



*Growing Communities One Family At A Time
For More Than 70 Years*

REGULAR
BOARD MEETING
of the
HUNTSVILLE HOUSING AUTHORITY
OCTOBER 17, 2022
12:00 P.M.

Leon D. Fountain
Chairman

Shaquila Willie
Vice Chairman

Delvin L. Sullivan
Commissioner

Chanda Crutcher
Commissioner

Larry Lowe
Commissioner

Antonio McGinnis, Sr.
Executive Director/CEO

REGULAR MEETING

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: September 19, 2022

OLD BUSINESS:

NEW BUSINESS

Financial Services

1. Presentation of the Huntsville Housing Authority Audit for March 31, 2022, presented by CliftonLarsonAllen LLP.
2. Presentation of Cumulative Low-Income Housing Finance Report for Period Ended August 31, 2022.

Public Housing Operations

3. Act on a Resolution Approving the Executive Director/CEO/Contracting Officer to Enter into a Contract to Conduct Annual Inspection Services using the Uniform Physical Condition Standards Requirement.

Real Estate Development

4. Presentation on Huntsville Housing Authority's current Real Estate development plans.

Development

5. Act on a Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into a Memorandum of Understanding with Huntsville Utilities for the Uplift Program.



EXECUTIVE DIRECTOR/CEO COMMENTS

PUBLIC COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT





*Growing Communities One Family At A Time
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Larry Lowe
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Antonio McGinnis, Sr.
Executive Director/CEO

MINUTES

BOARD MEETING of the HUNTSVILLE HOUSING AUTHORITY SEPTEMBER 19, 2022 12:00 P.M.

1. CALL TO ORDER

Chairman Fountain called the meeting to order at 12:12 p.m.

2. ROLL CALL

Chairman Fountain took the roll of the Board of Commissioners and the following commissioners were present:

Leon D. Fountain
Shaquila Willie
Delvin L. Sullivan
Chanda Crutcher
Larry Lowe

Also present were Antonio McGinnis, Executive Director/CEO, Ashley Jones, Attorney, and several members of the HHA staff.

3. APPROVAL OF MINUTES OF THE JUNE 27, 2022, AND AUGUST 15, 2022, BOARD OF COMMISSIONERS' MEETING.

Chairman Fountain stated that the minutes of the Board of Commissioners' meeting for June 27, 2022, and August 15, 2022, had been transcribed and circulated prior to the meeting. (A copy of which is attached hereto). He asked if there were any corrections, additions, changes, or deletions; there were none.



Commissioner Sullivan moved to approve the minutes of the June 27, 2022, and August 15, 2022, Huntsville Housing Authority Board of Commissioners' Meetings. The motion was seconded by Vice Chairman Willie and the minutes were approved by unanimous voice vote.

3. OLD BUSINESS

There was no old business to be considered.

4. NEW BUSINESS

(Note: referenced resolutions attached hereto).

Financial Services

- A. Mrs. Teresa Wade-Chase, Director of Finance/CFO, presented a Resolution Authorizing the Executive Director/CEO/Contracting Officer to Renew the Agreement with WellStone, Inc. (Mental Health Center of Madison County) to be a sponsor for the Sponsor Based Special Needs Assistance Program Grant.

Resolution No. 2022-21 was discussed. Various Commissioners addresses questions that Mrs. Teresa responded to, providing information specifics.

Commissioner Sullivan moved to pass Resolution No. 2022-21. The motion was seconded by Commissioner Lowe and the resolution was approved by unanimous voice vote.

- B. Mrs. Teresa Wade-Chase, Director of Finance/CFO, presented information about Quarterly Charge-offs for the period ending September 30, 2022.

Commissioner Sullivan moved to pass Resolution No. 2022-22. The motion was seconded by Vice Chairman Willie and the resolution was approved by unanimous voice vote.

- C. A report was given by Mrs. Teresa Wade-Chase, Director of Finance/CFO, of Cumulative Low-Income Housing Finance Report for the Period Ending July 30, 2022.

Development

- D. Mrs. Turkessa Coleman-Lacey, Deputy Executive Director, presented a Resolution Approving a Modernization Project for L.R. Patton. This activity is included in HHA's approved Capital Fund Program Five Year



Action Plan. The units are currently vacant in preparation for the modernization activities.

Resolution No. 2022-23 was discussed. Various Commissioners addresses questions that Mrs. Turkessa Coleman-Lacey responded to, providing information specifics. Michael Norment, Development/Maintenance Manager, also elaborated on the subject with details. Mrs. Terry Boyd, Director of Public Housing Operations, provided a detail summary of the phasing process for the residents in L.R. Patton. The Board of Commissioners requested that they would like to attend the Pre-Construction meeting for L.R. Patton.

Commissioner Sullivan moved to pass Resolution No. 2022-23. The motion was seconded by Commissioner Crutcher and the resolution was approved by unanimous voice vote.

- E. Mrs. Turkessa Coleman-Lacey, Deputy Executive Director, presented a Resolution Adopting Family Self-Sufficiency (FSS) Final Rule Action Plan.

Resolution 2022-24 was discussed. Various Commissioners addresses questions that Mrs. Turkessa Coleman-Lacey responded to, providing information specifics. Commissioner Sullivan expressed his thoughts on the importance of the FSS Program. Commissioner Sullivan expressed that what HHA is doing for the FSS Program is life-changing. Commissioner Crutcher expressed her thoughts on the FSS Program. Chairman Fountain discussed his personal interactions with some of the residents that always reminded him of the FSS Program. He stated that we have had a lot of success stories over the years and he appreciates the improvement of the program and hopefully we can continue to make it bigger and much better that it's ever been before.

Vice Chairman Willie moved to pass Resolution No. 2022-24. The motion was seconded by Commissioner Sullivan and the resolution was approved by unanimous voice vote.

5. EXECUTIVE DIRECTOR/CEO COMMENTS

Executive Director expressed gratitude towards the YouthBuild Department. Mr. McGinnis wanted to lighten the room a little and shed light on the YouthBuild Program. He stated that this program is going to add more ammunition to what HHA is trying to do for our residents. He also mentioned that he has this program with Chairman Fountain for about 20 years. Mr. McGinnis stated that we



have been trying to get the YouthBuild Program for a very long time and never was successful in getting the grant. He mentioned that it has been several agencies trying to get the YouthBuild Program here. Mr. McGinnis introduced the Program Director of the YouthBuild Program, Ms. Jackualyn Deanes. She expressed her excitement about this program. She then turned the floor over to Mr. George Sapp, YouthBuild - Job Developer, informed the board about his background and expressed his excitement to continue to work with the youth. Mr. Lester Burgess, YouthBuild – Construction Manager, stated that this is an awesome opportunity to work with the youth and provide them with the essential tools they need to succeed. Ms. Cherrelle Locke, YouthBuild – Counselor, expressed her thanks and her years of experience working with the youth. She stated that she will be with each participant every step of the way to show them what happens when you start living on your own.

Mr. McGinnis introduced Mrs. Lakeshia Wheeler, Public Relations Manager. She her love for graphic design. Mrs. Wheeler expressed how she is excited to help HHA grow visual in the community.

Mr. McGinnis discussed a new program that we have for the board meetings. He stated that we will provide each board member with an iPad because of the amount of paper we use. He stated that he has been entertaining his thoughts on going digital for the last two years. He stated that with this iPad we are able to keep files in one place and also give you an opportunity to keep up with your notes from the board meetings. Mr. Neil Andrew, IT, discussed the BoardPro Program in details.

Executive Director McGinnis provided updates of the future projects of HHA. He stated that you should be hearing more about that and the agreement with Bryant Bank. He explained that updated will be given at the October board meeting.

6. PUBLIC COMMENTS

There were no public comments.

7. COMMISSIONER COMMENTS

Chairman Fountain expressed a concern that remote Zoom meetings communicating more difficult and miscommunications more likely. He expressed a preference for holding preliminary meeting in the HHA boardroom and encouraged commissioners to attend in person, even though the option to attend remotely might remain available.



Chairman Fountain gave Commissioner Crutcher and Commissioner Lowe the opportunity to introduce themselves.

The newly appointed HHA Board Commissioners, Chanda Crutcher and Larry Lowe introduced themselves to the board meeting attendees.

Chairman Fountain expressed his thanks to Commissioner Crutcher and the work that she does at her organization.

Commissioner Sullivan welcomed the new board members, and he also thanked everyone for what they do. He expressed that Mr. McGinnis has an All-Star team.

Chairman Fountain expressed his appreciation on the kind words from Commissioner Sullivan.

Commissioner Willie agreed with Commissioner Sullivan. She stated that YouthBuild is an amazing program and she has a chance to experience this program firsthand. Commissioner Willie stated that Mr. Sapp took her son under his wing and he was able to allow him to be a part of a YouthBuild and go away to do renovations. She stated that it has been a complete turnaround.

Chairman Fountain expressed that we do have an All-Star team. He stated that relational equity is the most valuable form of currency that we have today. He stated that it is only one way to build up the relationships and that's through communications in which we all struggle with that. He stated that we have to work on our communication and we're going to be intentional about working on communication.

8. ADJOURNMENT

Chairman Fountain asked if there was any further business to come before the Board. There being no further business to come before the Board, the meeting was adjourned at 1:32 p.m.

Leon Fountain, Chairman

Attest

Antonio McGinnis, Secretary



HUNTSVILLE HOUSING AUTHORITY

Board of Commissioners' Meeting Agenda Item Control Document

Date: October 17, 2022

HHA Staff Representative: Teresa Wade-Chase, Director of Finance/CFO

Department: Financial Services

Board of Commissioners' Meeting (Date): October 17, 2022 at 12:00 p.m.

