHORITY OF FRENO COUNTY
Fresno, California

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Primary Government
Cash Flows from Operating Activities:	
Cash Received from Tenants	\$ 3,233,308
Cash Received from Others	4,229,109
Cash Paid to Employees for Services	(12,888,600)
Cash Paid to Suppliers for Goods and Services	(4,278,496)
Cash Received from Operating Grants	76,567,530
Cash Paid for Housing Assistance	<u>(61,760,349)</u>
Net Cash Provided by Operating Activities	<u>5,102,502</u>
Cash Flows From Capital and Related Financing Activities:	
Acquisition of Capital Assets	(1,658,116)
Proceeds Received on Sale of Capital Assets	1,092,978
Principal Proceeds on Long Term Debt - Related Parties	2,831,035
Principal Proceeds on Long Term Debt - Non-Related Parties	836
Principal Paid on Long Term Debt - Related Parties	(3,041,341)
Principal Paid on Long Term Debt - Non-Related Parties	(51,508)
Interest Paid on Notes Payable	(172,898)
Principal Paid on Lease Liability	(43,679)
Principal Paid on Subscription Liability	<u>(141,036)</u>
Net Cash Used for Capital and Related Financing Activities	<u>(1,183,729)</u>
Cash Flows from Noncapital Financing Activities:	
Issuance of Notes Receivable	(2,918,451)
Repayments on Notes Receivable	1,172,204
Interest Received on Notes Receivable	<u>168,008</u>
Net Cash Used for Noncapital Financing Activities	<u>(1,578,239)</u>
Cash Flows From Investing Activities:	
Interest Received from Investments	123,917
Interest on Restricted Cash	<u>10,986</u>
Net Cash Provided by Investing Activities	<u>134,903</u>
Net increase to cash and cash equivalents	2,475,437
Cash and cash equivalents at beginning of year	6,817,821
Cash and cash equivalents at end of year	<u>\$ 9,293,258</u>
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	\$ 8,440,040
Restricted Cash	853,218
Cash and Cash Equivalents at End of Year	<u>\$ 9,293,258</u>

(Continued)

HOUSING AUTHORITY OF FRESNO COUNTY
Fresno, California

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024
(Continued)

	<u>Primary Government</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided By Operating Activities:	
Operating Income (Loss)	\$ (929,021)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided By Operating Activities	
Depreciation	1,436,001
(Increase) Decrease in Accounts Receivable - Tenants	(37,218)
(Increase) Decrease in Accounts Receivable - Other	16,559
(Increase) Decrease in Lease Receivable	432,300
(Increase) Decrease in Due from Other Governments	2,725,568
(Increase) Decrease in Due from Related Parties	1,302,404
(Increase) Decrease in Prepaid Expenses	119,073
(Increase) Decrease in Deferred Outflows	1,445,058
Increase (Decrease) in Accounts Payable - Vendors	185,547
Increase (Decrease) in Due to Related Parties	1,111,767
Increase (Decrease) in Interest Receivable	11,615
Increase (Decrease) in Accrued Salaries	28,903
Increase (Decrease) in Accounts Payable - Other Governments	(188,490)
Increase (Decrease) in Unearned Revenue	(114,400)
Increase (Decrease) in Other Current Liabilities	(465,143)
Increase (Decrease) in FSS Liabilities	44,473
Increase (Decrease) in Resident Security Deposits Payable	19,090
Increase (Decrease) in Accrued Compensated Absences	(433,047)
Increase (Decrease) in Pension Liability	(1,606,381)
Increase (Decrease) in Deferred Inflows	<u>(2,156)</u>
Net Cash Provided by Operating Activities	<u>\$ 5,102,502</u>
Significant Noncash Activities:	
Increase in Right of Use Asset	<u>(153,430)</u>
	<u>\$ (153,430)</u>

See accompanying notes to the basic financial statements

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**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

1) Summary of Significant Accounting Policies

a) General Purpose

The Housing Authority of Fresno County, California (the Agency) is responsible for the development and implementation of certain housing programs and activities for the County 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, and others.

b) Financial Reporting Entity

The Agency was established by a resolution of the Fresno County Board of Supervisors on February 5, 1946. The Agency is governed by a seven-member Board of Commissioners appointed by the County's Board of Supervisors, where five members are appointed to four-year terms, and two members, also residents of the agency 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 FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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” and are reported only in the government-wide financial statements.

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

Sanger Wedgewood, L.P., a California Limited Partnership was created to develop a 64-unit low-income housing complex know as Wedgewood Villas. The partners of the Sanger Wedgewood, L.P. are Silvercrest, Inc., Managing General Partner, and the Agency as the Administrative General Partner and the Limited Partner. The Agency owns 99% of the Partnership. In June 2021, the Agency entered into a Purchase and Sale Agreement with the Partnership for the sale of the complex. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of Fresno County, at P.O. Box 11985, Fresno, California 93776-1985.

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

Kerman Acre, L.P., a California Limited Partnership was created to develop Granada Commons utilizing a layered finance approach using Low-income Housing Tax Credits, Capital Funds, HOME and other grant funds. The general partners of Kerman Acre, L.P., a California Limited Partnership, are Silvercrest, Inc., a joint venture of the Agency, Better Opportunities Builder, Inc., a related party of the Agency and the Agency. The Agency acting as Co-General Partner holds a 51.00% equity interest in Kerman Acre, L.P. with the ability to significantly influence its operations and therefore has been included as a discrete component unit under the guidance of GASB Statement No. 61. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of Fresno County, at P.O. Box 11985, Fresno, California 93776-1985.

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 their 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.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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.

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.

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.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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 magnitude and outside of the normal life cycle of the capital asset being evaluated. As of December 31, 2024, there has been no impairment of the capital assets.

j) Predevelopment Costs

The Agency incurs costs in connection with properties it is considering for development as well as costs associated with projects in the initial stages of development. These costs include such items as market studies, purchase options, environmental study costs, legal and accounting costs. Predevelopment costs are capitalized until such time as the project is no longer considered desirable or feasible, at which time the costs are expensed. Predevelopment costs related to projects that are ultimately developed are subsequently recorded as receivables to be repaid by the applicable projects.

k) 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.

l) Net Position

Net position represents the difference between assets and DOR and liabilities and DIR. 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. 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. Net position is reported as unrestricted for all other net position that do not meet the definition of restricted or net investment in capital assets.

m) 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 is the primary activity of the fund. All revenue and expenses not meeting these definitions are reported as non-operating revenue and expenses.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

n) Income Taxes

The Agency is exempt from Federal Income and California Franchise Taxes except for taxable transactions incurred by the blended component unit operated by the Agency. The Agency files federal and state tax returns for the blended component unit.

o) 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, the California Housing Finance Agency, and the California Department of Housing and Community Development 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 programs exceeds certain levels, the payments on these notes must be increased.

p) Use of Estimates

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

q) 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.

r) Leases

Lessee: The Agency is a lessee under noncancellable leases and recognizes a lease liability and an intangible right-of-use lease asset in the statement of net position. The Agency recognizes lease liabilities with an initial individual value of \$1,000 or more and a useful life in excess of one year. The Agency initially measures the lease liability at the present value of the payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. The right-of-use lease asset is initially measured as the initial amount of the lease liability, adjusted for payments made at or before the lease commencement date. Subsequently, the right-of-use lease asset is amortized on a straight-line basis over the shorter of the lease term or the useful life of the underlying asset. Key estimates and judgments related to leases include how the Agency determines (1) the discount rate it uses

HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

to discount the expected lease payments at present value, (2) the lease term, and (3) the lease payments.

- The Agency uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Agency generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease
- The lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the Agency is reasonably certain to exercise.

The Agency monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the right-of-use lease asset and the lease liability if certain circumstances occur that are expected to significantly affect the amount of the lease liability.

The right-of-use lease assets is included within capital assets in the statement of net position.

Lessor: The Agency is a lessor under noncancellable leases and recognizes a lease receivable and a deferred inflow of resources in the statement of net position. The Agency initially measures the lease receivable at the present value of the payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of the lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the lease term. Key estimates and judgments related to leases include how the Agency determines (1) the discount rate it uses to discount the expected lease receipts at present value, (2) the lease term, and (3) lease receipts.

- The Agency uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- The lease receipts included in the measurement of the lease receivable are composed of fixed payments (or in substance fixed payments) from the lessee.

The Agency monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease receivable and the deferred inflows of resources if certain circumstances occur that are expected to significantly affect the amount of the lease receivable.

s) Investment 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.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

t) Defined Benefit Pension Plan

For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, pension expense, information about the fiduciary net position of the Agency's California Public Employees' 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, 2023
Measurement Date (MD)	June 30, 2024
Measurement Period (MP)	July 1, 2023 to June 30, 2024

u) Deferred Outflows/ Inflows of Resources

In addition to assets, the statement of financial 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 assets 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 financial 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 assets 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 two items that qualify for reporting in this category: Deferred Inflows - Pension Related and Deferred Inflows - Leases Related.

v) New Accounting Pronouncements

During the year ended December 31, 2024, the Agency implemented the following new accounting standards issued by the GASB:

- Statement No. 100, "Accounting Changes and Error Corrections - an amendment of GASB Statement No. 62". Statement No. 100 establishes standards to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The adoption of this Statement did not have a significant impact on the Agency's financial statements and related disclosures.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

- Statement No. 101, "Compensated Absences". Statement No. 101 establishes standards to unify the recognition and measurement model of liabilities for compensated absences. The adoption of this Statement did not have a significant impact on the Agency's financial statements and related disclosures.

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

- Statement No. 102, "Certain Risk Disclosure". Statement No. 102 establishes standards to provide users of financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. The requirements of this Statement are effective for Agency's year ending December 31, 2025.
- Statement No. 103, "Financial Reporting Model Improvements". Statement No. 103 establishes standards to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The requirements of this Statement are effective for Agency's year ending December 31, 2026.
- Statement No. 104, "Disclosure of Certain Capital Assets". Statement No. 104 requires certain types of capital assets to be disclosed separately by major class of underlying asset in the capital assets note disclosures. The requirements of this Statement are effective for Agency's year ending December 31, 2026.

2) Cash and Cash Equivalents and Restricted Cash

Cash and cash equivalents held by the Agency at December 31, 2024, were classified as follows in the accompanying Statement of Net Position:

	Primary Government	Kerman Acre, L.P.
Cash and Cash Equivalents	\$ 8,440,040	\$ 51,570
Restricted Cash	853,218	27,719
Total Cash, Cash Equivalents and Restricted Cash	\$ 9,293,258	\$ 79,289

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.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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, 2024, 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 PHA 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 as prescribed by HUD. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulation.

The Agency's cash deposits and cash equivalents are \$9,293,258 at December 31, 2024. Bank balances are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 and for amounts over \$250,000 collateralized with securities held by the pledging financial institutions in the

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Agency's name in accordance with California Government Code as discussed above. As of December 31, 2024, \$731,805 is insured, \$7,249,120 is collateralized, and the remaining \$1,312,333 is uncollateralized cash deposits and cash equivalents.

Pooled Cash and Cash Equivalents

The Agency's cash and investments are pooled with the Housing Authority of the City 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, 2024 are as follows:

				Kerman Acre, LP		
	Cash Restriction	In Liabilities	In Restricted Net Position	Cash Restriction	In Liabilities	In Restricted Net Position
Cash Restricted for:						
Tenant Security Deposits	\$ 189,694	\$ 189,694	\$ -	\$ -	\$ -	\$ -
Emergency Housing Vouchers	291,602	291,602	-	-	-	-
Other Reserves	371,922	116,839	255,083	27,719	5,412	22,307
	\$ 853,218	\$ 598,135	\$ 255,083	\$ 27,719	\$ 5,412	\$ 22,307

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

4) Accounts Receivable

The Agency's accounts receivable consists of related party receivables, grant program receivables, overpayment to landlords and tenant rent receivables. Accounts receivables are carried at amortized costs, 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.

Accounts Receivable as of December 31, 2024 consists of the following:

Accounts Receivable - Tenants, Net of Allowance for Doubtful Accounts of \$26,026	\$ 338,816
Miscellaneous Receivables, Net of Allowance for Doubtful Accounts of \$40,109	<u>450,151</u>
Total Accounts Receivable	<u>\$ 788,967</u>

5) Due from Other Governments

At December 31, 2024, amounts Due from Other Governments consists of the following:

U.S. Department of HUD	\$ 28,778
Other	<u>226,153</u>
Total Due from Other Governments	<u>\$ 254,931</u>

6) Due from Related Parties

At December 31, 2024, amounts Due from Related Parties consists of the following:

Housing Authority of the City of Fresno	\$ 3,242,250
Limited Partnerships	276,481
Silvercrest, Inc	<u>167,709</u>
Total Due from Related Parties	<u>\$ 3,686,440</u>

HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

7) Capital Assets

Changes in the Capital Assets during the year ended December 31, 2024 were as follows:

	Balance 12/31/2023	Additions	Dispositions/ Transfers	Balance 12/31/2024
Capital assets not depreciated:				
Land	\$ 1,647,678	\$ -	\$ -	\$ 1,647,678
Construction in progress	6,129,848	1,405,087	(1,299,548)	6,235,387
Total capital assets not depreciated	7,777,526	1,405,087	(1,299,548)	7,883,065
Capital assets being depreciated:				
Buildings and Improvements	61,134,107	253,029	(753,015)	60,634,121
Equipment	2,295,064	-	(38,369)	2,256,695
Intangible Right of Use Leases	178,155	78,827	-	256,982
Intangible Right of Use Software Arrangements	500,139	74,603	-	574,742
Total capital assets being depreciated	64,107,465	406,459	(791,384)	63,722,540
Less accumulated depreciation for:				
Buildings and Improvements	(52,460,143)	(1,151,358)	544,923	(53,066,578)
Equipment	(1,692,032)	(21,638)	55,925	(1,657,745)
Intangible Right of Use Leases	(39,692)	(48,793)	-	(88,485)
Intangible Right of Use Software Arrangements	(181,869)	(214,212)	-	(396,081)
Total accumulated depreciation	(54,373,736)	(1,436,001)	600,848	(55,208,889)
Total capital assets being depreciated, net	9,733,729	(1,029,542)	(190,536)	8,513,651
Total Capital Assets, Net	\$ 17,511,255	\$ 375,545	\$ (1,490,084)	\$ 16,396,716

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

8) Notes Receivable

The following is a summary of changes in notes receivable during the year ended December 31, 2024:

	Balance 12/31/2023	Additions	Payments	Balance 12/31/2024	Interest Receivable
<u>Related Parties:</u>					
Kerman Acre, L.P.	\$ 678,835	\$ -	\$ -	\$ 678,835	\$ 229,350
Kingsburg Marion Villas AHP	450,000	-	-	450,000	164,635
Magill Terrace, LP	2,683,361	-	-	2,683,361	447,628
Mendota RAD	6,000,000	-	-	6,000,000	2,316,543
Orange Cove AHP	800,000	-	-	800,000	293,388
Orange Cove RAD	5,430,000	-	-	5,430,000	2,327,491
Parlier Oak Grove, LP	3,345,000	-	-	3,345,000	538,011
Reedley Kings River Commons AHP	578,000	-	-	578,000	-
Reedley Trailside Terrace	2,431,000	-	-	2,431,000	873,686
Reedley Trailside Terrace AHP	540,000	-	-	540,000	-
Sanger Memorial Village, LP	3,440,000	-	-	3,440,000	849,432
Shockley Terrace, LP	2,160,258	-	-	2,160,258	759,450
Clovis Solivita, LP	3,385,482	-	(693,404)	2,692,078	128,506
Kingsburg Linnaea Villas, LP	615,000	-	-	615,000	-
Corazón Del Valle	9,124,000	-	-	9,124,000	486,384
Corazón Del Valle - Predevelopment	-	1,869,580	-	1,869,580	-
Firebaugh La Joya Commons, LP	2,000,000	-	-	2,000,000	89,607
Villages at Paragon - Predevelopment	-	227,771	-	227,771	-
Mendota Esperanza - Predevelopment	-	331,800	-	331,800	-
Fresno 1101 Parkway - Predevelopment	-	441,000	(441,000)	-	-
Avalon Commons I - Predevelopment	-	27,300	(16,800)	10,500	-
Fresno Step Up 99 - Predevelopment	-	21,000	(21,000)	-	-
Total due from related parties	43,660,936	2,918,451	(1,172,204)	45,407,183	9,504,111
Total	\$ 43,660,936	\$ 2,918,451	\$ (1,172,204)	\$ 45,407,183	\$ 9,504,111

Kerman Acre, L.P.

On May 16, 2010, the Agency entered into a loan agreement with Kerman Acre, L.P., a related party to the Housing Authority of Fresno County. The note bears an interest rate of 7.5% compounded annually. Principal and interest payments are contingent upon residual funds available to Kerman Acre, L.P. The outstanding principal balance at December 31, 2024 was \$678,835 with accrued interest of \$229,350.

Kingsburg Marion Villas

On June 1, 2015, the Agency entered into an AHP loan agreement with Kingsburg Marion Villas, a related party to the Housing Authority of Fresno County in the amount of \$450,000. The Agency was awarded a grant through the Affordable Housing Program (AHP), and these funds were in turn loaned to the Kingsburg Marion Villas development. The note bears an interest rate of 3.36% compounded annually and matures in 55 years. The outstanding principal balance at December 31, 2024 was \$450,000 with accrued interest of \$164,635

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Magill Terrace, LP

On December 12, 2017, the Agency entered into an HAFC Capital Funds Mortgage Note agreement with Magill Terrace, LP, a related party to the Housing Authority of Fresno County in the amount of \$2,000,000. The note is secured by, among other security, a subordinate lien mortgage Deed of Trust. The note bears an interest rate of 4.00% per annum and matures on December 17, 2072.

On December 12, 2017, the Agency entered into an HAFC Seller Financing Mortgage Note agreement with Magill Terrace, LP, a related party to the Housing Authority of Fresno County in the amount of \$1,240,000. The note is secured by, among other security, a subordinate lien mortgage Deed of Trust. The note bears an interest rate of 2.64% per annum and matures on December 17, 2072.

As of December 31, 2024, the total outstanding principal balance of both loans was \$2,683,361 with accrued interest of \$447,628.

Mendota RAD

On December 26, 2013, the Agency entered into a loan agreement for \$600,000 with Mendota RAD, a related party to the Housing Authority of Fresno County. The purpose of the loan is to purchase a property in Mendota to rehabilitate into low-income housing. The note bears an interest rate of 3.32% compounded annually, and with a maturity date of December 20, 2068. Principal and interest payments are contingent upon residual cash flow available to Mendota RAD.

On December 20, 2013, the Agency entered into a second loan agreement with Mendota RAD for \$5,400,000 for the rehabilitation of a 123-unit low-income housing. The note bears a 3.32% interest rate compounded annually and with a maturity date of December 20, 2068. Principal and interest payments shall commence on August 1, 2015 from available Net Cash Flow as defined in the Amended Partnership Agreement.

As of December 31, 2024, the total outstanding principal balance for both loans were \$6,000,000 with accrued interest of \$2,316,543

Orange Cove RAD

On December 20, 2013, the Agency entered into a loan agreement for \$4,130,000 with Orange Cove RAD, a related party to the Housing Authority of Fresno County. The note bears an interest rate of 3.32% compounded annually, and with a maturity date of December 20, 2068. Principal and interest payments are contingent upon residual funds available to Orange Cove RAD.

On December 20, 2013, the Agency entered into a second loan agreement for \$1,300,000 with Orange Cove RAD to rehabilitate five former public housing sites into four sites consisting of 87 low-income-housing units. The note bears a 3.32% interest rate compounded annually with a maturity date of December 20, 2068. Principal and interest payment will commence on September 1, 2015 from available Net Cash Flow as defined in the Partnership Agreement.

On May 19, 2015, the Agency entered into a loan agreement with Orange Cove RAD in the amount of \$800,000 (the "AHP" Loan"). The AHP Loan is secured by a deed of trust on the Project and

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

matures on May 19, 2070. The loan bears interest on the outstanding balance at 3.32%, compounded annually, as defined in the AHP loan agreement.

As of December 31, 2024, the total outstanding principal balance for all loans was \$6,230,000 with accrued interest of \$2,620,879.

Parlier Oak Grove, LP

On March 18, 2018, the Agency entered into a loan agreement for \$3,345,000 with Parlier Oak Grove, LP, a related party to the Housing Authority of Fresno County, the "HACF" Loan. The loan includes 3 notes: (1) a seller note in the amount of \$2,340,000; (2) disposition of proceeds realized from the sale of the western portion of Oak Grove in the amount of \$660,000 and (3) disposition of proceeds realized from the sale of a portion of Sunset Terrace II. The note is secured by, among other security, a subordinate lien mortgage deed of trust. The note bears an interest rate of 2.88% per annum and matures on January 31, 2075. As of December 31, 2024, the outstanding principal balance of the loan was \$3,345,000 with accrued interest \$538,011.

Reedley Kings River Commons

The Agency entered into a loan agreement with Reedley Kings River Commons, a related party to the Housing Authority of Fresno County. The Agency was awarded a grant through the Affordable Housing Program (AHP), these funds were in turn loaned to the Reedley Kings River Commons development. The note bears no interest with principal payable upon completion of the project. The outstanding principal balance at December 31, 2024 was \$578,000.

Reedley Trailside Terrace

On December 3, 2015, the Agency entered into a loan agreement for \$2,431,000 with Reedley Trailside Terrace, LP, a related party to the Housing Authority of Fresno County. The purpose of the loan is to purchase a property in Reedley to rehabilitate into low-income housing. The note bears a simple interest rate of 4%. Principal and interest payments are contingent upon residual funds available to Reedley Trailside Terrace, LP.

On December 1, 2015, the Partnership obtained a loan in the amount of \$540,000 from HAFC (the "AHP Loan") from the 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 and shall be payable from net cash flow and net cash proceeds, as defined in the Partnership Agreement. The AHP Loan shall be secured by a deed of trust on the Project and matures on June 1, 2070.

As of December 31, 2024, the total outstanding principal balance for both loans were \$2,971,000 with accrued interest of \$873,686.

Sanger Memorial Village, LP

On March 30, 2017, the Agency entered into an HAFC Operating Funds Mortgage Note agreement with Sanger Memorial Village, LP, a related party to the Housing Authority of Fresno County in the

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

amount of \$1,340,000. The note is secured by, among other security, a subordinate lien mortgage Deed of Trust. The note bears an interest rate of 4.00% per annum and matures on March 30, 2072.

On March 30, 2017, the Agency entered into an HAFC Seller Financing loan agreement with Sanger Memorial Village, LP, a related party to the Housing Authority of Fresno County in the amount of \$2,100,000. 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 March 30, 2072.

As of December 31, 2024, the total outstanding principal balance for both loans were \$3,440,000 with accrued interest of \$849,432.

Shockley Terrace, LP

On March 18, 2016, the Agency entered into an HAFC Capital Funds loan agreement with Shockley Terrace LP, a related party to the Housing Authority of Fresno County in the amount of \$1,010,258. The note is secured by the HAFC Capital Funds Construction Deed of Trust. The note bears an interest rate of 2.00% per annum and matures on March 18, 2071.

On March 18, 20016, the Agency entered into an HAFC Mortgage loan agreement with Shockley Terrace LP, a related party to the Housing Authority of Fresno County in the amount of \$1,150,000. The note is secured by the HAFC Construction Deed of Trust. The note bears an interest rate of 4.00% per annum and matures on March 18, 2071.

As of December 31, 2024, the total outstanding principal balance for both loans was \$2,160,258 with accrued interest of \$759,450.

Clovis Solivita, LP

On December 18, 2019, the Agency entered into an HAFC Capital Funds loan agreement with Clovis Solivita, LP, a related party to the Housing Authority of Fresno County in the amount of \$1,745,000. 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, 2077.

On December 18, 2019, the Agency entered into an HAFC Mortgage loan agreement with Clovis Solivita, LP, a related party to the Housing Authority of Fresno County in the amount of \$2,505,000. 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, 2077.

As of December 31, 2024, the total outstanding principal balance for both loans were \$2,692,078 with accrued interest of \$128,506.

Kingsburg Linnaea Villas, LP

On December 16, 2019, the Agency entered into an AHP loan agreement with Kingsburg Linnaea Villas, LP, a related party to the Housing Authority of Fresno County in the amount of \$615,000. The Agency was awarded a grant through the Affordable Housing Program (AHP), and these funds were in turn loaned to the Kingsburg Linnaea Villas development. The note bears no interest and matures on June 1, 2050. As of December 31, 2024, the outstanding principal balance was \$615,000.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Huron Corazón Del Valle Commons, LP

On April 7, 2022, the Agency entered into a disposition loan mortgage agreement with Huron Corazón del Valle Commons, LP, a related party to the Housing Authority of Fresno County in the amount \$4,150,000. The note is secured by, among other security, a subordinate lien mortgage or deed of trust. The note bears an interest rate of 2.00% per annum and matures on March 31, 2079.

On April 7, 2022, the Agency entered into a loan agreement with Huron Corazón del Valle Commons, LP, a related party to the Housing Authority of Fresno County in the amount \$3,680,000. The note is secured by, among other security, a subordinate lien mortgage or deed of trust. The note bears an interest rate of 2.00% per annum and matures on March 31, 2079.

On April 7, 2022, the Agency entered into a carryback loan agreement with Huron Corazón del Valle Commons, LP, a related party to the Housing Authority of Fresno County in the amount \$1,294,000. The note is secured by the construction deed of trust, security agreement and financing statement. The note bears an interest rate of 2.25% per annum and matures on March 31, 2079.

As of December 31, 2024, the total outstanding principal balance for all loans was \$9,124,000 with accrued interest of \$486,384.

On October 26, 2021, the Agency entered into a pre-development loan agreement with Housing Relinquished Fund Corporation, a joint venture to the Housing Authority of Fresno County in the amount of \$1,250,000 for the pre-development of Huron Corazón del Valle Commons, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. As of December 31, 2024, the outstanding principal balance for the loan was \$1,060,580.

On April 7, 2022, the Agency entered into a completion guaranty with Wells Fargo Bank on behalf of Huron Corazón del Valle Commons, LP, a related party to the Housing Authority of Fresno County in the amount \$29,174,244. The note is secured by the construction and permanent deed of trust with absolute assignment of leases and rents, security agreement and financing statement. The note bears no interest. As of December 31, 2024, the outstanding principal balance for the loan was \$809,000.

As of December 31, 2024, the total outstanding principal balance for all predevelopment loans was \$1,869,580.

Firebaugh La Joya Commons, LP

On June 23, 2023, the Agency entered into a HAFC Capital Funds loan agreement with Firebaugh La Joya Commons, LP, a related party to the Housing Authority of Fresno County in the amount of \$2,000,000. The note is secured by, among other security, a subordinate lien mortgage or deed of trust. The note bears an interest rate of 3.00% per annum and matures on September 1, 2080. As of December 31, 2024, the outstanding principal balance was \$2,000,000 with accrued interest of \$89,607.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

The Villages at Paragon, LP

On July 23, 2019, the Agency entered into a pre-development loan agreement with Housing Relinquished Fund Corporation, a joint venture to the Housing Authority of Fresno County in the amount of \$1,000,000 for the rehabilitation of The Villages at Paragon Apartments. The note is secured by, among other security, a subordinate lien mortgage or deed of trust. The note bears interest at 5% per annum and matures on January 31, 2078. As of December 31, 2024, the outstanding principal balance for the loan was \$227,771.

Mendota Esperanza Commons, LP

On July 27, 2021, the Agency and the Housing Authority of the City of Fresno entered into a joint pre-development loan agreement with Housing Relinquished Fund Corporation, a joint venture to the Housing Authority of Fresno County in the amount of \$1,000,000 for the pre-development of Mendota Esperanza, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. During 2024, \$790,000 was advanced for pre-development activities. As of December 31, 2024, the outstanding principal balance for the loan was \$331,800.

Fresno 1101 Parkway, LP

On June 28, 2021, the Agency and the Housing Authority of the City of Fresno entered into a joint pre-development loan agreement with Housing Relinquished Fund Corporation, a joint venture to the Housing Authority of the City of Fresno in the amount of \$2,000,000 for the pre-development of Fresno 1101 Parkway, LP, a related party of the Housing Authority of Fresno County. The note bears no interest and matures upon permanent loan conversion. During 2024, \$441,000 was advanced for pre-development activities. As of December 31, 2024, the loan was paid in full.

Avalon Commons I

During November 17, 2020, the Agency and the Housing Authority of the City of Fresno entered into a joint pre-development loan agreement with Housing Relinquished Fund Corporation, a joint venture to the Housing Authority of the Fresno County in the amount of \$2,900,000 for the pre-development of Avalon Commons I, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 5.00% per annum and matures upon permanent loan conversion. During 2024, \$27,300 was advanced for pre-development activities. As of December 31, 2024, the outstanding principal balance for the loan was \$10,500.

Fresno Step Up 99, LP

On January 24, 2023, the Agency and the Housing Authority of the City of Fresno entered into a joint pre-development loan agreement with Housing Relinquished Fund Corporation, a joint venture to the Housing Authority of Fresno County in the amount of \$1,000,000 for the pre-development of Fresno Step Up at 99, LP. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. During 2024, \$21,000 was advanced for pre-development activities. As of December 31, 2024, the loan was paid in full.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

9) Investment in Joint Ventures

Investment in joint ventures as of December 31, 2024 consists of the following:

Housing Relinquished Fund Corporation	\$ 20,931,989
Housing Self Insurance Corporation	80,828
Silvercrest, Inc.	1,979,040
Villa Del Mar, Inc.	<u>(1,953)</u>
Total Investments in Joint Venture	<u>\$ 22,989,904</u>

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 each of the City Housing Authority and County Housing Authority's Board of Commissioners. The Agency has a 17% allocation on distribution of net assets upon dissolution of HRFC. Audited financial statements, when they become available, may be requested by writing to the Housing Authority of Fresno County, at P.O. Box 11985, Fresno, California 93776-1985. As of December 31, 2024, HRFC has total assets, liabilities and equity of \$72,415,661, \$5,275,082 and \$67,140,579 respectively. For the year end December 31, 2024, HRFC's revenue and expenses were \$5,351,401 and \$3,694,626 respectively.

Housing Self Insurance Corporation (HSIC) - The 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 each of the City Housing Authority and County Housing Authority's Board of Commissioners. The Agency has a 16% allocation on distribution of net assets upon dissolution of HSIC. HSIC does not issue separate financial statements. As of December 31, 2024, HSIC has total assets, liabilities and equity (deficit) of \$216,612, \$0 and \$216,612, respectively. For the year end December 31, 2024, HSIC's revenue and expenses were \$5,089 and \$28,951, respectively.

Silvercrest, Inc. - This entity is a California non-profit public benefit corporation. Silvercrest, Inc. 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 each of the City Housing Authority and County Housing Authority's Board of Commissioners. The Agency has a 26% allocation on distribution of net assets upon dissolution of Silvercrest, Inc. Audited financial statements, when they become available, may be requested by writing to the Housing Authority of Fresno County, at P.O. Box 11985, Fresno, California 93776-1985. As of December 31, 2024, Silvercrest, Inc. has total assets, liabilities and equity of \$30,456,559, \$20,577,786 and \$9,878,773, respectively. For the year end December 31, 2024, Silvercrest, Inc.'s revenue and expenses were \$6,064,123 and \$3,840,236, respectively.

Villa Del Mar, Inc. - Developed 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 each of the City Housing Authority and County Housing Authority's Board of Commissioners. The Agency has a 0% allocation on distribution of net assets upon dissolution of Villa Del Mar, Inc. Villa Del Mar, Inc. does not issue separate financial statements. As of December 31, 2024, Villa Del Mar, Inc. has total assets, liabilities and equity (deficit) of \$15,561, \$450,492 and

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

(\$434,931) respectively. For the year end December 31, 2024, Villa Del Mar, Inc.'s revenue and expenses were \$0 and \$1,775, respectively.

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, 2024:

County Public Housing Program	\$ 345,628
Total Assets Held for Sale	\$ 345,628

In accordance with Section 5 of the Public Housing Act, the Agency sells single family homes to qualified low-income residents. At December 31, 2024, the book value of homes held for sale were \$345,628.