Board Agenda Item(s):

1. Presentation of the Huntsville Housing Authority Audit for March 31, 2022 presented by CliftonLarsonAllen LLP.
2. Presentation of Cumulative Low-Income Housing Finance Report for Period Ended August 31, 2022.

Approved by:  / 10-17-22
Antonio McGinnis, Sr. / Date
Executive Director/CEO/Contracting Officer

Department's Committee's Certification:

We have reviewed the above-referenced Board of Commissioners' agenda items, together with the related and supportive documents, and have found them satisfactory. We further concur with the Staff's recommendation to place them on the approved, final agenda to be presented to the Board for appropriate action with respect to the adoption of the resolution(s) approving and/or authorizing the execution of the said action(s).

HHA Board Committee Member: Leon D Fountain, Chairman Date: 10/17/2022

HHA Board Committee Member: Shaquila Willie, Vice Chairman Date: 10/17/2022

HHA Staff Member:  Date: 10-17-2022



Board of Commissioners
Huntsville Housing Authority
Huntsville, Alabama

We have audited the financial statements of the business-type activities and the aggregate discretely presented component units of the Huntsville Housing Authority (the Authority) as of and for the year ended March 31, 2022, and have issued our report thereon dated July 29, 2022. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America, *Government Auditing Standards*, and Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as well as certain information related to the planned scope and timing of our audit in our engagement letter dated March 29, 2022. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings or issues

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Authority are described in Note 1 to the financial statements.

No new accounting policies were adopted and the application of existing policies was not changed during 2022.

We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

- Management's estimate of the allowance for doubtful accounts is based on historical loss levels and an analysis of the collectability of individual accounts. We evaluated the key factors and assumptions used to develop the allowance in determining that it is reasonable in relation to the financial statements taken as a whole.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. There were no particularly sensitive financial statement disclosures.

The financial statement disclosures are neutral, consistent, and clear.

Significant unusual transactions

We identified no significant unusual transactions

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management did not identify and we did not notify them of any uncorrected financial statement misstatements.

Corrected misstatements

The attached schedule summarizes all misstatements (material and immaterial) detected as a result of audit procedures that were corrected by management.

Disagreements with management

For purposes of this communication, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Management representations

We have requested certain representations from management that are included in the management representation letter dated July 29, 2022.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the entity's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Significant issues discussed with management prior to engagement

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the entity's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

Audits of group financial statements

We noted no matters related to the group audit that we consider to be significant to the responsibilities of those charged with governance of the group.

Limitations on the group audit

There were no restrictions on our access to information of components or other limitations on the group audit.

Supplementary information in relation to the financial statements as a whole

With respect to the required supplementary information (RSI) accompanying the financial statements, we made certain inquiries of management about the methods of preparing the RSI, including whether the RSI has been measured and presented in accordance with prescribed guidelines, whether the methods of measurement and preparation have been changed from the prior period and the reasons for any such changes, and whether there were any significant assumptions or interpretations underlying the measurement or presentation of the RSI. We compared the RSI for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements. Because these limited procedures do not provide sufficient evidence, we did not express an opinion or provide any assurance on the RSI.

Supplementary information in relation to the financial statements as a whole

With respect to the schedule of expenditures of federal awards (SEFA) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the SEFA to determine that the SEFA complies with the requirements of the Uniform Guidance, the method of preparing it has not changed from the prior period or the reasons for such changes, and the SEFA is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the SEFA to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated July 29, 2022.

With respect to the Financial Data Schedules (collectively, the supplementary information) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated July 29, 2022.

* * *

This communication is intended solely for the information and use of the Board of Commissioners and management of the Huntsville Housing Authority and is not intended to be, and should not be, used by anyone other than these specified parties.



CliftonLarsonAllen LLP

Baltimore, Maryland
July 29, 2022

HUNTSVILLE HOUSING AUTHORITY

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED MARCH 31, 2022



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**HUNTSVILLE HOUSING AUTHORITY
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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Huntsville Housing Authority
Huntsville, Alabama

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the Huntsville Housing Authority, as of and for the year ended March 31, 2022, and the related notes to the financial statements, which collectively comprise the Huntsville Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Huntsville Housing Authority, as of March 31, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 Huntsville Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Huntsville Housing Authority's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis 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 GAAS, 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 Huntsville Housing Authority's basic financial statements. The financial data schedules and 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. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the financial data schedules and schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 29, 2022, on our consideration of the Huntsville Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Huntsville Housing Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Huntsville Housing Authority's internal control over financial reporting and compliance.



CliftonLarsonAllen LLP

Baltimore, Maryland
July 29, 2022

**HUNTSVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2022**

Huntsville Housing Authority's (the Authority) Management's Discussion and Analysis (MD&A) is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position, and (d) identify individual fund issues or concerns.

Since the MD&A is designed to focus on the current year's activities, resulting changes, and currently known facts, please read it in conjunction with the Authority's financial statements (beginning on page 15).

FINANCIAL HIGHLIGHTS

The Authority's net position was \$40.6 million for 2022 and \$38.6 million for 2021, a \$2.0 million increase from 2021.

The Authority's revenues increased by \$3.5 million during 2022. Revenues increased from \$28.3 million to \$31.8 million for 2021 and 2022, respectively.

The total expenses of all Authority programs increased from \$28.2 million to \$29.8 million, for a total increase of \$1.6 million.

Entity-Wide Financial Statements

The entity-wide financial statements (see pages 15 and 17) are designed to be corporate-like in that all business-type activities are consolidated into columns which add to a total for the entire Authority.

Statement of Net Position

These statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets and deferred outflow of resources, minus liabilities and deferred inflow of resources, equals "Net Position," formerly known as equity. Assets and liabilities are presented in order of liquidity and are classified as "Current" (convertible into cash within one year), and "Noncurrent." The Authority did not have any deferred outflows of resources or deferred inflows of resources in either fiscal year 2022 or 2021.

The focus of the Statement of Net Position is designed to represent the net available liquid (noncapital) assets, net of liabilities, for the entire Authority.

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

The entity-wide financial statements also include a Statement of Revenues, Expenses, and Changes in Net Position (similar to an Income Statement). This statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, maintenance, and depreciation, and Nonoperating Revenue and Expenses, such as investment income and interest expense.

The focus of the Statement of Revenues, Expenses, and Changes in Net Position is the "Change in Net Position," which is similar to net income or loss.

**HUNTSVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2022**

Statement of Cash Flows

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, investing activities, noncapital financing activities, and capital and related financing activities.

Notes to the Financial Statements

In addition to the entity-wide financial statements, the Authority is required to disclose certain information in the Notes to the Financial Statements. Notes to the Financial Statements provide additional information essential to a complete understanding of the data provided. These notes give a greater understanding of the overall activity of the Authority. They explain how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of uncertainties that the Authority may face.

Fund Financial Statements

The Authority is accounted for as an Enterprise Fund. Enterprise Funds utilize the full accrual basis of accounting. The enterprise method of accounting is similar to accounting utilized by the private sector.

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

The Authority's Programs

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an ACC with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Neighborhood Stabilization Program (NSP) – The Authority was awarded a pass-through grant from the Alabama Department of Economic and Community Affairs (ADECA) totaling \$3.8 million. The entire amount of the grant was expended in prior fiscal years.

**HUNTSVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2022**

Other Programs – In addition to the major programs above, the Authority also maintains the following nonmajor programs.

Resident Opportunities and Self-Sufficiency Grant – a grant program funded by the Department of HUD that promotes supportive services and encourages self-sufficiency among the Authority's resident population.

Continuum of Care – In 2005, the Authority assumed a Shelter Plus Grant from the City of Huntsville. This grant provides funding to house 49 homeless and mentally ill participants.

Other Federal Programs – The Disaster Housing Assistance Program (DHAP) remains on the Authority's books to assist future victims of a nationally declared federal disaster. These funds were spent in fiscal year 2022 in connection with the COVID-19 pandemic.

Family Self-Sufficiency Program – a grant program funded by the Department of HUD that encourages self-sufficiency among residents. This grant covers the salary and benefits for two Public Housing FSS Coordinators and two Housing Choice Voucher FSS Coordinators.

Emergency Housing Vouchers (EHV) – the EHV program is available through the American Rescue Plan Act (ARPA). Through EHV, HUD is providing housing choice vouchers to local Authority's in order to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Funding and financial reporting for EHV is separate from the regular tenant-based voucher program

Mainstream Vouchers – Mainstream vouchers assist nonelderly persons with disabilities. Aside from serving a special population, Mainstream vouchers are administered using the same rules as other housing choice vouchers. Funding and financial reporting for Mainstream vouchers is separate from the regular tenant-based voucher program.

Central Office Cost Center (COCC) – As part of its conversion to Asset Management, the Authority established the COCC to manage and oversee the operations of the Public Housing Developments, Housing Choice Voucher Program, and other grant programs. Utilizing a "fee for service" approach, the COCC recognizes revenues through management and service fees charged to the other programs. Management fees cannot exceed the "safe harbor" amount established by HUD.

Business Activities – The Authority maintains a set of books for non-HUD funding. These are resources earned from activities not funded by HUD. An example is maintenance men employed by this fund who operate the trash trucks and sweeper truck (which were purchased with non-HUD funds). Any fee revenue generated from these services is considered "non-HUD" funds. Also developer fees earned by the Authority for Huntsville Senior Apartments, LP and 360 Properties LP are considered "non-HUD" funds. These "non-HUD" funds are reported under Business Activities.

**HUNTSVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2022**

AUTHORITY-WIDE STATEMENTS

The following table reflects the condensed Statement of Net Position compared to prior year. The Authority is engaged only in Business-Type Activities.