11) Leases

Lease receivable

The Agency, as a lessor, has entered into lease agreements for the use of certain ground and commercial spaces. Terms of the agreements are listed below. As an interest rate implicit in the Agency's leases is not readily determinable, the Agency used the incremental borrowing rate of 3.52% obtained from their lenders. For the year ended December 31, 2024, the Agency has the following leases:

	<u>Current Lease Receivable</u>	<u>Non-Current Lease Receivable</u>	<u>Deferred Inflows of Resources</u>	<u>Lease Revenue</u>	<u>Lease Interest Revenue</u>
<u>Commerical Lease</u>					
1260-Marderosian Building	\$ 56,074	\$ 887,650	\$ 943,723	\$ 54,137	\$ 35,864
Maldonado Plaza	361,309	328,286	689,596	348,829	32,578
Total	\$ 417,383	\$ 1,215,936	\$ 1,633,319	\$ 402,966	\$ 68,442

Commercial lease

1260-Marderosian Building - On December 8, 2021, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered into a 5-year lease agreement with Central Valley Community Foundation, a California nonprofit corporation, for the property located at 1260 Fulton Street, Fresno, CA 93721. The Agency is receiving monthly payments of \$7,500 through 2027, with two 5-year options to extend.

Maldonado Plaza - On December 1, 2021, the Agency entered into a 1-year lease agreement with Peri & Sons Farms of CA, a Nevada limited liability Company, for the property located at 1779 Thomas Conboy Avenue, Firebaugh, CA 93622. The lessee has exercised its 4 year-option to extend, and the Agency is receiving monthly payments of \$31,784 through 2026.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

The following is a schedule for future lease payments expected through the terms of the lease agreements noted above subsequent to December 31, 2024:

	Total future rental payments	Less amount representing interest	Present value of future lease payments receivable
2025	\$ 471,409	\$ (54,026)	\$ 417,383
2026	471,408	(39,093)	432,315
2027	92,025	(29,820)	62,205
2028	94,786	(27,549)	67,237
2029	97,629	(25,097)	72,532
2030-2034	442,290	(81,684)	360,606
2035-2037	266,884	(45,843)	221,041
Total	<u>\$ 1,936,431</u>	<u>\$ (303,112)</u>	<u>\$ 1,633,319</u>

Lease Payable

On March 26, 2014, the Agency and the Housing Authority of the City of Fresno, a related party, jointly as a lessee, entered a master equity lease agreement with Enterprise FM Trust for service vehicles. Each vehicle lease contains various expiration dates and payment terms.

	Current Lease Liability	Non-Current Lease Liability	Right of Use Asset, Net	Lease Amortization Expense	Lease Interest Expense
Vehicles	\$ 60,747	\$ 86,961	\$ 168,497	\$ 48,793	\$ 1,586

The following is a schedule for the future minimum lease payment requirements through the term of the lease agreement noted above subsequent to December 31, 2024:

	Total future required payments	Less amount representing interest	Present value of future minimum lease payments
2025	\$ 71,882	\$ (11,135)	\$ 60,747
2026	44,747	(9,388)	35,359
2027	35,416	(8,489)	26,927
2028	30,038	(7,442)	22,596
2029	4,158	(2,079)	2,079
Total	<u>\$ 186,241</u>	<u>\$ (38,533)</u>	<u>\$ 147,708</u>

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Subscription-Based Information Technology Arrangements ("SBITA")

On January 1, 2023, the Agency implemented GASB No. 96. The Agency identified one software arrangement that require recognition under GASB No. 96. This SBITA is recorded as intangible right of use software arrangement in the capital assets and subscription liability. As an interest rate implicit in the Agency's subscription arrangements are not readily determinable, the Agency uses the State of California incremental borrowing rate posted for GASB No. 96. For fiscal year 2023-2024 for leases 0 months to 60 months this rate was 2.63%. The terms in months are calculated to include option periods.

On October 1, 2020, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered a three-year agreement with 2 additional option years with Yardi Systems, Inc. Annual payments are due in the amount of \$415,631, with an annual increase up to the Consumer Price Index. There is no option to purchase this software. As of December 31, 2024, the Subscription payable is \$0.

On January 31, 2023, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered a five-year agreement with RingCentral, Inc. Annual payments are due in the amount of \$71,289, starting the third year. There is no option to purchase this software. As of December 31, 2024, the Subscription payable is \$42,523, which represents the present value of the remaining payment due January 31, 2025.

12) Equity Investment in Component Unit

Kerman Acre, L.P. - A California limited partnership between two general partners the Agency (the "Co-General Partner") and Better Opportunities Builder, Inc. (the "Managing General Partner"); and one special limited partner Silvercrest, Inc. (the "Limited Partner"). The Partnership was formed for the purpose of developing and operating a 16-unit project located in Fresno, California known as Granada Commons Apartments.

This project qualifies for the federal low-income housing tax credit program as described in Internal Revenue Code Section 42. Pursuant to the Amended and Restated Agreement of Limited Partnership dated March 16, 2010, profits, losses and tax credits are allocated 51.00% to the Co-General Partner, 44.00% to the Managing General Partner and 5.00% to the Limited Partner.

As of December 31, 2024, the Agency's share of its partners' deficit in the Kerman Acre, L.P. component unit was \$1,779,624.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

13) Long Term Liabilities

Changes in long-term liabilities during the fiscal year ended December 31, 2024 were as follows:

	Balance 12/31/2023	Additions	Payments/ Deletions	Balance 12/31/2024	Due Within One Year
<u>Notes Payable - Non-Related Parties:</u>					
Kingsburg Marion Villas - AHP	\$ 450,000	\$ -	\$ -	\$ 450,000	\$ -
Kings River Commons- AHP	578,000	-	-	578,000	-
Orange Cove- AHP	800,000	-	-	800,000	-
Reedley Trailside- AHP	540,000	-	-	540,000	-
Kingsburg Linnaea Villas - AHP	615,000	-	-	615,000	-
Sanger Wedgewood - LT	951,894	836	(20,969)	931,761	-
Marderosian Bldg-Valley Republic Bank	1,211,110	-	(30,539)	1,180,571	30,800
	5,146,004	836	(51,508)	5,095,332	30,800
<u>Notes Payable - Related Parties:</u>					
P&CD (Various pre-dev) to HRFC	3,698,817	1,294,964	(2,600,341)	2,393,440	2,393,440
Bridge Loans to HRFC					
Villages at Paragon	-	227,771	-	227,771	227,771
Corazón Del Valle	-	525,000	-	525,000	525,000
Mendota Esperanza	-	331,800	-	331,800	331,800
Fresno 1101 Parkway	-	420,000	(420,000)	-	-
Avalon Commons I	-	10,500	-	10,500	10,500
Step Up on 99	-	21,000	(21,000)	-	-
County Section 8 to HRFC	323,185	-	-	323,185	-
Office building to HRFC	66,000	-	-	66,000	-
County RF to HRFC	455,656	-	-	455,656	-
	4,543,658	2,831,035	(3,041,341)	4,333,352	3,488,511
<u>Other Liabilities:</u>					
Interest Payable	570,045	148,435	(172,898)	545,582	540,340
Family Self-Sufficiency	83,867	122,276	(77,802)	128,340	-
Compensated Absences	656,593	333,406	(766,453)	223,546	150,746
Net Pension Liability	13,156,966	212,668	(1,819,049)	11,550,585	-
	14,467,471	816,785	(2,836,202)	12,448,053	691,086
Total Notes Payable	\$ 24,157,133	\$ 3,648,656	\$ (5,929,051)	\$ 21,876,737	\$ 4,210,397

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

Year Ending December 31	Principal	Interest	Total
2025	\$ 3,519,311	\$ 540,340	\$ 4,059,651
2026	54,515	80,843	135,358
2027	445,897	467,800	913,697
2028	540,337	532,169	1,072,506
2029	2,315,696	340,110	2,655,806
2030-2034	819,928	261,061	1,080,989
2035-2039	1,193,000	-	1,193,000
2040-2044	-	-	-
2045 and Beyond	540,000	-	540,000
	\$ 9,428,684	\$ 2,222,323	\$ 11,651,007

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Kingsburg Marion Villas

On July 1, 2015, the Agency entered into an AHP agreement with Rabobank in the amount of \$450,000 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 and the principal is payable in full in 2030. The Agency has loaned the proceeds to Kingsburg Marion Villas, a related party. See Note 8 for the Notes Receivable from Kingsburg Marion Villas related to this AHP Loan. As of December 31, 2024, the outstanding principal balance was \$450,000.

Kings River Commons

In December 2013, the Agency entered into an AHP agreement with Wells Fargo Financial National Bank in the amount of \$578,000 (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"). The AHP Loan bears no interest and the principal is payable in full in 2068. The Agency has loaned the proceeds to Kings River Commons, a related party. See Note 8 for the Notes Receivable from Kings River Commons related to this AHP Loan. As of December 31, 2024, the outstanding principal balance was \$578,000.

Orange Cove

In May 2015, the Agency entered into a loan agreement with Rabobank in the amount of \$800,000 (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 interest and the principal is payable in full in 2030. The Agency has loaned the proceeds to Orange Cove RAD, a related party. See Note 8 for the Notes Receivable from Orange Cove RAD related to this AHP Loan. As of December 31, 2024, the outstanding principal balance was \$800,000.

Reedley Trailside

On December 1, 2015, the Agency entered into a loan agreement with Mississippi Valley Company in the amount of \$540,000 (the "AHP Loan") from the 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 and the principal is payable in full in 2070. See Note 8 for the Notes Receivable from Reedley Trailside related to this AHP Loan. At December 31, 2024, the outstanding principal balance was \$540,000.

Kingsburg Linnaea Villas

In December 2019, the Agency entered into a loan agreement with Wells Fargo National Bank West in the amount of \$615,000 (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 interest and the principal is payable in full on June 1, 2050. The Agency has loaned the proceeds to Kingsburg Linnaea Villas, LP, a related party. See Note 8 for the Notes Receivable from Kingsburg Linnaea Villas, LP related to this AHP Loan. As of December 31, 2024, the outstanding principal balance was \$615,000.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Sanger Wedgewood, LP

On June 4, 2021, Sanger Wedgewood, LP, the blended component unit on the Agency, entered into a loan agreement with Citizens Business Bank in the amount of \$1,010,000 (the "LT Loan"). Under the terms of the agreement, the LT loan bears 4.00% interest per annum and matures on May 4, 2036. As of December 31, 2024, the outstanding principal balance was \$931,761.

Marderosian Building Note

On March 16, 2022, the Agency and the Housing Authority of the City of Fresno, jointly entered into a loan agreement with Valley Republic Bank in the amount of \$2,500,000. Under the terms of the agreement, the loan bears 4.00% interest per annum and matures on April 5, 2037. The loan is allocated 50-50 between the borrowers. As of December 31, 2024, the outstanding principal balance was \$1,180,571.

Housing Relinquished Fund Corporation (HRFC)

The Agency entered into various notes with HRFC for the purpose of pre-development activities. The notes accrue interest at 5% per annum and payments are made from the sale of the properties. The outstanding principal balance at December 31, 2024 was \$2,393,440.

In April 2007, the Agency entered into a promissory note agreement with the Housing Relinquished Fund Corporation (HRFC) for \$655,656. The note is non-interest bearing and repayment terms are not explicitly stated. The outstanding principal balance at December 31, 2024 was \$455,656.

During 2024, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered into a bridge loan with HRFC, for the pre-development of Villages at Paragon, LP, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. The outstanding principal balance on this note at December 31, 2024 was \$227,771.

During 2024, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered into a bridge loan with HRFC, for the pre-development of Huron Corazón del Valle Commons, LP, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. The outstanding principal balance on this note at December 31, 2024 was \$525,000.

During 2024, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered into a bridge loan with HRFC, for the pre-development of Mendota Esperanza, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. The outstanding principal balance on this note at December 31, 2024 was \$331,800.

During 2024, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered into a bridge loan with HRFC, for the pre-development of Fresno 1101 Parkway, LP, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. As of December 31, 2024, the loan was paid in full.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

During 2024, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered into a bridge loan with HRFC, for the pre-development of Avalon Commons I, LP, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. The outstanding principal balance on this note at December 31, 2024 was \$10,500.

During 2024, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered into a bridge loan with HRFC, for the pre-development of Step Up on 99, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. As of December 31, 2024, the loan was paid in full.

As of December 31, 2024, the outstanding principal balances for the six bridge loans were \$1,095,071.

In February 2010, the Agency entered into a promissory note agreement with the Housing Relinquished Fund Corporation (HRFC) for \$323,185. This is a non-interest-bearing note, payable in full on March 31, 2013, or the later of the sale of the properties. The outstanding principal balance at December 31, 2024 was \$323,185.

The Agency entered into a promissory note agreement with the HRFC for \$66,000, representing partial funding related to the acquisition of the Central Office Building. This note is non-interest bearing and repayment terms are not explicitly stated. The outstanding principal balance at December 31, 2024 was \$66,000.

Family Self-Sufficiency

The Family Self-Sufficiency (FSS) program provides supportive services that enable participating low-income and moderate-income families to achieve economic independence and self-sufficiency. The Agency contracts with each participating family to set aside funds in an interest-bearing account until that family can afford to pay its entire monthly rent without assistance from the Authority. Upon successful completion of the program requirements, the funds are released and disbursed to the family. The amount held for FSS participants at December 31, 2024 was \$128,340.

Compensated Absences Payable

The liability for compensated absences reported on the statement of net position consists of leave that has not been used that is attributable to services already rendered, accumulates and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. 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. The Executive Director is not entitled to receive cash out of accrued sick leave. Other 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.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

At December 31, 2024, accrued vacation and vested sick leave have been valued by the Agency at \$223,546 with the current portion due in the amount \$150,746.

14) Due to Other Governments

At December 31, 2024, amounts due to other governments consists of the following:

Payments in Lieu of Taxes	\$ 215,271
U.S. Department of HUD	<u>1,004</u>
Total Due to Other Governments	<u>\$ 216,275</u>

15) Due to Related Parties

At December 31, 2024, amounts due to related parties consist of the following:

Housing Authority of the City of Fresno	\$ 1,292,187
Limited Partnership	9,230
Silvercrest, Inc.	<u>54,030</u>
Total Due to Related Parties	<u>\$ 1,355,447</u>

16) Other Current Liabilities

Other current liabilities at December 31, 2024, consist of the following:

Unclaimed Checks/Refunds	\$ 128,199
Accrued Expenses	168,868
Other Liabilities	<u>67,700</u>
Total Other Current Liabilities	<u>\$ 364,767</u>

17) Unearned Revenues

Unearned revenues at December 31, 2024, consist of the following:

Grant	\$ 394,826
Prepaid Tenant Rents	65,941
Other	<u>2,425</u>
Total Unearned Revenues	<u>\$ 463,192</u>

18) 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 \$23,000 established by IRS for 2024. Employees may also borrow against their deferred compensation account while employed under the deferred compensation loan

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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 \$65,512 for the year ended December 31, 2024. 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.

19) 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 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.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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

Contract Package			
	Active Miscellaneous	Active Miscellaneous - PEPR	Receiving Miscellaneous
Benefit Provision			
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	
Pre-Retirement Death Benefits			
Optional Settlement 2W	No	No	
1959 Survivor Benefit Level	No	No	
Special	No	No	
Alternate (firefighters)	No	No	
Post-Retirement Death Benefits			
Lump Sum	\$500	\$500	\$500
Survivor Allowance (PRSA)	No	No	No
COLA	2%	2%	2%

Employees Covered:

Summary of Valuation Data (Counts)

	June 30, 2024
1. Active Members	117
2. Transferred Members	40
3. Terminated Members	94
4. Retired Members and Beneficiaries	108
5. Active to Retired Ratio [(1)/(4)]	1.08

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.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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 the member contribution requirements are classified as plan member contributions.

For the measurement period ending June 30, 2024, the average active employee contribution rate is 7.00 percent of annual pay, and the average employer's contribution rate is 7.65 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.

Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The June 30, 2023 valuation was rolled forward to determine the June 30, 2024 total pension liability based on the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Actuarial Cost Method
Actuarial Assumptions	
Discount Rate	6.90%
Inflation	2.30%
Salary Increases	Varies by Entry Age and Service
Mortality Rate Table ¹	Derived using CalPERS' Membership Data for all funds
Post Retirement Benefit Increase	The lessor of contract COLA or 2.30% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.30% thereafter

¹ The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the 2021 experience study report from November 2021 that can be found on the CalPERS website.

Discount Rate

The discount rate used to measure the total pension liability was 6.90 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

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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. Using historical returns of all of the funds' asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expenses of 10 Basis points.

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

Asset Class ¹	Assumed asset allocation	Real Return (1), (2)
Global Equity - Cap-weighted	30.00%	4.54%
Global Equity - Non-Cap- weighted	12.00	3.84
Private Equity	13.00	7.28
Treasury	5.00	0.27
Mortgage-backed Securities	5.00	0.50
Investment Grade Corporates	10.00	1.56
High Yield	5.00	2.27
Emerging Market Debt	5.00	2.48
Private Debt	5.00	3.57
Real Assets	15.00	3.21
Leverage	(5.00)	(0.59)

(1) An expected inflation of 2.30% used for this period.

(2) Figures are based on the 2021 Asset Liability Management study

HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

Changes in Net Pension Liability

The Changes in Net Pension Liability for the measurement period ended June 30, 2024 were as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Pension	Net Pension Liability
Balance at: June 30, 2023	\$ 47,089,142	\$ 33,932,176	\$ 13,156,966
Changes recognized for the measurement period:			
Service Cost	1,247,138	-	1,247,138
Interest on Total Pension Liability	3,171,838	-	3,171,838
Changes of Benefit Terms	-	-	-
Changes of Assumptions	-	-	-
Differences between Expected and Actual Experience	(612,245)	-	(612,245)
Net Plan to Plan Resource Movement	-	-	-
Contributions - Employer	-	1,603,188	(1,603,188)
Contributions - Employee	-	599,743	(599,743)
Net Investment Income	-	3,237,792	(3,237,792)
Benefit Payments, including Refunds of Employee Contributions	(2,263,599)	(2,263,599)	-
Administrative Expense	-	(27,611)	27,611
Other Miscellaneous Income	-	-	-
Net Changes during 2023-2024	1,543,132	3,149,513	(1,606,381)
Balance at: June 30, 2024	\$ 48,632,274	\$ 37,081,689	\$ 11,550,585

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 6.90 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 (5.90 percent) or 1 percentage-point higher (7.90 percent) than the current rate.

	Discount Rate -1% (5.90%)	Current Discount Rate (6.90%)	Discount Rate + 1% (7.90%)
Plan's Net Pension Liability/(Assets)	\$ 18,426,013	\$ 11,550,585	\$ 5,896,208

Subsequent Events

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

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:

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Net Difference between projected and actual earnings on pension plan investments	5-year straight-line amortization
All other amounts	Straight-line amortization over the expected average remaining service lifetime (EARSL) 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, 2024 is 3.7 years, which was obtained by dividing the total service years of 1,344 (the sum of remaining service lifetimes of the active employees) by 359 (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 ended June 30, 2024, the Agency incurred a pension expense of \$1,877,637.

As of June 30, 2024, the Housing Authority of Fresno County 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.

	Deferred Outflow of Resources	Deferred Inflow of Resources
Changes of Assumptions	\$ 376,931	\$ -
Differences between Expected and Actual Experience	11,537	(476,705)
Net Difference between Projected and Actual Earnings on Pension Plan Investments	535,611	-
Payment on pension contributions between measurement date and fiscal year end	707,621	-
Total	\$ 1,631,700	\$ (476,705)

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

The \$707,621 in pension payments between June 30 and December 31, 2024, 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, 2025.

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:

2025	\$ 199,671
2026	681,667
2027	(252,596)
2028	(181,368)
2029	-
Thereafter	-
	<u><u>\$ 447,374</u></u>
	\$ 1,631,700
	<u>(476,705)</u>
	<u>1,154,995</u>

Payment on pension contributions between measurement date and fiscal year end

\$ (707,621)

20) 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 expense was \$426,829 for the year ended December 31, 2024. The loss limits for the various types of insurance are as 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.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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 Workers' Compensation Authority

The Agency is insured for workers' compensation claims through the California Housing Workers' Compensation Authority (CHWCA). Under this program, the pool provides up to \$550,000 workers' compensation coverage and \$550,000 employer's liability coverage. The Authorities are insured for Statutory Workers' Compensation by the Safety National Casualty Corporation. The pool provides up to \$5,000,000 per occurrence. The Agency's worker's compensation insurance expense was \$181,437 for the year ended December 31, 2024.

21) Participation in Related Party Limited Partnerships

Firebaugh Gateway, LP

Firebaugh Gateway, LP was formed to expand the development and availability of long-term senior housing for low-income persons residing in the City of Firebaugh, California. This includes the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction, and development of a 30-unit affordable housing project for seniors. This property is located in the City of Firebaugh, County of Fresno, California and known as Firebaugh Gateway Apartments.

The partnership was originally formed on August 20, 2015, by Firebaugh Gateway 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. BALIHTC 2016-5, LLC and US Bancorp Community Development Corporation are the respective Limited Partner and State Credit Partners.

Kingsburg Marion Villas, LP

Kingsburg Marion Villas, LP was formed to acquire, construct, and operate Kingsburg Marion Villas, a 45-unit affordable senior housing complex and community resource building in Kingsburg, 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 Kingsburg Marion Villas 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.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Magill Terrace, LP

Magill Terrace, LP was formed for the purpose of developing and operating a 60-unit project located in Fowler, California. The project qualifies for the federal low-income housing tax credit program as described in Internal Revenue and Taxation Code section 42. The partnership received an exemption from real estate taxes under California Revenue and Taxation Code section 214 (g).

The partnership formed on July 5, 2017 and pursuant to the Amended and Restated Agreement of Limited Partnership dated December 14, 2017 between Magill Terrace, AGP, LLC and the Administrative General Partner, Silvercrest, Inc. (the General Partner) and Wells Fargo Affordable Housing Community Development Corporation (the Investor Limited Partner). Profits, losses and tax credits are allocated 0.005% to the Managing General Partner, 0.005% to the Administrative General Partner and 99.99% to the Investor Limited Partner.

Mendota RAD, LP

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

The partnership was originally formed on December 20, 2013, by Mendota 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, and Columbia Housing SLP Corporation is the Special Limited Partner.

Orange Cove RAD, LP

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

The partnership was originally formed on December 20, 2013, by Orange Cove 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, and Columbia Housing SLP Corporation is the Special Limited Partner.

Parlier Oak Grove, LP

Parlier Oak Grove, LP was formed for the purpose of developing and operating a 56-unit project located in Parlier, California known as Oak Grove. The project qualifies for the federal low-income housing tax credit program as described in Internal Revenue Code Section 42. The partnership received exemption from real estate taxes under California Revenue and Taxation Code section 214(g).

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

The partnership was originally formed on October 12, 2017 by Parlier Oak Grove, AGP, LLC (the Administrative General Partner), Silvercrest, Inc., (the Managing General Partner) and Wells Fargo Affordable Housing Community Development Corporation (the Investor Limited Partner). Pursuant to the Amended and Restated Agreement of Limited Partnership dated March 21, 2018, profits, losses and tax credits are allocated 0.005% to the Managing General Partner, 0.005% to the Administrative General Partner and 99.99% to the Investor Limited Partner.

Reedley Kings River Commons, LP

Reedley Kings River Commons, LP was formed to acquire, construct, and operate an affordable-housing complex and community resource building in Reedley, 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 Reedley Kings River Commons 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.

Reedley Trailside Terrace, LP

Reedley Trailside Terrace, LP was formed to expand the development and availability of affordable housing for low-income persons residing in the City of Reedley, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development, on real property located in the City of Reedley, County of Fresno, California, of a 55-unit affordable housing project, generally known as Trailside Terrace Apartments.

The partnership was originally formed on August 20, 2015, by Reedley Trailside Terrace 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 is the Special Limited Partner.

Sanger Memorial Village, LP

Sanger Memorial Village, LP was formed to expand the development and availability of long-term housing for low income persons residing in the City of Sanger, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development on real property located in the City of Sanger, County of Fresno, California, of an affordable-housing project, generally known as Sanger Memorial Village, and is anticipated to include 48 units of multifamily housing.

The partnership was originally formed on October 27, 2016 and is a limited partnership between Sanger Memorial Village, 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. U.S. Bancorp Community Development Corporation is the respective Limited Partner and State Credit Limited Partner.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Shockley Terrace, LP

Shockley Terrace, LP was formed to expand the development and availability of long-term housing for low-income persons residing in the City of Selma, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development, on real property located in the City of Selma, County of Fresno, California, of a 48-unit affordable housing project for families, generally known as Shockley Terrace.

The partnership was originally formed on September 14, 2015, by Firebaugh Gateway 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. BALIHTC 2016-5, LLC and US Bancorp Community Development Corporation are the respective Limited Partner and State Credit Limited Partners.

Clovis Solivita, LP

Clovis Solivita, LP was formed in July of 2019 to expand the development and availability of long-term housing for low-income persons residing in the County 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 60 units of multifamily housing. The project filed a notice to proceed with construction on January 6, 2020. As of December 31, 2024, there is no substantial activity to report.

Kingsburg Linnaea Villas, LP

Kingsburg Linnaea Villas, LP was formed in August of 2019 to expand the development and availability of long-term housing for low-income persons aged 62 years and older, residing in the County 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 47 units of multifamily housing. The project filed a notice to proceed with construction on December 3, 2019. As of December 31, 2024, there is no substantial activity to report.

22) Other Related Parties

Better Opportunities Builders, Inc.

The Executive Director of the Agency serves as the Secretary-Treasurer of Better Opportunities Builders, Inc. (BOB). The Agency's Director of Planning & Community Development 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 affiliated agencies. BOB has agreed to be the Managing General Partner in several low-income housing projects within the City of Fresno.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Housing Authority of the City of Fresno

The Housing Authority of the City of Fresno was established by a resolution of the Fresno City Council on March 14, 1940. The Authority is governed by a seven-member Board of Commissioners who are appointed to four-year terms by the City Council, reports on a calendar year, and issues separate financial and compliance audits. 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 of Commissioners. 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.

Beyond Housing Foundation

Beyond Housing Foundation ("BHF", formerly known as Fresno Housing Education Corps, Inc.) is a California nonprofit public benefit corporation in Fresno, CA. The Executive Director and Deputy Executive Director of the Agency serve as Directors on the Board of BHF.

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

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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 are 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.

24) 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, 2024, the Agency had reported the following as restricted net position:

Externally Required Restrictions:	
Other Reserves	\$ 255,083
Total Restricted Net Position	<u>\$ 255,083</u>

HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

25) Blended Component Units

Below is a summary of the financial statements as of December 31, 2024 of the blended component unit.

Current assets	
Cash	\$ 181,064
Other assets	<u>77,419</u>
Total current assets	<u>258,483</u>
Non-current assets	
Capital assets, net	<u>1,801,597</u>
Total non-current assets	<u>1,801,597</u>
Total assets	<u>\$ 2,060,080</u>
Current liabilities	
Accounts payable	\$ 19,697
Other current liabilities	<u>256,582</u>
Total current liabilities	<u>276,279</u>
Non-current liabilities	
Mortgages and notes, net of current portion	<u>1,381,760</u>
Total non-current liabilities	<u>1,381,760</u>
Total liabilities	<u>1,658,039</u>
Total net position	<u>402,041</u>
Total liabilities and net position	<u>\$ 2,060,080</u>
Change in net position	
Revenues	\$ 548,416
Expenses	<u>627,717</u>
Income (loss) before transfers	<u>(79,301)</u>
Transfers	
Transfers in	-
Transfers out	<u>-</u>
Total transfers	<u>-</u>
Change in net position	(79,301)
Net position - beginning	<u>481,342</u>
Net position - end	<u>\$ 402,041</u>

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

A summary of the cash flow information of the blended component unit for the year ended December 31, 2024 is as follows:

Cash Flow Information

Operating receipts	\$ 513,517
Operating expenses paid	<u>(449,384)</u>
Cash flows from operating activities	<u>64,133</u>
Principal payment on Note Payable non-related party	<u>(20,970)</u>
Cash flows from capital and related financing activities	<u>(20,970)</u>
Net increase in cash	43,163
Cash - beginning	<u>137,901</u>
Cash - end	<u><u>\$ 181,064</u></u>

26) Discrete Component Unit – Kerman Acre, L.P.

a) Organization

Kerman Acre, L.P. (the “Partnership”) is a California limited partnership between two general partners, Housing Authority of Fresno County (the “Co-General Partner”) and Better Opportunities Builder, Inc. (the “Managing General Partner”); and one special limited partner Silvercrest, Inc. (the “Limited Partner”). The Partnership was formed for the purpose of developing and operating a 16-unit project located in Fresno, California known as Granada Commons Apartments (the “Project”). The Project qualifies for the federal Low-Income Housing Tax Credit Program as described in Internal Revenue Code Section 42.

The Project has qualified for and received, under the Tax Credit Assistance Program (“TCAP”), a loan from the California Tax Credit Allocation Committee (“TCAC”) under the requirements of Section 1603 of the American Recovery and Reinvestment Act of 2009 (“ARRA”). Under the terms of the loan, the Project is to be operated as a low-income housing tax credit project pursuant to Internal Revenue Code Section 42 (“Section 42”) which regulates the use of the Project as to occupant eligibility and gross rent among other requirements. Each low-income unit of the Project must meet the provisions of the regulations during each of the 15 consecutive years in order to remain qualified to be entitled to the loan. In addition, Kerman Acre, L.P., a California Limited Partnership has executed an extended Low-Income Housing Covenant for low-income housing which requires the utilization of the Project pursuant to Section 42 for a minimum of 30 years, even if disposition of the Project by the Partnership occurs.

HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

Pursuant to the Amended and Restated Agreement of Limited Partnership dated March 16, 2010, (the "Partnership Agreement"), profits, losses and tax credits are allocated 51.00% to the Co-General Partner, 44.00% to the Managing General Partner and 5.00% to the Limited Partner. Pursuant to the terms of the Partnership Agreement, the Limited Partner is required to make capital contributions totaling \$100, the Co-General Partner is required to make capital contribution totaling \$800 and the Managing General Partner is required to make capital contributions totaling \$100.

b) Capital Assets

Capital assets consist of the following as of December 31, 2024:

	Balance 12/31/2023	Additions	Deletions	Balance 12/31/2024
Capital assets not depreciated:				
Land	\$ 119,217	\$ -	\$ -	\$ 119,217
Total capital assets not depreciated	119,217	-	-	119,217
Capital assets being depreciated:				
Buildings	3,110,840	-	-	3,110,840
Equipment	327,259	-	-	327,259
Total capital assets being depreciated	3,438,099	-	-	3,438,099
Less accumulated depreciation for:				
Buildings	(1,366,997)	(106,674)	-	(1,473,671)
Equipment	(327,259)	-	-	(327,259)
Total accumulated depreciation	(1,694,256)	(106,674)	-	(1,800,930)
Total capital assets being depreciated, net	1,743,843	(106,674)	-	1,637,169
Total Capital Assets, Net	\$ 1,863,060	\$ (106,674)	\$ -	\$ 1,756,386

Capital assets are recorded at cost. Buildings, which include building improvements, are depreciated over their estimated useful lives of 40 years under the straight-line method. Land improvements are depreciated over their estimated useful life of 20 years under the straight-line method. Furniture and equipment are depreciated over their estimated useful life of 10 years under the straight-line method. Depreciation expense under FASB for the year ended was \$15,289. Under GASB, depreciation expense is an additional \$91,385 for a total depreciation for the year ended December 31, 2024, of \$106,674.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

c) Long Term Liabilities

Changes in long-term liabilities for the year ended December 31, 2024, are as follows:

	Balance 12/31/2023	Additions	Deletions	Balance 12/31/2024
BOB - RHED Loan	\$ 103,185	\$ -	\$ -	\$ 103,185
HACF - CFRG Loan	678,835	-	-	678,835
Kerman Acre Fresno County	900,000	-	-	900,000
Kerman Acre TCAC County	2,202,168	-	-	2,202,168
Accrued Interest Payable	1,099,612	141,874	-	1,241,486
	\$ 4,983,800	\$ 141,874	\$ -	\$ 5,125,674

Kerman Acre, LP

The Partnership entered into a HOME loan agreement (the "HOME Loan") with the County of Fresno. The HOME Loan is in the amount of \$900,000 for the purpose of developing the Project and the loan bears no interest. The loan is secured by the deed of trust on the property and matures on April 1, 2041. Payments are made from available cash flow as further defined in the Partnership Agreement. At December 31, 2024, the outstanding principal balance was \$900,000.