**Table 1
Statements of Net Position**

	2022 (in millions of dollars)	2021 (in millions of dollars)	Variance
Assets			
Current and Restricted Assets	\$ 17.4	\$ 13.5	\$ 3.9
Noncurrent Assets	<u>31.1</u>	<u>33.3</u>	<u>(2.2)</u>
Total Assets	<u>48.5</u>	<u>46.8</u>	<u>1.7</u>
Liabilities			
Current Liabilities	3.0	2.9	0.1
Noncurrent Liabilities	<u>4.9</u>	<u>5.3</u>	<u>(0.4)</u>
Total Liabilities	<u>7.9</u>	<u>8.2</u>	<u>(0.3)</u>
Net Position			
Net Investment in Capital Assets	9.7	11.5	(1.8)
Restricted Net Position	7.4	3.5	3.9
Unrestricted Net Position	<u>23.5</u>	<u>23.6</u>	<u>(0.1)</u>
Total Net Position	<u>\$ 40.6</u>	<u>\$ 38.6</u>	<u>\$ 2.0</u>

For more detailed information see page 15 for the Statement of Net Position.

Major Factors Affecting the Statement of Net Position

As illustrated in the condensed Statement of Net Position, the overall Net Position of the Authority increased from \$38.6 million to \$40.6 million. "Net Investment in Capital Assets" decreased by \$1.8 million. This change in capital assets is explained in the Capital Assets and Debt Administration section found on page 12 of this report. Unrestricted net position decreased by \$0.1 million. Restricted net position increased by \$3.9 million.

Below is a brief explanation of significant changes in various accounts relative to the Statement of Net Position.

Current and restricted assets increased by \$3.9 million. The major source of this change is due to the \$4.0 million increase in restricted cash. Restricted cash increased due to proceeds received from the sale of capital assets and unspent funding under the EHV program.

Noncurrent assets decreased by \$2.2 million. The decrease was primarily due to capital assets, net of depreciation. Net capital assets decreased \$2.2 million from the prior year and is explained in Tables 3 and 4.

**HUNTSVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2022**

Current liabilities increased by \$0.1 million. The increase was due to a \$0.3 million increase in unearned revenue net a \$0.2 million decrease in accounts payable. The change in unearned revenue was due to various funding sources received but unspent. These funds are included in restricted cash. Accounts payable decreased due to the timing of invoices received and a settlement of excess funding received for the Mainstream Voucher program due back to HUD.

Noncurrent liabilities decreased by \$0.4 million from the prior year due to the retirement of debt. Information related to the debt can be found in Note 6 of the accompanying notes.

A breakdown of assets, liabilities, and net position by program can be found in the supplemental information.

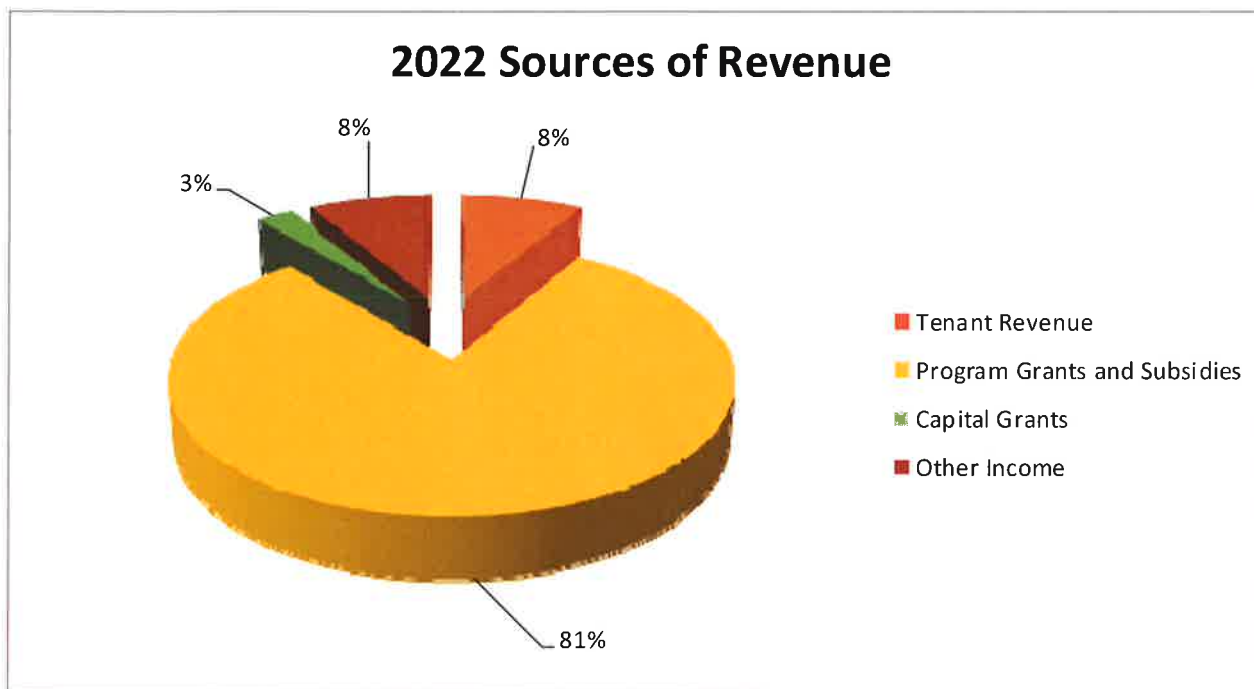
Table 2 compares the revenues and expenses for the current year and previous fiscal year. The Authority is engaged only in Business-Type Activities.

**Table 2
Statements of Revenues, Expenses, and Changes in Net Position**

	2022 (in millions of dollars)	2021 (in millions of dollars)	Variance
Revenues			
Tenant Revenue	\$ 2.7	\$ 2.6	\$ 0.1
Program Grants and Subsidies	25.6	25.1	0.5
Capital Grants	0.8	0.2	0.6
Other Income	2.7	0.4	2.3
Total Revenues	<u>31.8</u>	<u>28.3</u>	<u>3.5</u>
Expenses			
Administrative	5.3	5.5	(0.2)
Tenant Services	0.8	1.1	(0.3)
Utilities	1.5	1.5	-
Maintenance	5.0	3.8	1.2
Protective Services	0.3	0.2	0.1
General Expenses	2.4	2.3	0.1
Housing Assistance Payments	12.8	12.0	0.8
Other Expenses	0.2	0.2	-
Depreciation	1.5	1.6	(0.1)
Total Expenses	<u>29.8</u>	<u>28.2</u>	<u>1.6</u>
Net Increase	2.0	0.1	1.9
Beginning Net Position	<u>38.6</u>	<u>38.5</u>	<u>(0.1)</u>
Ending Net Position	<u><u>\$ 40.6</u></u>	<u><u>\$ 38.6</u></u>	<u><u>\$ 2.0</u></u>

**HUNTSVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2022**

The pie chart below illustrates revenues by funding source. Please note that approximately 81% of funding is derived from grants and subsidy payments from HUD.



MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

Program grants and subsidies increased by \$0.5 million, from \$25.1 million to \$25.6 million. This increase is primarily due to an increase of \$1.1 million in Housing Voucher Cluster funding (Section 8 Housing Choice Vouchers, new Emergency Housing Vouchers funding, and new Mainstream Voucher Program funding), a \$0.6 million increase in public housing operating grants, net a decrease in HUD-CARES funding of \$1.2 million.

Capital grants increased by \$0.6 million, driven by the capital budget and needs.

Other income increased by \$2.3 million. Due to the nature of other income, consistency is not expected. The current year revenues consist primarily of developer fee revenues, the repayment of fully allowed for pre-development advances, and a \$1.4 million gain on sale.

Total expenses increased by \$1.6 million, from \$28.2 million to \$29.8 million. A majority of the increase was due to a \$1.2 and \$0.8 million increase in maintenance expenses and housing assistance payments, respectively, net marginal decreases in administrative and tenant service expenses.

A breakdown of revenues and expenses by program can be found in the supplemental information.

**HUNTSVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2022**

Capital Assets and Debt Administration

As of year-end, the Authority had \$14.8 million invested in a variety of capital assets as reflected in the following schedule, which represents a \$2.2 million decrease from the prior year capital asset investments of \$17.0 million. This decrease is primarily due to depreciation as shown in Table 3 below.

**Table 3
Capital Assets at Year-End (Net of Depreciation)**

	2022	2021	Variance	Percent Change
Land	\$ 3,643,801	\$ 5,290,369	\$ (1,646,568)	(31.12)%
Buildings	72,197,104	71,325,869	871,235	1.22
Equipment - Administration	2,403,379	2,752,904	(349,525)	(12.70)
Accumulated Depreciation	(63,475,904)	(62,419,337)	(1,056,567)	1.69
Total Capital Assets	<u>\$ 14,768,380</u>	<u>\$ 16,949,805</u>	<u>\$ (2,181,425)</u>	(12.87)

The following reconciliation summarizes the change in Capital Assets, which is presented in detail in Note 4.

**Table 4
Change in Capital Assets**

Beginning Balance - April 1, 2021	\$ 16,949,805
Additions	965,954
Retirements	(2,090,812)
Less: Accumulated Depreciation on Retirements	<u>439,679</u>
Net Retirements	(1,651,133)
Depreciation	<u>(1,496,246)</u>
Ending Balance - March 31, 2022	<u>\$ 14,768,380</u>

This year's major additions are:

Capital Improvement Programs	\$ 871,235
Equipment Purchases	94,719
Total Additions	<u>\$ 965,954</u>

As of year-end, the Authority had \$5.1 million of debt outstanding due to Capital One, N.A. The amount due at year-end represents a \$0.4 million decrease from the prior year debt of \$5.5 million. This decrease is presented in detail in Note 6.

**HUNTSVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2022**

FINANCIAL ANALYSIS OF THE AUTHORITY

The Real Estate Assessment Center (REAC) performs a financial evaluation on the Public Housing Authority as it compares to its peers. This evaluation is known as the Financial Assessment SubSystem (FASS). Through regulation, the Authority is provided with the information needed to project its score. During this fiscal year, REAC scored the Authority's financial operations based on current interim regulations and their unaudited Financial Data Schedule (FDS). The Authority's score for 2022 is as follows:

**Public Housing Assessment System
Financial Condition Indicators
March 31, 2022**

Financial Indicator:	Maximum Score	HHA Score
Current Ratio	12	12
Number of Months Expendable Fund Balance	11	11
Debt Ratio	2	2
Total	25	25

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development:

Public Housing – currently funded on a calendar year. Calendar year (CY) 2022 was funded at 99.0%; CY 2023 is projected to remain at 2022 levels.

Capital Fund – The 2018 Capital Fund increased by 54% in comparison to Capital Fund 2017. The 2019 Capital Fund decreased by 5%. The Capital Fund funding over the past few years are still insufficient to meet the needs of housing authorities. The 2020 Capital Fund was funded at an increased amount of \$156,494. This one year of additional funding is still not sufficient to meet the capital improvement needs of the Authority. The 2020 Capital Fund increased 4% in comparison to Capital Fund 2019.

Section 8 – CY 2021 continued the same method of funding for administrative fees as CY 2021 (based on lease-up and subject to proration). This same process continues for CY 2022. HUD actual funded administrative fees for CY 2021 was at 85.80%. The proration rate for administrative fees for CY 2022 is projected to increase in comparison to the CY 2021 level. This funding is not sufficient to meet the needs of the Authority.

Section 8 – Total Housing Assistance Payment (HAP) revenue for CY 2021 was \$12,052,985, which was an increase of \$379,464 in the prior year. HAP funding is based on prior year data and does not consider an increase in HAP due to unemployment or changes in the economy.

**HUNTSVILLE HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2022**

Beginning April 1, 2008, the Authority began its first compliance year with the Asset Management guidelines mandated by HUD. The COCC was established in accordance with HUD guidance. The COCC began a "fee for service" approach and bills the asset management projects (AMPS) and other funds for its management service. These fees are in accordance with HUD regulation and meet the safe-harbor requirement of being reasonable; therefore, the funds are de-federalized.

- Local labor supply and demand may affect salary and wage rates.
- Local inflationary, recessionary, and employment trends can affect resident incomes and, therefore, the amount of rental income. Annual unemployment rates in the Huntsville, Alabama metropolitan area for March 2022 was 1.9% and March 2021 was 2.6%.
- Passage of Senate Bill 205 in the Alabama State Legislature – In early May 2012, the Senate and the House of Representatives passed Senate Bill 205. The original measure was presented in response to HHA's 2009 purchase of Stone Manor Apartments in South Huntsville. The law requires the housing authority to disclose all future property purchases in a newspaper legal advertisement for three consecutive weeks prior to execution of any binding agreement to purchase the property. It would also need the Huntsville City Council's consent before seizing property through eminent domain. It is management's opinion that this law could result in "public pressure" during the three-week advertising period that could make property owners reluctant to sell to the Authority. People could also try to scuttle the deal by offering more money. Either situation would hinder the Authority's federally mandated mission to further affordable housing opportunities in the City.

FINANCIAL CONTACT

The individual to be contacted regarding this report is Teresa Wade-Chase, Director of Finance/CFO, of the Huntsville Housing Authority at (256) 532-5632. Specific requests may be submitted to Teresa Wade-Chase, Director of Finance/CFO, Huntsville Housing Authority, P.O. Box 486, Huntsville, Alabama 35804-0486.

HUNTSVILLE HOUSING AUTHORITY
STATEMENTS OF NET POSITION – BUSINESS TYPE ACTIVITIES AND DISCRETELY
PRESENTED COMPONENT UNITS
MARCH 31, 2022 AND DECEMBER 31, 2021, RESPECTIVELY

	Business-Type Activities	Discretely Presented Component Units
ASSETS		
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 8,471,876	\$ 700,870
Cash and Cash Equivalents - Restricted	8,192,979	2,850,646
Accounts Receivable	200,179	589
Tenant Accounts Receivable, Net	88,917	9,239
Prepaid Expenses and Other Assets	479,087	51,679
Total Current Assets	<u>17,433,038</u>	<u>3,613,023</u>
CAPITAL ASSETS		
Land	3,643,801	1
Buildings and Improvements	72,197,104	25,652,946
Furniture and Equipment	2,403,379	125,173
Less: Accumulated Depreciation	(63,475,904)	(7,847,289)
Net Capital Assets	<u>14,768,380</u>	<u>17,930,831</u>
OTHER NONCURRENT ASSETS		
Notes Receivable from Component Unit	16,304,073	-
Other Assets	32,965	1,018,863
Total Other Noncurrent Assets	<u>16,337,038</u>	<u>1,018,863</u>
Total Assets	<u>\$ 48,538,456</u>	<u>\$ 22,562,717</u>
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Accounts Payable	\$ 342,266	\$ 68,918
Accrued Wages and Payroll Taxes	193,664	15,146
Accrued Compensated Absences - Current Portion	227,996	-
Accrued Interest Payable	52,734	-
Accounts Payable - Other	142,659	70,339
Tenant Security Deposits	138,910	16,700
Unearned Revenues	1,200,738	130
Loan Liability - Current	395,228	-
Other Current Liabilities	336,187	121,548
Total Current Liabilities	<u>3,030,382</u>	<u>292,781</u>
LONG-TERM LIABILITIES		
Loan Liability - Noncurrent	4,687,559	26,099,323
Accrued Compensated Absences - Noncurrent	101,918	-
Noncurrent Liabilities - Other	144,823	369,001
Total Long-Term Liabilities	<u>4,934,300</u>	<u>26,468,324</u>
Total Liabilities	7,964,682	26,761,105
NET POSITION		
Net Investment in Capital Assets	9,685,593	(8,168,492)
Restricted Net Position	7,380,559	2,773,915
Unrestricted Net Position	23,507,622	1,196,189
Total Net Position	<u>40,573,774</u>	<u>(4,198,388)</u>
Total Liabilities and Net Position	<u>\$ 48,538,456</u>	<u>\$ 22,562,717</u>

See accompanying Notes to Financial Statements.

**HUNTSVILLE HOUSING AUTHORITY
COMBINING STATEMENT OF NET POSITION
DISCRETELY PRESENTED COMPONENT UNITS
DECEMBER 31, 2021**

	360 Properties Huntsville, L.P.	Huntsville Senior Apartments, L.P.	Total Memorandum Only
ASSETS			
CURRENT ASSETS			
Cash and Cash Equivalents	\$ 596,495	\$ 104,375	\$ 700,870
Cash and Cash Equivalents - Restricted	1,411,360	1,439,286	2,850,646
Accounts Receivable	18	571	589
Tenant Accounts Receivable, Net	9,239	-	9,239
Prepaid Expenses and Other Assets	28,295	23,384	51,679
Total Current Assets	<u>2,045,407</u>	<u>1,567,616</u>	<u>3,613,023</u>
CAPITAL ASSETS			
Land	-	1	1
Buildings and Improvements	10,291,317	15,361,629	25,652,946
Furniture and Equipment	21,853	103,320	125,173
Less: Accumulated Depreciation	<u>(2,247,391)</u>	<u>(5,599,898)</u>	<u>(7,847,289)</u>
Net Capital Assets	8,065,779	9,865,052	17,930,831
OTHER NONCURRENT ASSETS			
Other Assets	<u>948,043</u>	<u>70,820</u>	<u>1,018,863</u>
Total Assets	<u><u>\$ 11,059,229</u></u>	<u><u>\$ 11,503,488</u></u>	<u><u>\$ 22,562,717</u></u>
LIABILITIES AND NET POSITION			
CURRENT LIABILITIES			
Accounts Payable	\$ 6,786	\$ 62,132	\$ 68,918
Accrued Wages and Payroll Taxes	-	15,146	15,146
Accounts Payable - Other Governments	28,192	42,147	70,339
Tenant Security Deposits	8,300	8,400	16,700
Unearned Revenues	-	130	130
Other Current Liabilities	49,786	71,762	121,548
Total Current Liabilities	<u>93,064</u>	<u>199,717</u>	<u>292,781</u>
LONG-TERM LIABILITIES			
Loan Liability - Noncurrent	9,375,490	16,723,833	26,099,323
Noncurrent Liabilities - Other	10,244	358,757	369,001
Total Long-Term Liabilities	<u>9,385,734</u>	<u>17,082,590</u>	<u>26,468,324</u>
Total Liabilities	9,478,798	17,282,307	26,761,105
NET POSITION			
Net Investment in Capital Assets	(1,309,711)	(6,858,781)	(8,168,492)
Restricted Net Position	1,343,029	1,430,886	2,773,915
Unrestricted Net Position	1,547,113	(350,924)	1,196,189
Total Net Position	<u>1,580,431</u>	<u>(5,778,819)</u>	<u>(4,198,388)</u>
Total Liabilities and Net Position	<u><u>\$ 11,059,229</u></u>	<u><u>\$ 11,503,488</u></u>	<u><u>\$ 22,562,717</u></u>

See accompanying Notes to Financial Statements.