Under FASB, debt issuance costs are amortized to interest expense over the term of the loan. The amortization expense for debt issuance costs for the year ended was \$1,869. As of December 31, 2024, the unamortized debt issuance cost was \$31,232. Under GASB, debt issuance costs are expensed as incurred.

The Partnership entered into a TCAC loan agreement in an amount not to exceed \$2,202,168 for the purpose of developing the rental property known as Granada Commons Apartments. The funds are to be used solely for eligible costs per the loan agreement. The note is dated March 16, 2010 and bears no interest. The loan is secured by the deed of trust on the property and matures on March 16, 2065. All outstanding principal payments are due at maturity. At December 31, 2024, the outstanding principal balance was \$2,202,168.

Under FASB, debt issuance costs are amortized to interest expense over the term of the loan. The amortization expense for debt issuance costs for the year ended was \$627. As of December 31, 2024, the unamortized debt issuance cost was \$25,492. Under GASB, debt issuance costs are expensed as incurred.

d) Related Party Transactions

Property Management Fee

Pursuant to the property management agreement dated October 13, 2010, (the "Property Management Agreement") with the Housing Authority of Fresno County (the "Manager"), the Manager is to manage the operations of the Project. As defined in the Property Management Agreement, the property management fee is \$65.07 per unit per of month, excluding the manager's unit. For the year ended December 31, 2024, property management fees of \$9,600 per year were incurred.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Ground Lease

Pursuant to the Ground Lease Agreement dated March 16, 2010, (the "Ground Lease"), the Partnership entered into a ground lease to pay the Managing General Partner in the amount of \$10 per year plus additional rent as defined in the Ground Lease until the lease expires. In addition, the Partnership is obligated to pay all costs, expenses and obligations with respect to the property including property taxes, insurance, utilities, operating costs and costs of maintenance. The lease term commenced on March 16, 2010 and expires on February 28, 2066. For the year ended December 31, 2024, ground lease expense was \$10 per year, and is included in general and administrative expenses on the Statement of Revenues, Expenses and Changes in Net Position. As of December 31, 2024, there was no outstanding balance for the ground lease.

Co-General Partner Management Fee

Pursuant to the Partnership Agreement, the Partnership pays an annual partnership management fee of \$1,920, increased annually by 3%, to the Co-General Partner. The fee shall accrue, without interest, and shall be payable from available cash flow as further defined in the Partnership Agreement. For the year ended December 31, 2024, the partnership management fee with interest was \$2,820, and is included in maintenance and operations expense on the Statement of Revenues, Expenses and Changes in Net Position. As of December 31, 2024, the amount owed for Co-General Partner management fee was \$25,126, and it is included in Other Current Liabilities on the Statement of Net Position.

Managing General Partner Management Fee

Pursuant to the Partnership Agreement, the Partnership pays an annual partnership management fee of \$19,200, increased annually by 3%, to the Managing General Partner. The fee shall accrue without interest and shall be payable from available cash flow as further defined in the Partnership Agreement. For the year ended December 31, 2024, the partnership management fee with interest was \$28,196 and is included in maintenance and operations expense on the Statement of Revenues, Expenses and Changes in Net Position. As of December 31, 2024, the amount owed for Managing General Partner management fee was \$251,258. It is included in Other Current Liabilities on the Statement of Net Position.

Due to HAFC

Housing Authority of Fresno County (HAFC) advanced funds to the Partnership for various operational costs. The outstanding balance does not bear interest and is payable out of available Net Cash Flow, as defined in the Partnership Agreement. As of December 31, 2024, the outstanding amount owed to HACF were \$14,531.

Notes Payable - HAFC

On March 16, 2010, the Partnership entered into a Capital Fund Recovery Grant (the "CFRG") assistance loan agreement with HAFC in the amount not to exceed \$1,200,000 for the purpose of developing the property. The CFRG loan has been made available by the U.S. Department of Housing and Urban Development pursuant to the American Recovery and Reinvestment Act of 2009. Prior to the completion of construction, the note bore interest at 5%. Subsequent to the construction completion the note bears an interest of 7.5%. The CFRG loan is secured by the

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

deed of trust on the property and matures on March 16, 2065. As the second priority loan, along with the fourth priority loan, payments are made in accordance with their respective balance from 79.8% of net cash flow per the Partnership Agreement. At December 31, 2024, the outstanding principal balance was \$678,835 with accrued interest of \$1,024,253.

Notes Payable - BOB

On March 16, 2010, the Partnership entered into a Rural Housing and Economic Development assistance loan agreement with Better Opportunities Builders, Inc. in the amount not to exceed \$147,238 for the purpose of developing the rental property. Prior to the completion of construction, the note bore interest at 5%. Subsequent to the completion of construction, the note bears interest at 7.5%. The loan is secured by the deed of trust on the property and matures on March 16, 2065. As the fourth priority loan, along with the second priority loan (CFRG), payments are made in accordance with their respective balances from 79.8% of net cash flow per the Partnership Agreement. For the year ended December 31, 2024, interest expense was \$23,054. At December 31, 2024, the outstanding principal balance was \$103,185 with accrued interest of \$217,233.

e) Low-Income Housing Tax Credits

The Partnership expects to generate an aggregate of \$1,000 of federal low-income housing tax credits ("Tax Credits"). Generally, such credits become available for use by its partner's pro-rata over a ten-year period, which began in 2011. The year in which the credit period begins is determined on a building-by-building basis within the Partnership. In order to qualify for these credits, the Project must comply with various federal and state requirements. These requirements include, but are not limited to, renting to low-income tenants at rental rates which do not exceed specified percentages of area median gross income for the first 15 years of operation. The Partnership has also agreed to maintain and operate the Project as low-income housing for an additional 40 years beyond the initial 15-year compliance period. Because the Tax Credits are subject to compliance with certain requirements, there can be no assurance that the aggregate amount of Tax Credits will be realized and failure to meet all such requirements or to correct noncompliance within a specified time period may result in generating a lesser amount of Tax Credits than expected in future years, and/or recapture of Tax Credits previously allocated. A reduction of future credits or recapture would require credit deficit payments to the Limited Partner under the terms of the Partnership Agreement.

27) 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 Agency through September 23, 2025, the date the financial statements were available to be issued, and concluded no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF FRESNO COUNTY
Schedule of Changes in Net Pension Liability and Related Ratios
For the Measurement Period (Miscellaneous Plan)
Year Ended December 31, 2024
(With comparative information for the last 10 years)

Measurement Date	6/30/2024	6/30/2023	6/30/2022	6/30/2021	6/30/2020	6/30/2019	6/30/2018	6/30/2017	6/30/2016	6/30/2015
TOTAL PENSION LIABILITY										
Service Cost	\$ 1,247,138	\$ 1,075,998	\$ 1,037,424	\$ 853,087	\$ 891,464	\$ 896,748	\$ 820,144	\$ 699,487	\$ 603,788	\$ 606,288
Interest on Total Pension Liability	3,171,838	3,064,922	2,917,319	2,774,972	2,623,554	2,505,326	2,298,209	2,166,586	2,057,467	1,941,710
Changes in Benefit Terms	-	76,216	-	-	-	-	-	-	-	-
Changes of Assumptions	-	-	1,507,727	-	-	-	(323,504)	1,871,516	-	(488,519)
Difference between Expected and Actual Experience	(612,245)	(63,190)	46,145	395,246	(37,061)	1,320,247	676,861	218,283	291,575	(356,141)
Benefit Payments, Including Refunds of Employee Contribution	(2,263,599)	(1,865,883)	(1,829,905)	(1,779,905)	(1,766,752)	(1,650,906)	(1,509,410)	(1,368,382)	(1,415,591)	(1,234,705)
Net Change in Total Pension Liability	1,543,132	2,288,063	3,678,710	2,243,400	1,711,205	3,071,415	1,962,300	3,587,490	1,537,239	468,633
Total Pension Liability - Beginning	47,089,142	44,801,079	41,122,369	38,878,969	37,167,764	34,096,349	32,134,049	28,546,559	27,009,320	26,540,687
Total Pension Liability - Ending (a)	48,632,274	47,089,142	44,801,079	41,122,369	38,878,969	37,167,764	34,096,349	32,134,049	28,546,559	27,009,320
PLAN FIDUCIARY NET POSITION										
Net Plan to Plan Resource Movement	-	-	-	-	-	-	(61)	-	-	-
Contributions - Employer	1,603,188	1,425,187	1,245,785	1,081,487	903,002	775,478	614,365	548,643	428,473	346,507
Contributions - Employee	599,743	507,641	478,309	439,320	493,804	440,009	420,261	365,654	332,070	314,962
Investment Income	3,237,792	1,972,751	(2,607,891)	6,359,791	1,375,505	1,711,790	2,086,459	2,531,112	120,236	520,955
Benefit Payments, Including Refunds of Employee Contributions	(2,263,599)	(1,865,883)	(1,829,905)	(1,779,905)	(1,766,752)	(1,650,906)	(1,509,410)	(1,368,382)	(1,415,591)	(1,234,705)
Administrative Expense	(27,611)	(23,469)	(21,586)	(28,549)	(38,927)	(18,807)	(38,732)	(33,681)	(14,237)	(26,290)
Other Miscellaneous Income	-	-	-	-	-	61	(73,552)	-	-	-
Net Change in Fiduciary Net Position	3,149,513	2,016,227	(2,735,288)	6,072,144	966,632	1,257,625	1,499,330	2,043,346	(549,049)	(78,571)
Plan Fiduciary Net Position - Beginning	33,932,176	31,915,949	34,651,237	28,579,093	27,612,461	26,354,836	24,855,506	22,812,160	23,361,209	23,439,780
Plan Fiduciary Net Position - Ending (b)	37,081,689	33,932,176	31,915,949	34,651,237	28,579,093	27,612,461	26,354,836	24,855,506	22,812,160	23,361,209
Plan Net Pension Liability - Ending (a) - (b)	\$ 11,550,585	\$ 13,156,966	\$ 12,885,130	\$ 6,471,132	\$ 10,299,876	\$ 9,555,303	\$ 7,741,513	\$ 7,278,543	\$ 5,734,399	\$ 3,648,111
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	76.25%	72.06%	71.24%	84.26%	73.51%	74.29%	77.30%	77.35%	79.91%	86.48%
Covered Payroll	\$ 7,833,784	\$ 6,955,382	\$ 6,684,432	\$ 6,137,316	\$ 6,225,310	\$ 6,305,798	\$ 5,819,927	\$ 4,998,837	\$ 4,852,821	\$ 4,682,121
Plan Net Pension Liability as a Percentage of Covered Payroll	147.45%	189.16%	192.76%	105.44%	165.45%	151.53%	133.02%	145.60%	118.17%	77.92%

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 on or before the measurement date. However, offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes) that occurred after 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: There were no assumption changes in 2023 or 2024. Effective with the June 30, 2021, valuation date (June 30, 2022, measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates June 30, 2017, through June 30, 2021, and 7.65% for measurement dates June 30, 2015, through June 30, 2016.

HOUSING AUTHORITY OF FRESNO COUNTY
Schedule of Pension Plan Contributions
For the Measurement Period (Miscellaneous Plan)
Year Ended December 31, 2024
(With comparative information for the last 10 years)

Schedule of Pension Plan Contribution for the Fiscal Years Ended December 31

Employer Fiscal Year End	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially Determined Contribution	\$ 1,603,188	\$ 1,425,187	\$ 1,245,785	\$ 1,081,487	\$ 903,002	\$ 775,478	\$ 614,365	\$ 548,643	\$ 428,473	\$ 346,507
Contribution in Relation to the Actuarially Determined Contribution	(1,603,188)	(1,425,187)	(1,245,785)	(1,081,487)	(903,002)	(775,478)	(614,365)	(548,643)	(428,473)	(346,507)
Contribution Deficiency / (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered Payroll	\$ 7,833,784	\$ 6,955,382	\$ 6,684,432	\$ 6,695,559	\$ 6,113,671	\$ 6,095,263	\$ 6,248,843	\$ 5,914,481	\$ 5,038,458	\$ 4,808,362
Contributions as a Percentage of Covered Payroll	20.47%	20.49%	18.64%	16.15%	14.77%	12.72%	9.83%	9.28%	8.50%	7.21%

Notes to Schedule of Pension Plan Contributions:

The actuarial method and assumptions used to set the actuarially determined contributions for the Fiscal Year 2023-2024 were derived from the June 30, 2021 funding valuation report as follows:

Actuarial Cost Method	Entry Age Actuarial Cost Method
Amortization Method/Period	For details, see June 30, 2021 Funding Valuation Report.
Asset Valuation Method	Fair Value of Assets. For details, see June 30, 2021 Funding Valuation Report.
Inflation	2.3%
Salary Increases	Varies by entry age and service
Payroll Growth	2.8%
Investment Rate of Return	6.8% net of pension plan investment and administrative expenses; includes inflation.
Retirement Age	The probabilities of retirement are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions.
Mortality	The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries.

OTHER SUPPLEMENTARY INFORMATION

FINANCIAL DATA SCHEDULE

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

Housing Authority of Fresno County (CA028)

Fresno, CA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	6.2 Component Unit - Blended	14,896 PIH Family Self-Sufficiency Program	14,182 NIC S/R Section 8 Programs	10,405 Farm Labor Housing Loans and Grants	1 Business Activities	2 State/Local	14,871 Housing Choice Vouchers	14,870 Resident Opportunity and Supportive Services
111 Cash - Unrestricted	632,177	161,817		285	811,912	4,478,323		2,034,011	
112 Cash - Restricted - Modernization and Development									
113 Cash - Other Restricted					50,608	17,101	147,580		
114 Cash - Tenant Security Deposits	146,457	19,247		17,212		6,778			
115 Cash - Restricted for Payment of Current Liabilities									
100 Total Cash	778,634	181,064	0	17,497	862,520	4,502,202	147,580	2,034,011	0
121 Accounts Receivable - PHA Projects									
122 Accounts Receivable - HUD Other Projects	16,947		11,831						
124 Accounts Receivable - Other Government							226,102		
125 Accounts Receivable - Miscellaneous	100,352				788	257,630		317,718	
126 Accounts Receivable - Tenants	297,950	4,696		36,697	451	5,367		19,631	
126.1 Allowance for Doubtful Accounts - Tenants	(24,970)	0		(956)	0	0	0	0	
126.2 Allowance for Doubtful Accounts - Other	0		0	0	0	(578,161)	0	0	
127 Notes, Loans, & Mortgages Receivable - Current						2,439,651			
128 Fraud Recovery								61,995	
128.1 Allowance for Doubtful Accounts - Fraud								(40,109)	
129 Accrued Interest Receivable									
120 Total Receivables, Net of Allowances for Doubtful Accounts	390,279	4,696	11,831	35,741	1,239	2,124,487	226,102	359,235	0
131 Investments - Unrestricted							92,662		
132 Investments - Restricted									
135 Investments - Restricted for Payment of Current Liability									
142 Prepaid Expenses and Other Assets	190	72,723						16,708	
143 Inventories									
143.1 Allowance for Obsolete Inventories									
144 Inter Program Due From	398,460					9,967,591		615,429	
145 Assets Held for Sale	345,628								
150 Total Current Assets	1,913,191	258,483	11,831	53,238	863,759	16,594,280	466,344	3,025,383	0
161 Land	452,156	255,029		41,254	60,000	651,800	50,118		
162 Buildings	38,708,369	7,761,322		2,246,306	4,749,493	3,155,344	1,756,184		
163 Furniture, Equipment & Machinery - Dwellings									
164 Furniture, Equipment & Machinery - Administration	211,758				181,939	24,331	493,181	59,742	
165 Leasehold Improvements									
166 Accumulated Depreciation	(37,642,128)	(6,214,754)		(2,227,591)	(3,665,008)	(1,480,746)	(1,068,402)	(51,076)	
167 Construction in Progress	897,428					5,309,377	28,581		
168 Infrastructure									
160 Total Capital Assets, Net of Accumulated Depreciation	2,627,583	1,801,597	0	59,969	1,326,424	7,660,106	1,259,662	8,666	0
171 Notes, Loans and Mortgages Receivable - Non-Current	908,185					52,653,119			
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due									
173 Grants Receivable - Non Current									
174 Other Assets					698,522	934,796			
176 Investments in Joint Ventures						21,210,279			
180 Total Non-Current Assets	3,535,768	1,801,597	0	59,969	2,024,946	82,458,300	1,259,662	8,666	0
200 Deferred Outflow of Resources	150,447					142,447	55,478	531,282	
290 Total Assets and Deferred Outflow of Resources	5,599,406	2,060,080	11,831	113,207	2,888,705	99,195,027	1,781,484	3,565,331	0

Housing Authority of Fresno County (CA028)

Fresno, CA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	14,235 Supportive Housing Program	10,427 Rural Rental Assistance Payments	14,EHV Emergency Housing Voucher	COCC	6.1 Component Unit - Discretely Presented	Subtotal	ELIM	Total
111 Cash - Unrestricted			123,668	104,615	51,570	8,398,378		8,398,378
112 Cash - Restricted - Modernization and Development			291,602			291,602		291,602
113 Cash - Other Restricted			98,126	58,427	22,317	394,159		394,159
114 Cash - Tenant Security Deposits					5,402	195,096		195,096
115 Cash - Restricted for Payment of Current Liabilities								
100 Total Cash	0	0	513,396	163,042	79,289	9,279,235	0	9,279,235
121 Accounts Receivable - PHA Projects								
122 Accounts Receivable - HUD Other Projects						28,778		28,778
124 Accounts Receivable - Other Government						226,102		226,102
125 Accounts Receivable - Miscellaneous				3,435,719		4,112,207		4,112,207
126 Accounts Receivable - Tenants				0	4,175	368,967		368,967
126.1 Allowance for Doubtful Accounts -Tenants				0	0	(25,926)		(25,926)
126.2 Allowance for Doubtful Accounts - Other				0		(578,161)		(578,161)
127 Notes, Loans, & Mortgages Receivable - Current						2,439,651		2,439,651
128 Fraud Recovery						61,995		61,995
128.1 Allowance for Doubtful Accounts - Fraud						(40,109)		(40,109)
129 Accrued Interest Receivable								
120 Total Receivables, Net of Allowances for Doubtful Accounts	0	0	0	3,435,719	4,175	6,593,504	0	6,593,504
131 Investments - Unrestricted						92,662		92,662
132 Investments - Restricted								
135 Investments - Restricted for Payment of Current Liability								
142 Prepaid Expenses and Other Assets				310,474	4,652	404,747		404,747
143 Inventories								
143.1 Allowance for Obsolete Inventories								
144 Inter Program Due From				10,487		10,991,967	(10,991,967)	0
145 Assets Held for Sale						345,628		345,628
150 Total Current Assets	0	0	513,396	3,919,722	88,116	27,707,743	(10,991,967)	16,715,776
161 Land				137,322	119,217	1,766,896		1,766,896
162 Buildings				2,770,433	3,110,840	64,258,291		64,258,291
163 Furniture, Equipment & Machinery - Dwellings					327,259	327,259		327,259
164 Furniture, Equipment & Machinery - Administration				772,411		1,743,362		1,743,362
165 Leasehold Improvements								
166 Accumulated Depreciation				(2,374,616)	(1,800,930)	(56,525,251)		(56,525,251)
167 Construction in Progress						6,235,386		6,235,386
168 Infrastructure								
160 Total Capital Assets, Net of Accumulated Depreciation	0	0	0	1,305,550	1,756,386	17,805,943	0	17,805,943
171 Notes, Loans and Mortgages Receivable - Non-Current						53,561,304	(511,500)	53,049,804
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due								
173 Grants Receivable - Non Current								
174 Other Assets				347,158		1,980,476		1,980,476
176 Investments in Joint Ventures						21,210,279		21,210,279
180 Total Non-Current Assets	0	0	0	1,652,708	1,756,386	94,558,002	(511,500)	94,046,502
200 Deferred Outflow of Resources				752,051		1,631,705		1,631,705
290 Total Assets and Deferred Outflow of Resources	0	0	513,396	6,324,481	1,844,502	123,897,450	(11,503,467)	112,393,983

Housing Authority of Fresno County (CA028)

Fresno, CA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	6.2 Component Unit - Blended	14,896 PIH Family Self-Sufficiency Program	14,182 N/C S/R Section 8 Programs	10,405 Farm Labor Housing Loans and Grants	1 Business Activities	2 State/Local	14,871 Housing Choice Vouchers	14,870 Resident Opportunity and Supportive Services
311 Bank Overdraft							9,801		
312 Accounts Payable <= 90 Days	53,932	5,196		4,062	35,794	6,023		27,239	
313 Accounts Payable >90 Days Past Due									
321 Accrued Wage/Payroll Taxes Payable	27,325	3,947		1,675	2,775	38,540	10,914	97,698	
322 Accrued Compensated Absences - Current Portion	39,449			1,488	1,263		10,147	112,893	
324 Accrued Contingency Liability									
325 Accrued Interest Payable		61,500							
331 Accounts Payable - HUD PHA Programs								1,004	
332 Account Payable - PHA Projects									
333 Accounts Payable - Other Government	213,649						5,083		
341 Tenant Security Deposits	155,347	19,221		13,846	500	16,606	130		
342 Unearned Revenue	49,834	6,017		3,417	96,146	10,218	728	524	
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue						3,519,311			
344 Current Portion of Long-term Debt - Operating Borrowings									
345 Other Current Liabilities	52,703	160,238		83	63	214	39,549	1,713	
346 Accrued Liabilities - Other	137,669	10,555		66		2,188	13,435	73,546	
347 Inter Program - Due To	398,460		16,560	47,715	6,389		502,076	615,429	14,895
348 Loan Liability - Current									
310 Total Current Liabilities	1,128,368	266,674	16,560	72,352	142,930	3,593,100	591,863	930,046	14,895
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		1,391,366				3,973,428		323,185	
352 Long-term Debt, Net of Current - Operating Borrowings						615,000			
353 Non-current Liabilities - Other						538,422		128,340	
354 Accrued Compensated Absences - Non Current	21,423			850	749		5,856	60,285	
355 Loan Liability - Non Current									
356 FASB 5 Liabilities									
357 Accrued Pension and OPEB Liabilities	1,064,963					1,008,366	392,720	3,760,870	
350 Total Non-Current Liabilities	1,066,386	1,391,366		850	749	6,135,216	398,576	4,272,680	0
300 Total Liabilities	2,214,754	1,658,040	16,560	73,202	143,679	9,728,316	990,439	5,202,726	14,895
400 Deferred Inflow of Resources	43,952				698,522	976,413	16,208	155,215	
508.4 Net Investment in Capital Assets	2,627,584	410,231		59,969	1,326,425	167,367	1,259,662	(314,519)	
511.4 Restricted Net Position	1,625					6,883	146,931	29,959,925	
512.4 Unrestricted Net Position	711,491	(8,191)	(4,729)	(19,964)	720,079	88,316,048	(631,756)	(31,438,016)	(14,895)
513 Total Equity - Net Assets / Position	3,340,700	402,040	(4,729)	40,005	2,046,504	88,490,298	774,837	(1,792,610)	(14,895)
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	5,599,406	2,060,080	11,831	113,207	2,888,705	99,195,027	1,781,484	3,565,331	0

Housing Authority of Fresno County (CA028)
Fresno, CA
Entity Wide Balance Sheet Summary
Submission Type: Audited/Single Audit
Fiscal Year End: 12/31/2024

	14,235 Supportive Housing Program	10,427 Rural Rental Assistance Payments	14,EHV Emergency Housing Voucher	COCC	6.1 Component Unit - Discretely Presented	Subtotal	ELIM	Total
311 Bank Overdraft						9,801		9,801
312 Accounts Payable <= 90 Days			2,717	146,238	1,134	282,335		282,335
313 Accounts Payable >90 Days Past Due								
321 Accrued Wage/Payroll Taxes Payable				86,333	1,053	270,260		270,260
322 Accrued Compensated Absences - Current Portion						165,240		165,240
324 Accrued Contingency Liability								
325 Accrued Interest Payable				5,242	1,241,486	1,308,228	(61,500)	1,246,728
331 Accounts Payable - HUD PHA Programs						1,004		1,004
332 Account Payable - PHA Projects								
333 Accounts Payable - Other Government						218,732		218,732
341 Tenant Security Deposits					5,393	211,043		211,043
342 Unearned Revenue			297,931		10	464,825		464,825
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue						3,519,311		3,519,311
344 Current Portion of Long-term Debt - Operating Borrowings								
345 Other Current Liabilities				1,151,573	290,915	1,697,051		1,697,051
346 Accrued Liabilities - Other				61,929	8,903	308,291		308,291
347 Inter Program - Due To	43,776			9,346,667		10,991,967	(10,991,967)	0
348 Loan Liability - Current								
310 Total Current Liabilities	43,776	0	300,648	10,797,982	1,548,894	19,448,088	(11,053,467)	8,394,621
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue				66,000	3,884,188	9,638,167	(450,000)	9,188,167
352 Long-term Debt, Net of Current - Operating Borrowings						615,000		615,000
353 Non-current Liabilities - Other						666,762		666,762
354 Accrued Compensated Absences - Non Current						89,163		89,163
355 Loan Liability - Non Current				48,089		48,089		48,089
356 FASB 5 Liabilities								
357 Accrued Pension and OPEB Liabilities				5,323,665		11,550,584		11,550,584
350 Total Non-Current Liabilities	0	0	0	5,437,754	3,884,188	22,607,765	(450,000)	22,157,765
300 Total Liabilities	43,776	0	300,648	16,235,736	5,433,082	42,055,853	(11,503,467)	30,552,386
400 Deferred Inflow of Resources				219,713		2,110,023		2,110,023
508.4 Net Investment in Capital Assets				1,239,550	(2,127,803)	4,648,466	(450,000)	4,198,466
511.4 Restricted Net Position			91,797	58,427		30,265,588		30,265,588
512.4 Unrestricted Net Position	(43,776)	0	120,951	(11,428,945)	(1,460,777)	44,817,520	450,000	45,267,520
513 Total Equity - Net Assets / Position	(43,776)	0	212,748	(10,130,968)	(3,588,580)	79,731,574	0	79,731,574
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	0	0	513,396	6,324,481	1,844,502	123,897,450	(11,503,467)	112,393,983

Housing Authority of Fresno County (CA028)
Fresno, CA
Entity Wide Revenue and Expense Summary
Submission Type: Audited/Single Audit
Fiscal Year End: 12/31/2024

	Project Total	6,2 Component Unit - Blended	14,896 PIH Family Self-Sufficiency Program	14,182 N/C S/R Section 8 Programs	10,405 Farm Labor Housing Loans and Grants	1 Business Activities	2 State/Local	14,871 Housing Choice Vouchers	14,870 Resident Opportunity and Supportive Services
70300 Net Tenant Rental Revenue	2,345,923	235,832		145,069	315,742	227,959			
70400 Tenant Revenue - Other	20,473	138		7	1,648	98			
70500 Total Tenant Revenue	2,366,396	235,970	0	145,076	317,390	228,057	0	0	0
70600 HUD PHA Operating Grants	2,388,748		69,733					65,680,637	
70610 Capital Grants	480,231								
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		307,469		376,090			385,863		
71100 Investment Income - Unrestricted	119,856			45	172	1,584,246	128	212	
71200 Mortgage Interest Income									
71300 Proceeds from Disposition of Assets Held for Sale									
71310 Cost of Sale of Assets									
71400 Fraud Recovery	1,920					23,341		1,848	
71500 Other Revenue	22,842	2,651	55,121	3,414	399,333	3,072,904	753,022	15,522	62,406
71600 Gain or Loss on Sale of Capital Assets	2,935					2,178	(254,246)		
72000 Investment Income - Restricted		2,326		172	507		3,778	4,204	
70000 Total Revenue	5,382,930	548,416	124,854	524,797	717,402	4,910,726	888,545	65,702,423	62,406
91100 Administrative Salaries	250,828	30,518	49,879	48,841	35,958	704,396	92,390	1,905,844	1,527
91200 Auditing Fees	26,644	15,500						45,988	
91300 Management Fee	633,636			20,856	30,240	5,340	11,424	1,153,003	
91310 Book-keeping Fee	38,520							465,120	
91400 Advertising and Marketing	5,343	173		296	335	92	354		
91500 Employee Benefit contributions - Administrative	95,970	26,142	31,489	19,528	36,278	599,724	132,644	505,587	464
91600 Office Expenses	94,218	11,185		8,210	16,333	197,901	17,514	165,244	
91700 Legal Expense	7,134	1,055		10,206		31,277		2,163	
91800 Travel	883					8,289		3,454	
91810 Allocated Overhead									
91900 Other	173,141	142,711		14,367	22,379	156,385	57,686	457,529	
91000 Total Operating - Administrative	1,326,317	227,264	81,368	122,304	141,523	1,703,404	312,022	4,703,932	1,991
92000 Asset Management Fee	53,880								
92100 Tenant Services - Salaries									
92200 Relocation Costs									
92300 Employee Benefit Contributions - Tenant Services									
92400 Tenant Services - Other	93,386	1,024		4,195	902	8,654	244,408	394	
92500 Total Tenant Services	93,386	1,024	0	4,195	902	8,654	244,408	394	0

Housing Authority of Fresno County (CA028)
Fresno, CA
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Fiscal Year End: 12/31/2024

	14,235 Supportive Housing Program	10,427 Rural Rental Assistance Payments	14,EHV Emergency Housing Voucher	COCC	6.1 Component Unit - Discretely Presented	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue			1,480,646		105,423	4,856,594		4,856,594
70400 Tenant Revenue - Other			182,230		10	204,604		204,604
70500 Total Tenant Revenue	0	0	1,662,876	0	105,433	5,061,198	0	5,061,198
70600 HUD PHA Operating Grants						68,139,118		68,139,118
70610 Capital Grants						480,231		480,231
70710 Management Fee				1,899,111		1,899,111	(1,899,111)	0
70720 Asset Management Fee				53,880		53,880	(53,880)	0
70730 Book Keeping Fee				520,545		520,545	(520,545)	0
70740 Front Line Service Fee								
70750 Other Fees				834,960		834,960		834,960
70700 Total Fee Revenue				3,308,496		3,308,496	(2,473,536)	834,960
70800 Other Government Grants					70,835	1,140,257		1,140,257
71100 Investment Income - Unrestricted				57,119		1,761,780	(18,000)	1,743,780
71200 Mortgage Interest Income								
71300 Proceeds from Disposition of Assets Held for Sale								
71310 Cost of Sale of Assets								
71400 Fraud Recovery						27,109		27,109
71500 Other Revenue				1,608,881		5,996,096	(1,295,483)	4,700,613
71600 Gain or Loss on Sale of Capital Assets				5,457	10,432	(233,244)		(233,244)
72000 Investment Income - Restricted					1,391	12,378		12,378
70000 Total Revenue	0	0	1,662,876	4,979,953	188,091	85,693,419	(3,787,019)	81,906,400
91100 Administrative Salaries			23,177	2,262,349	8,076	5,413,783		5,413,783
91200 Auditing Fees				22,719	15,500	126,351		126,351
91300 Management Fee			44,612			1,899,111	(1,899,111)	0
91310 Book-keeping Fee			16,905			520,545	(520,545)	0
91400 Advertising and Marketing				13,848	43	20,484		20,484
91500 Employee Benefit contributions - Administrative			10,692	1,688,404	10,476	3,157,398		3,157,398
91600 Office Expenses			424	182,397	3,728	697,134		697,134
91700 Legal Expense				64,670		116,505		116,505
91800 Travel				35,670		48,296		48,296
91810 Allocated Overhead								
91900 Other			2,844	765,281	59,547	1,851,880	(1,295,483)	556,397
91000 Total Operating - Administrative	0	0	98,654	5,035,338	97,370	13,851,487	(3,715,139)	10,136,348
92000 Asset Management Fee						53,880	(53,880)	0
92100 Tenant Services - Salaries								
92200 Relocation Costs								
92300 Employee Benefit Contributions - Tenant Services								
92400 Tenant Services - Other			33,079	74	8,369	394,485		394,485
92500 Total Tenant Services	0	0	33,079	74	8,369	394,485	0	394,485