HUNTSVILLE HOUSING AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION –
BUSINESS-TYPE ACTIVITIES AND DISCRETELY PRESENTED COMPONENT UNITS
YEARS ENDED MARCH 31, 2022 AND DECEMBER 31, 2021 RESPECTIVELY

	Business-Type Activities	Discretely Presented Component Units
OPERATING REVENUES		
Dwelling Rent	\$ 2,748,857	\$ 958,757
Operating Grants	25,596,477	381,984
Other Revenue	1,300,485	23,021
Total Operating Revenues	<u>29,645,819</u>	<u>1,363,762</u>
OPERATING EXPENSES		
Administrative	5,352,883	408,270
Tenant Services	787,758	5,205
Utilities	1,502,876	249,484
Maintenance and Operations	4,957,330	367,376
Protective Services	323,955	-
General Expense	2,377,518	159,604
Housing Assistance Payments	12,796,439	-
Total Operating Expenses	<u>28,098,759</u>	<u>1,189,939</u>
OPERATING INCOME BEFORE DEPRECIATION	1,547,060	173,823
DEPRECIATION AND AMORTIZATION	<u>1,496,246</u>	<u>930,274</u>
INCOME (LOSS) FROM OPERATIONS	50,814	(756,451)
NONOPERATING REVENUES (EXPENSES)		
Gain on Disposal of Assets	1,356,188	-
Investment Income	29,079	3,969
Interest Expense	(218,846)	-
Total Nonoperating Revenues	<u>1,166,421</u>	<u>3,969</u>
INCREASE (DECREASE) IN NET POSITION BEFORE CAPITAL CONTRIBUTIONS	1,217,235	(752,482)
Capital Grants	<u>787,361</u>	<u>-</u>
INCREASE (DECREASE) IN NET POSITION	2,004,596	(752,482)
Net Position - Beginning of Year	<u>38,569,178</u>	<u>(3,445,906)</u>
NET POSITION - END OF YEAR	<u><u>\$ 40,573,774</u></u>	<u><u>\$ (4,198,388)</u></u>

See accompanying Notes to Financial Statements.

HUNTSVILLE HOUSING AUTHORITY
COMBINING STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION –
DISCRETELY PRESENTED COMPONENT UNITS
YEAR ENDED DECEMBER 31, 2021

	360 Properties Huntsville, L.P.	Huntsville Senior Apartments, L.P.	Total Memorandum Only
OPERATING REVENUES			
Dwelling Rent	\$ 367,723	\$ 591,034	\$ 958,757
Operating Grants	259,493	122,491	381,984
Other Revenue	16,445	6,576	23,021
Total Operating Revenues	<u>643,661</u>	<u>720,101</u>	<u>1,363,762</u>
OPERATING EXPENSES			
Administrative	191,620	216,650	408,270
Tenant Services	-	5,205	5,205
Utilities	79,847	169,637	249,484
Maintenance and Operations	124,251	243,125	367,376
General Expense	72,780	86,824	159,604
Total Operating Expenses	<u>468,498</u>	<u>721,441</u>	<u>1,189,939</u>
OPERATING INCOME (LOSS) BEFORE DEPRECIATION	175,163	(1,340)	173,823
DEPRECIATION AND AMORTIZATION	<u>390,640</u>	<u>539,634</u>	<u>930,274</u>
OPERATING LOSS	(215,477)	(540,974)	(756,451)
NONOPERATING REVENUES			
Investment Income	<u>3,471</u>	<u>498</u>	<u>3,969</u>
DECREASE IN NET POSITION	(212,006)	(540,476)	(752,482)
Net Position - Beginning of Year	<u>1,792,437</u>	<u>(5,238,343)</u>	<u>(3,445,906)</u>
NET POSITION - END OF YEAR	<u><u>\$ 1,580,431</u></u>	<u><u>\$ (5,778,819)</u></u>	<u><u>\$ (4,198,388)</u></u>

See accompanying Notes to Financial Statements.

**HUNTSVILLE HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
YEAR ENDED MARCH 31, 2022**

	<u>Business-Type Activities</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Cash Received from Dwelling Rent	\$ 2,694,099
Cash Received from Grants	25,630,522
Cash Received from Other Sources	1,300,485
Cash Payments for Salaries and Benefits	(6,777,715)
Cash Payments to Vendors and Landlords	(21,129,353)
Net Cash Provided by Operating Activities	<u>1,718,038</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition of Capital Assets	(965,954)
Capital Grants	787,361
Payments on Long-Term Debt	(379,322)
Interest Paid on Long-Term Debt	(222,782)
Proceeds from Disposal of Assets	3,007,321
Net Cash Provided by Capital and Related Financing Activities	<u>2,226,624</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Investment Income	<u>29,079</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	3,973,741
Cash and Cash Equivalents - Beginning of Year	<u>12,691,114</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u><u>\$ 16,664,855</u></u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating Income	\$ 50,814
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:	
Depreciation	1,496,246
Provision for Bad Debts	68,113
Effects of Changes in Operating Assets and Liabilities:	
Accounts Receivable	34,045
Tenant Accounts Receivable, Net	(122,077)
Prepaid Expenses and Other Assets	54,190
Accounts Payable	(202,662)
Accrued Wages and Payroll Taxes	24,414
Accrued Compensated Absences	1,092
Tenant Security Deposits	(794)
Unearned Revenue	336,429
Other Liabilities	3,883
Noncurrent Other Liabilities	(25,655)
Net Cash Provided by Operating Activities	<u><u>\$ 1,718,038</u></u>

See accompanying Notes to Financial Statements.

**HUNTSVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Description of the Authority

The Huntsville Housing Authority (the Authority) was organized in 1941 under the laws of the state of Alabama for the purpose of providing decent, safe, and sanitary dwelling accommodations for persons of low income. The Authority is engaged in the acquisition, modernization, and administration of low-rent housing.

The Authority is administered by a governing board of commissioners (the board), whose members are appointed by the Mayor of the City of Huntsville, Alabama. Each member serves a five-year term. A substantial portion of the Authority's revenue is derived from subsidy contracts with the U.S. Department of Housing and Urban Development (HUD). The Annual Contributions Contracts entered into by the Authority and HUD provides operating subsidies for Authority-owned public housing facilities and Housing Choice Voucher housing assistance payments for eligible families.

Reporting Entity

In determining how to define the reporting entity, management has considered all potential component units. The decision to include component units in the reporting entity was made by applying the criteria set forth in the Governmental Accounting Standards Board (GASB) Statements relating to reporting entity requirements (Statements No. 90, No. 80, No. 61, No. 14, and No. 34). These include manifestation of oversight responsibility including financial accountability, imposition of will, financial burden or benefit on the primary organization, and financial accountability as a result of fiscal dependency.

The Authority determined, based on the criteria above, that two entities should be presented as discretely presented component units in the Authority's financial statements. The Authority is the owner of Neighborhood Acquisition and Redevelopment, Inc. (NARI), a nonprofit organization. Excluding the ownership described below, there has been no activity for this entity during the fiscal year.

NARI is a 90% owner of Huntsville Senior Housing, Inc., which is a .01% general partner of Huntsville Senior Apartments, L.P. Huntsville Senior Apartments, L.P. owns and operates Gateway Place Apartments, an 86-unit elderly apartment complex that was placed in service during fiscal year 2012. The financial statements of Huntsville Senior Apartments, L.P. are included in the Authority's statements as a discretely presented component unit. The partnership has a calendar year-end and, accordingly, the amounts included are as of and for the respective year-end that falls within the Authority's March 31, 2022 year-end. The statements were prepared in accordance with Financial Accounting Standards Board (FASB) guidance.

NARI is a 90% owner of 360 Properties GP, Inc., which is a .01% general partner of 360 Properties Huntsville, L.P. 360 Properties Huntsville, L.P. owns and operates Legacy Hill and Chestnut Glen, an 80-unit low-income housing tax credit apartment complex that was placed in service during fiscal year 2016. The financial statements of 360 Properties Huntsville, L.P. are included in the Authority's statements as a discretely presented component unit. The partnership has a calendar year-end and, accordingly, the amounts included are as of and for the respective year-end that falls within the Authority's March 31, 2022 year-end. The statements were prepared in accordance with FASB guidance.

**HUNTSVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reporting Entity (Continued)

Both discretely presented component units are nonprofit organizations that report under accounting principles generally accepted in the United States of America. As such, certain revenue recognition criteria and presentation features are different from GASB revenue recognition criteria and presentation features. Limited presentation modifications have been made to the discretely presented component unit's financial statement format included in the Authority's financial statements.

Separate financial statements are issued for both discretely presented component units, prepared in accordance with FASB guidance, and can be obtained by contacting the Director of Finance/CFO at the Huntsville Housing Authority, P.O. Box 486, Huntsville, Alabama 35804-0486.

Huntsville Housing Inspection Services, LLC was established on April 17, 2015. There has been no activity for this entity.

The Authority is not a component unit of the City of Huntsville.

Use of Estimates in Preparing Financial Statements

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, deferred outflows and inflows, revenues and expenses in the financial statements and in the disclosures of contingent assets and liabilities. Accordingly, actual results could differ from those estimates.

Basis of Presentation

The financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to government units. The GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and, therefore, presents only the financial statements required for an enterprise fund, in accordance with GASB Statement 34 paragraph 138.

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented in the basic financial statements as follows:

In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. This requires the Authority to account for operations in a manner similar to private business.

**HUNTSVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Accounting and Measurement Focus

The basis of accounting for the fund used by the Authority is determined by the measurement focus. The flow of economic resources measurement focus and the accrual basis of accounting are used to account for the Authority's funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. All assets and liabilities associated with the operation of this fund are included on the statement of net position.