Housing Authority of Fresno County (CA028)
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	Project Total	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.182 N/C S/R Section 8 Programs	10.405 Farm Labor Housing Loans and Grants	1 Business Activities	2 State/Local	14,871 Housing Choice Vouchers	14,870 Resident Opportunity and Supportive Services
93100 Water	201,315	5,572		36,539	5,659	16,839	28,465		
93200 Electricity	45,354	15,885		2,572	107,515	49,867			
93300 Gas	3,179	3,368		300	9,594	414			
93400 Fuel									
93500 Labor									
93600 Sewer	235,293	27,986		14,300	44,790	22,557	53,090		
93700 Employee Benefit Contributions - Utilities									
93800 Other Utilities Expense	245,036	15,328		4,974	23,475	14,950	19,994		
93000 Total Utilities	730,177	68,139	0	58,685	191,033	104,627	101,549	0	0
94100 Ordinary Maintenance and Operations - Labor	304,585	35,166		40,645	29,897	35,078	127,822		
94200 Ordinary Maintenance and Operations - Materials and Other	166,415	14,386		23,736	12,589	9,979	36,239	3,356	
94300 Ordinary Maintenance and Operations Contracts	768,829	72,201		73,112	50,999	57,302	33,532	21,439	
94500 Employee Benefit Contributions - Ordinary Maintenance									
94000 Total Maintenance	1,239,829	121,753	0	137,493	93,485	102,359	197,593	24,795	0
95100 Protective Services - Labor	2,069								
95200 Protective Services - Other Contract Costs	47,941	4,817		9,371	735	8,421	7,172		
95300 Protective Services - Other									
95500 Employee Benefit Contributions - Protective Services									
95000 Total Protective Services	50,010	4,817	0	9,371	735	8,421	7,172	0	0
96110 Property Insurance	194,066	33,861		24,250	22,275	9,228	43,787		
96120 Liability Insurance	15,933	922		1,745	2,258	417	4,515		
96130 Workmen's Compensation	40,871	4,253	1,184	3,426	4,364	17,361	16,114	38,641	29
96140 All Other Insurance	10,200	1,960		679	1,059	6,001	2,966	19,610	
96100 Total Insurance Premiums	261,070	40,996	1,184	30,100	29,956	33,007	67,402	58,251	29
96200 Other General Expenses	218,161	2,085		20,575	1,285	37,290	236,415	53,793	
96210 Compensated Absences	58,224	5,528	6,371	3,084	7,445	83,376	23,378	223,993	196
96300 Payments in Lieu of Taxes	194,717								
96400 Bad debt - Tenant Rents	59,041	180		934	65	4,445			
96500 Bad debt - Mortgages									
96600 Bad debt - Other							9,750		
96800 Severance Expense									
96000 Total Other General Expenses	530,143	7,793	6,371	24,593	8,795	125,111	269,543	277,786	196
96710 Interest of Mortgage (or Bonds) Payable									
96720 Interest on Notes Payable (Short and Long Term)		54,376				95,646			
96730 Amortization of Bond Issue Costs									
96700 Total Interest Expense and Amortization Cost	0	54,376	0	0	0	95,646	0	0	0
96900 Total Operating Expenses	4,284,812	526,162	88,923	386,741	466,429	2,181,229	1,199,689	5,065,158	2,216
97000 Excess of Operating Revenue over Operating Expenses	1,088,118	22,254	35,931	138,056	250,973	2,729,497	(311,144)	60,637,265	60,190

Housing Authority of Fresno County (CA028)
Fresno, CA
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	14,235 Supportive Housing Program	10,427 Rural Rental Assistance Payments	14,EHV Emergency Housing Voucher	COCC	6.1 Component Unit - Discretely Presented	Subtotal	ELIM	Total
93100 Water				1,359	7,722	303,470		303,470
93200 Electricity				104,561	2,596	328,350		328,350
93300 Gas				5,435	546	22,836		22,836
93400 Fuel								
93500 Labor								
93600 Sewer				671	6,952	405,639		405,639
93700 Employee Benefit Contributions - Utilities								
93800 Other Utilities Expense				2,963	3,980	330,700		330,700
93000 Total Utilities	0	0	0	114,989	21,796	1,390,995	0	1,390,995
94100 Ordinary Maintenance and Operations - Labor				44,755	10,016	627,964		627,964
94200 Ordinary Maintenance and Operations - Materials and Other				24,806	4,342	295,848		295,848
94300 Ordinary Maintenance and Operations Contracts				40,419	26,711	1,144,544		1,144,544
94500 Employee Benefit Contributions - Ordinary Maintenance								
94000 Total Maintenance	0	0	0	109,980	41,069	2,068,356	0	2,068,356
95100 Protective Services - Labor						2,069		2,069
95200 Protective Services - Other Contract Costs				29,020	1,464	108,941		108,941
95300 Protective Services - Other								
95500 Employee Benefit Contributions - Protective Services								
95000 Total Protective Services	0	0	0	29,020	1,464	111,010	0	111,010
96110 Property Insurance				8,927	11,500	347,894		347,894
96120 Liability Insurance				334	231	26,355		26,355
96130 Workmen's Compensation			472	54,721	1,552	182,988		182,988
96140 All Other Insurance				21,818	703	65,016		65,016
96100 Total Insurance Premiums	0	0	472	85,800	13,986	622,253	0	622,253
96200 Other General Expenses				593,385	1,963	1,164,952		1,164,952
96210 Compensated Absences				256,918	2,193	670,706		670,706
96300 Payments in Lieu of Taxes						194,717		194,717
96400 Bad debt - Tenant Rents					3,001	67,666		67,666
96500 Bad debt - Mortgages								
96600 Bad debt - Other				31,228		40,978		40,978
96800 Severance Expense				6,527		6,527		6,527
96000 Total Other General Expenses	0	0	0	888,058	7,157	2,145,546	0	2,145,546
96710 Interest of Mortgage (or Bonds) Payable				88,453		88,453		88,453
96720 Interest on Notes Payable (Short and Long Term)					141,874	291,896	(18,000)	273,896
96730 Amortization of Bond Issue Costs								
96700 Total Interest Expense and Amortization Cost	0	0	0	88,453	141,874	380,349	(18,000)	362,349
96900 Total Operating Expenses	0	0	132,205	6,351,712	333,085	21,018,361	(3,787,019)	17,231,342
97000 Excess of Operating Revenue over Operating Expenses	0	0	1,530,671	(1,371,759)	(144,994)	64,675,058	0	64,675,058

Housing Authority of Fresno County (CA028)
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	Project Total	6,2 Component Unit - Blended	14,896 PIH Family Self-Sufficiency Program	14,182 N/C S/R Section 8 Programs	10,405 Farm Labor Housing Loans and Grants	1 Business Activities	2 State/Local	14,871 Housing Choice Vouchers	14,870 Resident Opportunity and Supportive Services
97100 Extraordinary Maintenance	9,346	19,317		24,813	10,873	148,209	15,915		
97200 Casualty Losses - Non-capitalized									
97300 Housing Assistance Payments	6,563			12,686				60,247,853	
97350 HAP Portability-In									
97400 Depreciation Expense	474,847	80,989		2,846	212,214	111,196	174,757		
97500 Fraud Losses									
97600 Capital Outlays - Governmental Funds									
97700 Debt Principal Payment - Governmental Funds									
97800 Dwelling Units Rent Expense				18,291		40			
90000 Total Expenses	4,775,568	626,468	88,923	445,377	689,516	2,440,674	1,390,361	65,313,011	2,216
10010 Operating Transfer In									
10020 Operating transfer Out									
10030 Operating Transfers from/to Primary Government									
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	120,616								
10092 Inter Project Excess Cash Transfer Out	(120,616)								
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	0	0	0	0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	607,362	(78,052)	35,931	79,420	27,886	2,470,052	(501,816)	389,412	60,190
11020 Required Annual Debt Principal Payments	0	0	0	0	0	3,519,311	0	0	0
11030 Beginning Equity	2,733,338	480,092	(40,660)	(39,415)	2,018,618	85,146,270	1,276,653	(2,182,022)	(75,085)
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors						873,976			
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 Rents									
11100 Changes in Allowance for Doubtful Accounts - Other									
11170 Administrative Fee Equity								(1,535,807)	
11180 Housing Assistance Payments Equity								(256,803)	
11190 Unit Months Available	5,484	2,160		49		6,672	-	70,140	-
11210 Number of Unit Months Leased	5,232	2,134		49		6,536	-	62,016	-
11270 Excess Cash	\$102,323								
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 of Fresno County (CA028)
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Fiscal Year End: 12/31/2024

	14,235 Supportive Housing Program	10,427 Rural Rental Assistance Payments	14,EHV Emergency Housing Voucher	COCC	6.1 Component Unit - Discretely Presented	Subtotal	ELIM	Total
97100 Extraordinary Maintenance				1,617	25,117	255,207		255,207
97200 Casualty Losses - Non-capitalized								
97300 Housing Assistance Payments			1,376,997			61,644,099		61,644,099
97350 HAP Portability-In								
97400 Depreciation Expense				123,893	106,671	1,287,413		1,287,413
97500 Fraud Losses								
97600 Capital Outlays - Governmental Funds								
97700 Debt Principal Payment - Governmental Funds								
97800 Dwelling Units Rent Expense						18,331		18,331
90000 Total Expenses	0	0	1,509,202	6,477,222	464,873	84,223,411	(3,787,019)	80,436,392
10010 Operating Transfer In								
10020 Operating transfer Out								
10030 Operating Transfers from/to Primary Government								
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						120,616	(120,616)	0
10092 Inter Project Excess Cash Transfer Out						(120,616)	120,616	0
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	0	0	0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	0	0	153,674	(1,497,269)	(276,782)	1,470,008	0	1,470,008
11020 Required Annual Debt Principal Payments	0	0	0	0	0	3,519,311	0	3,519,311
11030 Beginning Equity	(43,776)	0	59,074	(7,759,723)	(3,311,798)	78,261,566	0	78,261,566
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors				(873,976)		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 Rents								
11100 Changes in Allowance for Doubtful Accounts - Other								
11170 Administrative Fee Equity						(1,535,807)		(1,535,807)
11180 Housing Assistance Payments Equity						(256,803)		(256,803)
11190 Unit Months Available	-		-		2,160	88,665		88,665
11210 Number of Unit Months Leased	-		-		2,134	80,101		80,101
11270 Excess Cash						\$102,323		\$102,323
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 Fresno County

Statistical Section:

Financial Trends

Revenue Capacity

Debt Capacity

Demographic and Economic
Information

Operating Information



HOUSING AUTHORITY OF FRESNO COUNTY

Statistical Section

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

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

HOUSING AUTHORITY OF FRESNO COUNTY

Financial Trends

Net Position by Component
Last Ten Fiscal Years (Unaudited)

Year	Net Investment in capital assets	Restricted	Unrestricted	Total
2015	\$ 10,321,249	\$ 2,889,384	\$ 25,521,478	\$ 38,732,111
2016	10,206,099	2,779,750	28,441,783	41,427,632
2017	9,822,921	2,377,669	36,178,001	48,378,591
2018	10,394,276	1,995,584	40,016,653	52,406,513
2019	9,274,860	1,271,754	46,129,438	56,676,052
2020	8,990,647	941,169	51,348,216	61,280,032
2021	9,217,669	804,396	54,432,673	64,454,738
2022	5,592,705	441,689	69,032,836	75,067,230
2023	7,969,417	736,556	72,867,394	81,573,367
2024	7,227,979	255,083	75,837,095	83,320,157

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

Table 2

HOUSING AUTHORITY OF FRESNO COUNTY

Financial Trends

Change in Net Position
Last Ten Fiscal Years (Unaudited)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
OPERATING REVENUES:										
Rental revenue	\$ 3,608,289	\$ 3,686,642	\$ 3,470,504	\$ 3,694,908	\$ 3,650,358	\$ 3,609,193	\$ 3,807,849	\$ 3,139,496	\$ 3,039,487	\$ 3,270,526
Fee revenue	298,248	482,856	748,301	580,458	634,849	536,236	392,859	642,894	791,815	836,808
HUD grants	43,330,623	41,610,416	41,877,230	41,484,470	47,174,954	48,756,691	47,687,217	51,991,132	63,703,711	69,801,993
Other governmental grants	1,830,572	1,267,822	2,929,546	2,024,399	1,559,562	1,864,401	1,341,530	2,859,254	2,766,459	1,814,288
Developer fee revenue				3,685,245	1,634,322	4,178,443	1,343,833	2,086,625	1,233,800	991,346
Other revenue	731,021	691,674	1,472,260	1,031,054	895,760	1,197,849	2,934,761	1,514,685	4,305,733	2,157,825
Total operating revenues	49,798,753	47,739,410	50,497,841	52,500,534	55,549,805	60,142,813	57,508,049	62,234,086	75,841,005	78,872,786
OPERATING EXPENSES:										
Administrative expense	8,894,131	8,353,627	9,100,447	10,662,276	10,034,827	10,148,342	8,341,690	10,016,152	10,407,495	9,806,123
Tenant services expense	587,452	12,713	8,381	758,574	576,561	646,717	387,453	874,388	1,716,835	630,978
Utilities expense	1,066,865	1,076,236	1,453,782	1,323,772	1,363,723	1,443,141	1,450,161	1,409,757	1,232,654	1,369,197
Maintenance and operations expense	2,635,242	2,434,489	2,527,771	2,701,837	2,518,525	2,619,134	3,004,153	3,495,850	2,905,217	2,947,154
Protective services expense	33,433	34,255	31,523	56,658	48,074	58,703	73,896	83,969	182,296	109,546
Insurance expense	428,823	502,349	474,865	526,118	363,375	356,075	492,640	532,519	574,817	608,267
General expense	708,109	1,464,218	1,728,640	1,246,895	1,425,137	2,073,534	2,957,168	2,123,683	1,650,810	1,248,592
Housing assistance payments	35,680,126	32,966,932	33,853,191	34,502,667	39,571,456	38,635,117	40,203,048	44,440,188	54,809,957	61,645,949
Depreciation	2,243,938	1,967,693	1,424,089	1,629,694	1,428,300	1,306,911	1,145,252	1,273,784	1,422,709	1,436,001
Total operating expenses	52,278,119	48,812,512	50,602,689	53,408,491	57,329,978	57,287,674	58,055,461	64,250,290	74,902,790	79,801,807
Operating income (loss)	(2,479,366)	(1,073,102)	(104,848)	(907,957)	(1,780,173)	2,855,139	(547,412)	(2,016,204)	938,215	(929,021)
NONOPERATING REVENUES (EXPENSES):										
Interest revenue, unrestricted	1,868	9,520	2,718	4,975	26,752	24,224	11,213	20,532	97,394	123,917
Interest revenue, restricted	3,153	6,096	2,563	4,100	5,614	6,335	7,350	1,730	6,025	10,986
Interest revenue on notes receivable	328,511	762,851	834,661	1,076,263	1,086,450	1,290,083	1,319,218	1,440,224	1,571,915	1,619,862
Interest expense	(81,538)	(87,211)	(65,617)	(32,464)	(20,523)	(4,512)	(4,970)	(17,555)	(132,216)	(226,259)
Fraud recovery	15,819	11,173	26,946	26,639	63,039	2,137	19,420	76,157	-	-
Share of joint venture income	400,264	470,216	283,126	1,854,502	175,980	385,365	525,137	(449,577)	491,354	856,045
Loss from equity interest in component unit	(112,072)	(27,405)	(166,456)	(116,529)	(123,195)	(105,188)	(123,856)	(61,044)	(131,344)	(141,161)
Gain (loss) from insurance claims	-	-	-	(14,397)	(4,500)	-	(10,329)	(1,125)	(30,890)	195,866
Write off in interest receivable	-	-	-	(428,946)	-	-	-	-	-	-
Developer fees	987,060	1,399,766	2,220,176	-	-	-	-	-	-	-
Transfer from/(to) related party	(186,864)	(50,815)	600	59,504	(849,799)	-	-	-	-	-
Gain (loss) on sale/disposition of capital assets	133,868	1,139,654	3,960,971	2,129,490	3,084,549	71	(1,265,924)	8,622,362	874,625	(243,676)
Total nonoperating revenues (expenses)	1,490,069	3,633,845	7,099,688	4,563,137	3,444,367	1,598,515	477,259	9,631,704	2,746,863	2,195,580
Income (loss) before contributions and transfers	(989,297)	2,560,743	6,994,840	3,655,180	1,664,194	4,453,654	(70,153)	7,615,500	3,685,078	1,266,559
Capital contributions-cash capital fund grants	159,853	-	67,608	215,605	2,520,488	150,327	1,648,050	2,996,992	2,821,059	480,231
Increase (decrease) in net position	(829,444)	2,560,743	7,062,448	3,870,785	4,184,682	4,603,981	1,577,897	10,612,492	6,506,137	1,746,790
Net position, beginning of year	42,953,503	38,729,538	41,427,632	48,378,591	52,406,513	56,676,051	61,280,032	64,454,738	75,067,230	81,573,367
Prior period adjustment	(3,391,954)	137,350	(111,489)	157,137	84,856	-	-	-	-	-
Change in reporting entity	-	-	-	-	-	-	1,596,809	-	-	-
Adjusted net position, beginning of year	39,561,549	38,866,888	41,316,143	48,535,728	52,491,369	56,676,051	62,876,841	64,454,738	75,067,230	81,573,367
Net position, end of year	\$ 38,732,105	\$ 41,427,631	\$ 48,378,591	\$ 52,406,513	\$ 56,676,051	\$ 61,280,032	\$ 64,454,738	\$ 75,067,230	\$ 81,573,367	\$ 83,320,157