The Authority is required to follow all statements of GASB. GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, was issued to incorporate FASB and AICPA guidance into GASB authoritative literature.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Authority considers cash on hand, cash in checking, and money market funds with maturities of three months or less to be cash equivalents. Cash on hand is not included in calculation of collateral required.

Accounts Receivable

Tenant accounts receivables are carried at the amount considered by management to be collectible. Other accounts receivable consist of amounts due from HUD and state and local governments for grant income.

Allowance for Doubtful Accounts

Receivables from tenants and others are reported net of an allowance for doubtful accounts. Management estimates this allowance based on historical collection experience. Management believes amounts due from federal, state, and local governments are fully collectable.

Prepaid Items

Prepaid items consist of payments made to vendors for services that will benefit future periods.

Capital Assets

Capital assets are recorded at cost. Depreciation is computed using the straight-line method (half-year convention) over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the statement of revenue, expenses, and changes in net position. Estimated useful lives are as follows:

Buildings and Improvements	15 to 30 Years
Furniture, Fixtures, and Equipment	5 to 7 Years

**HUNTSVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Notes Receivable

The Authority advances money to affordable housing projects to help fund the development of public housing units and other affordable units. Such notes are payable out of the properties' cash flows, residual values, and possible mortgage proceeds. A provision for possible losses of the notes receivable is made, when in the opinion of management, the note balance exceeds the net realizable value of the underlying collateral.

Compensated Absences

Compensated absences represent amounts to which employees are entitled based on accumulated leave earned in accordance with the Authority's Personnel Policy. Employees may be compensated for accumulated vacation leave in the event of retirement or termination from service at the current salary. All vacation hours in excess of 240 will be forfeited the last pay period of the fiscal year unless approved for carryover by the Executive Director/CEO. Employees may also be compensated for accumulated sick leave in the event of retirement or termination from service at the rate of \$25 per 8-hour day of accrued sick leave. An employee may accrue a maximum of 1,440 hours of sick leave.

Revenue Recognition

Dwelling rent income, HUD grants received for operations, other operating fund grants, and operating miscellaneous income are shown as operating income. HUD grants received for capital assets and all other revenue is shown as nonoperating revenue.

These financial statements do not contain material inter-fund revenues and expenses for internal activity. The policy is to eliminate any material inter-fund revenues and expenses for these financial statements.

Unearned Revenue

The Authority recognizes revenues as earned. An amount received in advance of the period in which it is earned is recorded as a liability under unearned revenue. As of March 31, 2022, unearned revenue of \$1,200,738 consisted of the following:

Business Activities - Balch Road Prepaid Ground Lease	671,127
Emergency Housing Vouchers - Unspent Service Fees	192,500
Public Housing - Unspent EnVision Center Grant Funding	250,000
Public Housing - Resident Participation Funds	66,197
Public Housing - Prepaid Rent	13,500
COCC - Miscellaneous	7,414
Total Unearned Revenue	<u>1,200,738</u>

Net Position Classifications

Net position is displayed in three components:

Net Investment in Capital Assets – This component of net position consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

**HUNTSVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position Classifications (Continued)

Restricted Net Position – This component of net position consists of restricted assets when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position – This component consists of net position that does not meet the definition of “net investment in capital asset,” or “restricted net position.”

Restricted cash is restricted by a third party for a specific purpose. If additional funds are needed that exceed the restricted resources available, it is the Authority’s policy to use restricted resources first and unrestricted resources as needed.

NOTE 2 CASH AND CASH EQUIVALENTS

Deposits

Business-Type Activities

The Authority’s cash and cash equivalents consist of cash held in interest and noninterest bearing checking accounts and certificates of deposit. For the fiscal year ended March 31, 2022, the carrying amount of the Authority’s cash (including restricted cash) was \$16,664,855, and the bank balance was \$17,063,192.

Discretely Presented Component Unit - 360 Properties Huntsville, L.P.

360 Properties’ cash and cash equivalents consist of cash held in interest and noninterest bearing checking accounts and certificates of deposit. For the fiscal year ended December 31, 2021, the carrying amount of the entity’s cash (including restricted cash) was \$2,007,855, and the bank balance was \$2,006,945.

Discretely Presented Component Unit - Huntsville Senior Apartments, L.P.

Huntsville Senior Apartments’ cash and cash equivalents consist of cash held in interest and noninterest bearing checking accounts and certificates of deposit. For the fiscal year ended December 31, 2021, the carrying amount of the entity’s cash (including restricted cash) was \$1,543,661, and the bank balance was \$1,551,491.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a bank failure, the entity’s deposits will not be returned to it. FDIC limits for the year ended March 31, 2022 equaled \$250,000 per fiduciary account per financial institution. All business-type activities bank balances were fully collateralized as of March 31, 2022.

Fair Value Measurement

As of March 31, 2022, all investments were in certificates of deposits (CDs) which are not subject to fair value measurement requirements. As of March 31, 2022, all CDs had a maturity of less than one year.

**HUNTSVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2022**

NOTE 3 RESTRICTED CASH AND CASH EQUIVALENTS

Restricted cash and cash equivalents consisted of the following as of the respective fiscal year-ends:

	Business- Type Activities	Discretely Presented Component Units
Restricted for HAP (Section 8)	\$ 280,823	\$ -
Restricted for HAP (Mainstream)	11,791	-
Restricted for HAP (EHV)	321,863	-
Restricted for Section 8 Rental	111,000	-
Restricted AHFA MF Revenue Bond Funds	27,764	-
Restricted Proceeds from Sale of Public Housing	6,627,318	-
Restricted for Gateway Place and 360 Properties Reserves	-	2,793,020
Restricted for Tenant Security Deposits	138,910	16,700
Restricted for FSS Escrow	481,010	40,926
Restricted for Unspent EHV Service Fees	192,500	-
Total Restricted Cash	<u>\$ 8,192,979</u>	<u>\$ 2,850,646</u>

NOTE 4 CAPITAL ASSETS

Business-Type Activities

Capital assets for business-type activities consisted of the following as of March 31, 2022:

	Balance, April 1, 2021	Additions	Disposals	Balance, March 31, 2022
Assets Not Being Depreciated:				
Land	\$ 5,290,369	\$ -	\$ (1,646,568)	\$ 3,643,801
Assets Being Depreciated:				
Buildings and Improvements	71,325,869	871,235	-	72,197,104
Furniture and Equipment	2,752,904	94,719	(444,244)	2,403,379
Total Property and Equipment	74,078,773	965,954	(444,244)	74,600,483
Less: Accumulated Depreciation:				
Buildings	(60,577,486)	(1,281,806)	-	(61,859,292)
Equipment	(1,841,851)	(214,440)	439,679	(1,616,612)
Total Accumulated Depreciation	(62,419,337)	(1,496,246)	439,679	(63,475,904)
Total Assets Being Depreciated	11,659,436	(530,292)	(4,565)	11,124,579
Net Book Value	<u>\$ 16,949,805</u>	<u>\$ (530,292)</u>	<u>\$ (1,651,133)</u>	<u>\$ 14,768,380</u>

**HUNTSVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2022**

NOTE 4 CAPITAL ASSETS (CONTINUED)

Discretely Presented Component Units

Capital assets of the discretely presented component units consisted of the following as of December 31, 2021:

	Balance, January 1, 2021	Additions	Transfers and Disposals	Balance, December 31, 2021
Assets Not Being Depreciated:				
Land	\$ 1	\$ -	\$ -	\$ 1
Assets Being Depreciated:				
Buildings and Improvements	25,652,946	-	-	25,652,946
Furniture and Equipment	125,173	-	-	125,173
Total Property and Equipment	25,778,119	-	-	25,778,119
Less: Accumulated Depreciation	(6,973,879)	(873,410)	-	(7,847,289)
Net Book Value	<u>\$ 18,804,241</u>	<u>\$ (873,410)</u>	<u>\$ -</u>	<u>\$ 17,930,831</u>

NOTE 5 NOTES RECEIVABLE – DUE FROM DISCRETELY PRESENTED COMPONENT UNIT

The Authority currently has several construction loan agreements with Huntsville Senior Apartments, L.P. for the development and construction of Gateway Place, an 86-unit elderly apartment complex. In addition, the Authority entered into a ground lease agreement with Huntsville Senior Apartments, L.P. on August 10, 2009 and amended on July 1, 2010. The Authority leased the land for a period of 50 years and the agreement calls for a base rent of \$1 per year prepaid in full by Huntsville Senior Apartments, L.P.

As of March 31, 2022, the following amounts are due from Huntsville Senior Apartments, L.P.:

Loan Source	Amount
Capital Fund Recovery Competition	\$ 5,503,484
HOME Investment Partnerships Program	500,000
Capital Fund Recovery Grant	725,099
COCC	200,000
Total	<u>\$ 6,928,583</u>

On July 31, 2015, the Authority entered into two construction loan agreements with 360 Properties Huntsville L.P. in connection with the acquisition and construction of a 40-unit affordable housing development known as Chestnut Glen and a 40-unit affordable housing development known as Legacy Hill, both located in Huntsville, Madison County, Alabama. Advances on the notes bear interest at a rate of 0% per annum.

**HUNTSVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2022**

**NOTE 5 NOTES RECEIVABLE – DUE FROM DISCRETELY PRESENTED COMPONENT UNIT
(CONTINUED)**

As of March 31, 2022, the following amounts are due from 360 Properties Huntsville, L.P.:

Loan Source	Maturity Date	Amount
Authority CFFP Funds Promissory Note	6/30/2065	\$ 7,280,000
Authority Funds Promissory Note	6/30/2055	2,095,490
Total		<u>\$ 9,375,490</u>

NOTE 6 NOTES PAYABLE

Business-Type Activities

Long-term debt for business-type activities consisted of the following as of March 31, 2022:

The Authority entered into a promissory note agreement on July 31, 2015 with Capital One, N.A. for \$7,280,000. The note bears interest from the date of the loan agreement dated as of July 1, 2015. Interest accrues at 4.15% per annum with a maturity date of July 1, 2032. The Trust Indenture was dated as of July 1, 2015, by and between Alabama Housing Finance Authority (Issuer) and Regions Bank, pursuant to which the \$7,280,000 Multi-Family Housing Revenue Bond (Chestnut Glen and Legacy Hill Projects), 2015 Series A, was being issued and where the Authority agreed to pay the principal and interest on the bond.

Changes in the total long-term debt of the business-type activities during fiscal year ended March 31, 2022 are summarized below:

Description	Long-Term Debt Outstanding March 31, 2021	Issued	Retired	Long-Term Debt Outstanding March 31, 2022	Amount Due Within One Year
AHFA 2015A Note	\$ 5,462,109	\$ -	\$ (379,322)	\$ 5,082,787	\$ 395,228

Principal and interest payments due on the business-type activities note payable are as follows:

Fiscal Year	Principal	Interest	Total
2023	\$ 395,228	\$ 206,878	\$ 602,106
2024	411,801	190,305	602,106
2025	429,068	173,038	602,106
2026	447,059	155,047	602,106
2027	465,804	136,302	602,106
2028-2032	2,638,894	371,633	3,010,527
2033	294,933	6,120	301,053
Total	<u>\$ 5,082,787</u>	<u>\$ 1,239,323</u>	<u>\$ 6,322,110</u>

**HUNTSVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2022**

NOTE 6 NOTES PAYABLE (CONTINUED)

Discretely Presented Component Units

Long-term debt of the discretely presented component units consisted of the following as of December 31, 2021:

Huntsville Senior Apartments, L.P., in conjunction with the Authority, entered into a loan on July 30, 2010 with Alabama Housing Finance Authority for \$9,795,250 in order to finance the construction of the project. The funds were provided by allocations to the state of Alabama by the United States Department of the Treasury under its Grants to States for Low-Income Housing Projects in Lieu of Low-Income Housing Credits for 2009 (the Exchange Program), established under Section 1602 of the American Recovery and Reinvestment Act of 2009. The note is secured by the underlying property. If the Project remains compliant with all requirements of the Exchange Program throughout the 15-year compliance period, the loan will be forgiven in full on the last day of the compliance period. The loan does not require any principal or interest payments during the term of the loan.

On July 30, 2010, Huntsville Senior Apartments, L.P. entered into a loan with the Authority for \$6,428,583 in order to finance the development and construction of the project. The funds were provided through Capital Fund recovery grants allocated to the Authority under the American Recovery and Reinvestment Act of 2009. Advances on the note bear interest at the rate of 0% per annum. The note is secured by the underlying property. This loan was converted to a Permanent Loan on December 31, 2012. Payments on the note are based on a 40-year amortization schedule and are dependent on net cash flows from operations according to the terms described in the Amended and Restated Limited Partnership Agreement dated July 1, 2010. The loan matures July 1, 2050.

On July 30, 2010, Huntsville Senior Apartments, L.P. entered into a loan with the Authority in the amount of \$500,000 for the development and construction of the Project. The funds were provided by HOME Investment Partnership Program grants to the Authority. The loan is secured by a 3rd mortgage lien on the Project and an assignment of rents. The note bears interest at the rate of 0% per annum. The note matures on the earlier of (a) July 30, 2031, (b) the expiration of the 20-year affordability period, or (c) the date on which the principal amount of the Note has been declared or automatically becomes due and payable. The affordability period began when the project was placed in service on December 31, 2012.

On July 31, 2015, 360 Properties Huntsville, L.P. entered into a loan with the Authority (CFFP Lender) for \$6,677,894 in connection with the acquisition and construction of a 40-unit affordable housing development known as Chestnut Glen and a 40-unit affordable housing development known as Legacy Hill, both located in Huntsville, Madison County, Alabama. In addition to this note, \$602,106, which represents the debt service reserve that will be used to cover the final bond payment, was also loaned to the Partnership, and resides on the Partnership's books. The original note plus the debt service reserve total \$7,280,000. Advances on the note bear interest at the rate of 0% per annum. The note is secured by the underlying property. Principal payment shall be due on the maturity date, June 30, 2065.

**HUNTSVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2022**

NOTE 6 NOTES PAYABLE (CONTINUED)

Discretely Presented Component Units (Continued)

On July 31, 2015, 360 Properties Huntsville, L.P. entered into a loan with the Authority (the Lender) for \$2,546,642 in connection with the acquisition and construction of a 40-unit affordable housing development known as Chestnut Glen and a 40-unit affordable housing development known as Legacy Hill, both located in Huntsville, Madison County, Alabama. Advances on the note bear interest of 0% per annum. The note is secured by the underlying property. The outstanding principal balance as of December 31, 2021 was \$2,095,490 and shall be due on the maturity date, June 30, 2055.

Changes in the total long-term debt of the discretely presented component units during fiscal year ended December 31, 2021 are summarized below:

Description	Long-Term Debt			Long-Term Debt	
	Outstanding January 1, 2021	Issued	Retired	Outstanding December 31, 2021	Amount Due Within One Year
AHFA Tax Credit Loan	\$ 9,795,250	\$ -	\$ -	\$ 9,795,250	\$ -
Capital Fund Recovery Loan	6,428,583	-	-	6,428,583	-
HOME Loan	500,000	-	-	500,000	-
Authority CFFP Funds Note	7,280,000	-	-	7,280,000	-
Authority Funds Note	2,095,490	-	-	2,095,490	-
Total Long-Term Debt	<u>\$ 26,099,323</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,099,323</u>	<u>\$ -</u>

Principal and interest payments due on all of the discretely presented component units' notes payable are as follows:

Fiscal Year	Principal	Interest	Total
2026	\$ 9,795,250	\$ -	\$ 9,795,250
2032	500,000	-	500,000
2050	6,428,583	-	6,428,583
2055	2,095,490	-	2,095,490
2065	7,280,000	-	7,280,000
Total	<u>\$ 26,099,323</u>	<u>\$ -</u>	<u>\$ 26,099,323</u>

NOTE 7 OTHER LONG-TERM LIABILITIES

Business-Type Activities

Other long-term liabilities for business-type activities consist of the following:

	Balance			Balance	
	April 1, 2021	Increases	Decreases	March 31, 2022	Due Within One Year
Accrued Compensated Absences	\$ 328,822	\$ 19,681	\$ (18,589)	\$ 329,914	\$ 227,996
FSS Escrows	502,782	229,619	(251,391)	481,010	205,514
Total Other					
Long-Term Liabilities	<u>\$ 831,604</u>	<u>\$ 249,300</u>	<u>\$ (269,980)</u>	<u>\$ 810,924</u>	<u>\$ 433,510</u>

**HUNTSVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2022**

NOTE 7 OTHER LONG-TERM LIABILITIES (CONTINUED)

Discretely Presented Component Units

Other long-term liabilities for Huntsville Senior Apartments, L.P. consist of the following:

	Balance January 1, 2021	Increases	Decreases	Balance December 31, 2021	Due Within One Year
Huntsville Senior Apartments Developer Fee Payable	\$ 502,331	\$ -	\$ (71,812)	\$ 430,519	\$ 71,762

NOTE 8 EMPLOYEE BENEFIT PLANS

The Authority contributes to the Huntsville Housing Authority Retirement Plan (the Plan), a defined contribution pension plan, for its employees having at least three months of service. The Plan is administered by Definiti. Benefit terms, including contribution requirements, for the Plan are established and may be amended by a resolution approved by the board of commissioners of the Authority. The Authority is required to contribute 15.3% of annual salary to individual employee accounts for each participating employee. Total employer contributions to the Plan for the year ended March 31, 2022 were \$684,843.

Participants do not contribute to the Plan and become fully vested in employer contributions and investments earnings after five years of participation in the Plan or reaching age 55. Nonvested contributions are forfeited upon termination of employment and such forfeitures are used to pay a portion of the Plan's administrative expenses. For the fiscal year ended March 31, 2022, forfeitures totaled \$142,188. Assets in the Plan are recorded at fair value but are administered by a private corporation under contract with the Authority. It is the opinion of the Authority's legal counsel that the Authority has no liability for losses under the Plan but does have the duty of due care that would be required of an ordinary prudent investor.

The Authority sponsors a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The Plan permits all employees to defer a portion of their salary until future years. Such amounts are not available to employees until termination, retirement, death, or unforeseeable emergency.

NOTE 9 RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for all risks of loss, including workers' compensation and employee health and accident insurance. The Authority has not had any significant reductions in insurance coverage, or any claims not reimbursed for the fiscal years ending 2022, 2021, or 2020.

**HUNTSVILLE HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2022**

NOTE 10 CONCENTRATION OF RISK

The Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

NOTE 11 COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

As of July 29, 2022, the date that the financial statements were available to be issued, the Authority had outstanding litigation cases that had not yet been resolved. The Authority has assessed the likelihood of such cases resulting in monetary settlement to be minimal and as such has not recorded an associated liability at fiscal year-end.