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

Table 3

HOUSING AUTHORITY OF FRESNO COUNTY

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	% of total
2015	\$ 3,608,289	7.00	\$ 43,330,623	87.01	\$ 1,830,572	3.68	\$ 298,248	0.60	\$ 731,021	1.47	\$ -	-	\$ 49,798,753	100
2016	3,686,642	8.00	41,610,416	87.16	1,267,822	2.66	482,856	1.01	691,674	1.45	-	-	47,739,410	100
2017	3,470,504	7.00	41,877,230	82.93	2,929,546	5.80	748,301	1.48	1,472,260	2.92	-	-	50,497,841	100
2018	3,694,908	7.00	41,484,470	79.02	2,024,399	3.86	580,458	1.11	1,031,054	1.96	3,685,245	7.02	52,500,534	100
2019	3,650,358	7.00	47,174,954	84.92	1,559,562	2.81	634,849	1.14	895,760	1.61	1,634,322	2.94	55,549,805	100
2020	3,609,193	6.00	48,756,691	81.07	1,864,401	3.10	536,236	0.89	1,197,849	1.99	4,178,443	6.95	60,142,813	100
2021	3,807,849	6.62	47,687,217	82.92	1,341,530	2.33	392,859	0.68	2,934,761	5.10	1,343,833	2.34	57,508,049	100
2022	3,139,496	5.04	51,991,132	83.54	2,859,254	4.59	642,894	1.03	1,514,685	2.43	2,086,625	3.35	62,234,086	100
2023	3,039,487	4.01	63,703,711	84.00	2,766,459	3.65	791,815	1.04	4,305,733	5.68	1,233,800	1.63	75,841,005	100
2024	3,270,526	4.15	69,801,993	88.50	1,814,288	2.30	836,808	1.06	2,157,825	2.74	991,346	1.26	78,872,786	100

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

Table 4

HOUSING AUTHORITY OF FRESNO COUNTY

Revenue Capacity

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

Year	Interest Income, net		Fraud Recovery		Share of Joint Venture Income (Loss)		Developer Fees		Transfer from (to) Other Related Entities		Loss from Equity Interest in Component Unit		Gain (Loss) from Insurance Claims		Gain (Loss) on Assets		Total	
	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total
2015	\$ 333,532	20.00	\$ 15,819	0.94	\$ 400,264	23.77	\$ 987,060	58.63	\$ (186,864)	(11.1)	\$ -	-	\$ -	-	\$ 133,868	7.95	\$ 1,683,679	100
2016	778,467	21.00	11,173	0.30	470,216	12.54	1,399,766	37.34	(50,815)	(1.36)	-	-	-	-	1,139,654	30.40	3,748,461	100
2017	839,942	12.00	26,946	0.37	283,126	3.86	2,220,176	30.28	600	0.01	-	-	-	-	3,960,971	54.02	7,331,761	100
2018	1,085,338	21.00	26,639	0.52	1,854,502	35.97	-	-	59,504	1.15	-	-	-	-	2,129,490	41.31	5,155,473	100
2019	1,118,816	31.00	63,039	1.75	175,980	4.90	-	-	(849,799)	(23.65)	-	-	-	-	3,084,549	85.86	3,592,585	100
2020	1,320,642	77.00	2,137	0.13	385,365	22.56	-	-	-	-	-	-	-	-	71	0.00	1,708,215	100
2021	1,332,811	279.00	19,420	4.00	525,137	110.00	-	-	-	-	(123,856)	(26.00)	(10,329)	(2.00)	(1,265,924)	(265.25)	477,259	100
2022	1,444,931	15.00	76,157	0.79	(449,577)	(4.67)	-	-	-	-	(61,044)	(0.63)	(1,125)	(0.01)	8,622,362	89.52	9,631,704	100
2023	1,543,118	56.18	-	-	491,354	17.89	-	-	-	-	(131,344)	(4.78)	(30,890)	(1.12)	874,625	31.84	2,746,863	100
2024	1,528,506	69.62	-	-	856,045	38.99	-	-	-	-	(141,161)	(6.43)	195,866	8.92	(243,676)	(11.10)	2,195,580	100

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

Table 5

HOUSING AUTHORITY OF FRESNO COUNTY

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		
2015	\$ 1,744,113	\$ 3,701,859	\$ 5,445,972	\$ 14,319,240	38.03%
2016	1,630,121	3,443,890	5,074,011	14,824,455	34.23%
2017	1,871,050	4,085,046	5,956,096	15,779,016	37.75%
2018	2,495,691	3,876,006	6,371,697	13,619,132	46.78%
2019	3,407,150	3,746,661	7,153,811	13,281,831	53.86%
2020	3,867,342	4,323,377	8,190,719	13,419,525	61.04%
2021	4,397,848	3,983,453	8,381,301	13,837,129	60.57%
2022	3,729,617	5,960,045	9,689,662	17,511,255	55.33%
2023	3,729,617	5,960,045	9,689,662	17,511,255	55.33%
2024	3,519,311	5,909,373	9,428,684	16,396,716	57.50%

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

Table 6**HOUSING AUTHORITY OF FRESNO COUNTY**

Demographics and Economic Statistics

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

Housing Choice Voucher						
Year	Adults	Elderly	Minors	Females	Males	Total
2015	8,915	907	7,455	10,205	7,072	17,277
2016	7,202	846	6,251	8,418	5,881	14,299
2017	5,846	824	4,468	6,647	4,491	11,138
2018	7,864	1,127	6,165	9,085	6,071	15,156
2019	6,688	1,107	5,475	7,903	5,367	13,270
2020	7,294	1,409	7,046	9,303	6,446	15,749
2021	6,053	1,369	6,130	8,130	5,422	13,552
2022	5,927	1,397	5,915	7,977	5,262	13,239
2023	6,173	1,403	6,399	8,380	5,595	13,975
2024	5,978	1,486	5,920	7,993	5,391	13,384

Public Housing						
Year	Adults	Elderly	Minors	Females	Males	Total
2015	1,105	196	866	1,220	947	2,167
2016	896	166	714	1,014	762	1,776
2017	893	159	627	993	686	1,679
2018	895	161	651	1,014	693	1,707
2019	930	162	669	1,053	708	1,761
2020	636	159	611	818	588	1,406
2021	606	88	661	816	539	1,355
2022	608	91	626	804	521	1,325
2023	624	93	677	841	553	1,394
2024	635	102	692	856	573	1,429

Affordable Housing						
Year	Adults	Elderly	Minors	Females	Males	Total
2016	73	5	132	137	73	210
2017	51	7	110	120	48	168
2018	65	5	115	127	58	185
2019	97	11	159	175	92	267
2020	103	12	160	188	87	275
2021	73	4	89	107	59	166
2022	62	5	58	96	56	152
2023	58	5	93	97	59	156
2024	65	5	89	97	62	159

Source: IT Department from Housing Authority of Fresno County

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 FRESNO COUNTY

Demographics and Economic Statistics

Principal Employers
Current Year and Nine Years Ago (Unaudited)

Employer	2024			2015		
	Employees	Rank	Percent of Total City Employment	Employees	Rank	Percent of Total City Employment
Fresno Unified School District	15,750	1	3.43%	11,162	1	2.49%
Community Medical Centers	10,219	2	2.23%	7,800	2	1.74%
County of Fresno	8,980	3	1.96%	7,120	3	1.59%
Clovis Unified School District	8,453	4	1.84%	3,892	4	0.87%
California State University Fresno	5,233	5	1.14%	2,191	9	0.49%
City of Fresno	5,015	6	1.09%	3,262	5	0.73%
State Center Community College District	4,469	7	0.97%	2,300	7	0.51%
Children's Hospital of Central CA	4,170	8	0.91%	-	-	-
Saint Agnes Medical	3,382	9	0.74%	2,500	6	0.56%
Kaiser Permanente Medical	2,950	10	0.64%	2,300	8	0.51%
Pelco by Schneider Electric	-	-	-	1,200	10	0.27%
Total	68,621		14.56%	43,727		9.76%

Source: Employer Information - Fresno County Annual Comprehensive Financial Report

Table 8**HOUSING AUTHORITY OF FRESNO COUNTY**

Demographics and Economic Statistics

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

Year	Population	Personal Income*	Per Capita Personal Income	Unemployment Rate
2015	972,297	N/A	N/A	9.30%
2016	984,541	\$ 34,567	\$ 35,785	9.40%
2017	995,975	37,360	38,323	8.30%
2018	1,007,229	39,295	40,101	7.60%
2019	1,018,241	40,583	41,137	7.40%
2020	1,023,358	42,843	43,084	14.50%
2021	1,026,681	45,446	45,487	9.50%
2022	1,015,193	51,316	50,549	7.50%
2023	1,017,162	53,633	52,728	8.40%
2024	1,024,125	Not Available	Not Available	7.90%

Source:

Fresno County Annual Comprehensive Financial Report

* Amount in thousands

Table 9

HOUSING AUTHORITY OF FRESNO COUNTY

Operating Information

Property Characteristics and Dwelling Unit Composition December 31, 2024 (Unaudited)

Public Housing			
Name of development	Address	Number of units	Year built or acquired
Sunset I	629 E. Springfield St.	20	1952
Cazares Terrace	36468 "O" St.	24	1953
Helsem Terrace	14595 W. "B" St.	40	1953
Mendoza Terrace	1625 Allardt Dr.	44	1952
Taylor Terrace	8410 Fifth St.	28	1953
Marcelli Terrace	4887 N. Barcus	24	1953
Mendoza Terrace II	1613 Mendoza Dr.	29	1962
Del Rey Apartments	5662 Oaklane Ave.	30	1966
Firebaugh Elderly	1662 Thomas Conboy Ave.	30	1968
Latona Apartments	6701 Latonia Ave.	20	1968
San Joaquin Apartments	22297 W. Idaho St.	20	1968
Biola Apartments	4955 Seventh Street	12	1969
Pinedale Apartments	160 W. Minarets	41	1969
Cardella Courts	419 "P" St.	32	1982
Pinedale Apartments	160 W. Minarets	16	1983
DeSoto Gardens	640 E. California Avenue	40	1990
Total units - Public Housing		450	
Total Units		450	

HOUSING AUTHORITY OF FRESNO COUNTY

Operating Information

Employee Demographics
Last Ten Fiscal Years (Unaudited)

Calendar Year	Black	Asian/ Pacific Islander	White	Hispanic	Others	Total
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
2021	22	22	54	131	15	244
2022	16	22	45	132	23	238
2023	13	17	32	118	49	229
2024	18	24	35	141	16	234

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 Fresno County

We have audited, 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 (*Government Auditing Standards*), the financial statements of the business-type activities and the discretely presented component unit of the Housing Authority of Fresno County (the "Agency") as of and for the year ended December 31, 2024, 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 23, 2025. Our report includes a reference to other auditors who audited the financial statements of the discretely presented component unit and Silvercrest, Inc. and Housing Relinquished Fund Corporation, joint ventures of the Agency, as described in our report on the Agency's financial statements. The financial statements of the discretely presented component unit and Housing Relinquished Fund Corporation were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with the discretely presented component unit and Housing Relinquished Fund Corporation.

Report on 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 opinions 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 or significant deficiencies may exist that were not identified.

Report on 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 23, 2025

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

To the Board of Commissioners
Housing Authority of Fresno County

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of Fresno County's (the "Agency") compliance with the types of compliance requirements identified as subject to audit 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, 2024. 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.

In our opinion, the Housing Authority of Fresno County complied, in all material respects, with the 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, 2024.

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

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

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

Report on Internal Control Over Compliance

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

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

as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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

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

CohnReznick LLP

Sacramento, California
September 23, 2025

**HOUSING AUTHORITY OF FRESNO COUNTY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED DECEMBER 31, 2024**

Federal Grantor/ Pass-Through Grantor/ Program or Cluster Title	Federal Assistance Listing Number	Program/Pass- through Entity Identifying Number	Total Federal Expenditures	Passed Through to Subrecipients
Department of Housing and Urban Development:				
Direct Assistance:				
Public Housing Operating Fund - Contract # SF-170	14.850		\$ 2,388,748	-
Public Housing Capital Fund - Contract # SF-170	14.872		480,231	-
Family Self-Sufficiency Program	14.896		69,733	-
Housing Voucher Cluster				
Section 8 Housing Choice Vouchers - Contract # SF-472	14.871		65,680,637	-
Emergency Housing Vouchers	14.871		1,662,876	-
Subtotal - Housing Voucher Cluster			67,343,513	-
Subtotal - HUD Direct Assistance			70,282,225	-
Passed through the State of California Housing Finance Agency:				
Section 8 New Construction and Substantial Rehabilitation	14.182	CHFA # 76-54-N	376,090	-
Subtotal - Passthrough the State of California Housing Finance Agency			376,090	-
Subtotal - U.S. Department of Housing and Urban Development			70,658,315	-
Total Expenditures of Federal Awards			\$ 70,658,315	\$ -

See accompanying notes to schedule of expenditures of federal awards

HOUSING AUTHORITY OF FRESNO COUNTY

Notes to Schedule of Expenditures of Federal Awards December 31, 2024

Note 1 - Reporting Entity

The Housing Authority of Fresno County (the "Agency") is responsible for the development and implementation of certain housing programs and activities for the County 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 - Indirect Cost Rate

The Agency has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

Note 3 - 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, 2024. 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.

Summary of 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.

HOUSING AUTHORITY OF FRESNO COUNTY

Schedule of Findings and Questioned Costs
Year Ended December 31, 2024

A. Summary of Auditor's Results

Financial Statements

1. Type of report the auditor issued on whether the financial statements audited were prepared in accordance with generally accepted accounting principles: Unmodified opinion
2. Internal control over financial reporting:
- a. Material weakness(es) identified? Yes x No
- b. Significant deficiency(ies) identified? Yes x None reported
3. Noncompliance material to financial statements noted? Yes x No

Federal Awards

4. Internal control over major federal programs:
- a. Material weakness(es) identified? Yes x No
- b. Significant deficiency(ies) identified? Yes x None reported
5. Type of auditor's report issued on compliance for major federal programs: Unmodified opinion
6. Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)? Yes x No
7. Identification of major federal programs:

<u>Assistance Listing Number(s)</u>	<u>Name of Federal Program or Cluster</u>
14.871 & 14.879	Housing Voucher Cluster

8. Dollar threshold used to distinguish between Type A and Type B programs: \$2,119,749
9. Auditee qualified as low-risk auditee x Yes No

HOUSING AUTHORITY OF FRESNO COUNTY

**Schedule of Findings and Questioned Costs
Year Ended December 31, 2024**

B. Findings - Financial Statements Audit

None reported.

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

None reported.