NOTE 12 GROUND LEASES

On October 19, 2012, a ground lease was established for 99 years as part of the agreement between the Authority and Twickenham Square Venture, LLC, in the total amount of \$6,578,100. The lease provided an option to defer the first payment for five years from the date of the lease. This option was exercised by the lessee. The first payment was due and paid in October 2017. Subsequently, rent is due and payable on or before the first day of each calendar month during the term of the lease. During the fiscal year, \$135,000 of deferred and current year rent was due and received. Payments are increased in five-year increments beginning in October 2017 in the amount of \$11,250, and are based on the following schedule:

	Monthly	Annual	Total
Years 1 - 25	\$ 2,250	\$ 27,000	\$ 675,000
Years 26 - 50	3,691	44,292	1,107,300
Years 51 - 75	6,054	72,648	1,816,200
Years 76 - 99	9,932	119,184	2,860,416
Total			<u>\$ 6,458,916</u>

On October 26, 2015, a ground lease was established for 10 years with Bryant Bank in the amount of \$100,000 per annum, payable at the rate of \$8,333 per month, for the duration of the initial term. Rent payments were due beginning May 2017. During the fiscal year, \$100,000 of rent was earned and received. The lease provides an option to extend the initial term an additional 10 years, not to extend beyond a lease of 60 years. The annual base rent to be paid on each of the extended terms is to be determined on the first day of each extended term. The extended lease rent is determined as the initial rent adjusted for the consumer price index for all urban consumers.

On February 28, 2018, a ground lease was established for 99 years with Balch Road Redevelopment, LLC in the amount of \$700,000. The lease was prepaid in full, to be recognized as revenue over the lease term. As of March 31, 2022, \$671,128 remains unearned revenue.

SUPPLEMENTARY INFORMATION

HUNTSVILLE HOUSING AUTHORITY

ENTITY-WIDE BALANCE SHEET SUMMARY

MARCH 31, 2022

Line Item #	Accounts Description	Project Totals	Continuum of Care	FSS	ROSS	CDBG/NSP	CHCV CARES	Housing Choice Vouchers	Emergency Housing Vouchers	Public Housing CARES	Mainstream Vouchers	Other Federal Program	Business Activities	COC	Elimination	Total Enterprise Fund	Discrete Component Units	Total Reporting Entity
CURRENT ASSETS																		
Cash:																		
111	Unrestricted	\$ 5,463,146	\$ -	\$ -	\$ -	\$ 571,311	\$ -	\$ 126,159	\$ 69,587	\$ -	\$ 16,692	\$ -	\$ 1,528,070	\$ 696,911	\$ -	\$ 8,471,876	\$ 700,870	\$ 9,172,746
113	Other Restricted	6,693,877	-	-	-	-	-	366,851	514,363	-	11,781	-	-	111,000	-	7,717,882	2,784,160	10,502,042
114	Tenant Security Deposits	138,910	-	-	-	-	-	-	-	-	-	-	-	-	-	138,910	16,700	155,610
115	Restricted for Payment of Current Liability	205,514	-	-	-	-	-	130,673	-	-	-	-	-	-	-	336,187	49,786	385,973
100	Total Cash	12,501,447	-	-	-	571,311	-	643,683	583,950	-	28,483	-	1,528,070	807,911	-	18,664,855	3,551,516	20,216,371
Accounts and Notes Receivable:																		
122	HUD Other Projects	5,848	21,394	29,374	17,305	-	-	68,633	-	-	6,985	-	-	-	-	149,539	-	149,539
125	Miscellaneous	-	-	-	-	-	-	2,666	-	-	-	-	-	35,554	-	38,220	39	38,259
126	Tenants	96,509	-	-	-	-	-	-	-	-	-	-	-	-	-	96,509	9,399	105,908
126.1	Allowance for Doubtful Accounts - Tenants	(7,592)	-	-	-	-	-	-	-	-	-	-	-	-	-	(7,592)	(160)	(7,752)
128	Fraud Recovery	42,947	-	-	-	-	-	-	-	-	-	-	-	-	-	42,947	550	43,497
128.1	Allowance for Doubtful Accounts - Fraud	(30,527)	-	-	-	-	-	-	-	-	-	-	-	-	-	(30,527)	-	(30,527)
120	Total Receivables, Net of Allowances for Uncollectibles	107,185	21,394	29,374	17,305	-	-	71,299	-	-	6,985	-	-	35,554	-	289,096	9,828	298,924
142	Prepaid Expenses and Other Assets	446,117	-	-	-	-	-	11,183	-	-	-	-	2,356	19,431	-	479,087	51,679	530,766
144	Interprogram (Due from)	-	-	-	-	-	-	-	-	-	-	-	-	39,188	(39,188)	-	-	-
150	Total Current Assets	13,054,749	21,394	29,374	17,305	571,311	-	726,165	583,950	-	35,468	-	1,530,426	902,084	(39,188)	17,433,038	3,613,023	21,046,061
NONCURRENT ASSETS																		
Fixed Assets:																		
161	Land	2,334,059	-	-	-	25,000	-	-	-	-	-	-	700,000	584,742	-	3,643,801	1	3,643,802
162	Buildings	70,795,019	-	-	-	39,546	-	-	-	-	-	-	-	1,362,539	-	72,197,104	25,652,946	97,850,050
164	Furniture, Equipment, and Machinery - Admin.	1,575,044	-	-	-	-	-	47,752	-	-	-	-	280,113	500,470	-	2,403,379	125,173	2,528,552
166	Accumulated Depreciation	(61,555,273)	-	-	-	(22,449)	-	(47,752)	-	-	-	-	(74,778)	(1,775,652)	-	(63,475,904)	(7,847,289)	(71,323,193)
180	Total Fixed Assets, Net of Accumulated Depreciation	13,148,849	-	-	-	42,097	-	-	-	-	-	-	905,335	672,099	-	14,768,380	17,930,831	32,699,211
171	Notes Loans, and Mortgages Receivable - Noncurrent	-	-	-	-	-	-	-	-	-	-	-	16,304,073	-	-	16,304,073	-	16,304,073
174	Other Assets	13,148,849	-	-	-	-	-	-	-	-	-	-	-	32,965	-	31,105,418	1,018,863	1,051,828
180	Total Noncurrent Assets	26,297,698	21,394	29,374	17,305	613,408	-	726,165	583,950	-	35,468	-	17,209,408	705,064	-	48,538,456	18,949,694	67,488,150
290	Total Assets	\$ 28,203,598	\$ 21,394	\$ 29,374	\$ 17,305	\$ 613,408	\$ -	\$ 726,165	\$ 583,950	\$ -	\$ 35,468	\$ -	\$ 18,739,634	\$ 1,607,149	\$ (39,188)	\$ 48,538,456	\$ 22,562,717	\$ 71,101,173

HUNTSVILLE HOUSING AUTHORITY

ENTITY-WIDE BALANCE SHEET SUMMARY (CONTINUED)

MARCH 31, 2022

Line Item #	Accounts Description	Project Totals	Continuum of Care	FSS	ROSS	COBG/NSP	HCV	Housing Choice Vouchers	Emergency Housing Vouchers	Public Housing CARES	Main-Stream Vouchers	Other Federal Program	Business Activities	COCC	Elimination	Total Enterprise Fund	Discrete Component Units	Total Reporting Entity
CURRENT LIABILITIES																		
312	Accounts Payable < 90 Days	\$ 253,229	\$ 20,936	\$ -	\$ -	\$ -	\$ -	\$ 27,023	1,862	\$ -	\$ 573	\$ -	\$ 15,359	\$ 23,284	\$ -	\$ 342,266	\$ 140,680	\$ 482,946
321	Accrued Wage/Payroll Taxes Payable	104,699	-	5,267	2,682	-	-	18,051	-	-	-	-	4,310	58,655	-	193,664	15,146	208,810
322	Accrued Compensated Absences -																	
	Current Portion	118,179	-	-	-	-	-	29,481	-	-	-	-	5,468	74,868	-	227,996	-	227,996
325	Accounts Payable - HUD	52,734	-	-	-	-	-	-	-	-	-	-	-	52,734	-	-	-	52,734
331	PHA Programs	-	-	-	-	-	-	1,882	-	-	-	-	-	-	-	1,882	-	1,882
333	Accounts Payable - Other Gov.	126,819	-	-	-	-	-	3,253	-	-	-	-	-	10,905	-	140,977	70,339	211,316
341	Tenant Security Deposits	138,910	-	-	-	-	-	-	-	-	-	-	-	-	-	138,910	16,700	155,610
342	Deferred Revenues	329,697	-	-	-	-	-	-	192,500	-	-	-	671,127	7,414	-	1,200,738	130	1,200,868
343	Current Portion of Long-Term Debt -																	
	Capital Projects / Mortgage	395,228	-	-	-	-	-	-	-	-	-	-	-	-	-	395,228	-	395,228
345	Other Current Liabilities	205,514	-	-	-	-	-	130,673	-	-	-	-	-	-	-	336,187	49,796	385,973
347	Interprogram (Due to)	-	458	24,107	14,623	-	-	-	-	-	-	-	-	-	(39,188)	-	-	-
310	Total Current Liabilities	1,725,009	21,394	29,374	17,305	-	-	210,163	194,362	-	573	-	695,264	175,126	(39,188)	3,030,382	292,761	3,323,163
NONCURRENT LIABILITIES																		
Capital Projects /																		
351	Mortgage Revenue Bonds	4,687,559	-	-	-	-	-	-	-	-	-	-	-	-	-	4,687,559	-	4,687,559
353	Noncurrent Liabilities - Other	38,795	-	-	-	-	-	106,028	-	-	-	-	-	-	-	144,823	389,001	513,824
354	Accrued Compensated Absences - Noncurrent	46,312	-	-	-	-	-	13,216	-	-	-	-	802	41,588	-	101,918	-	101,918
355	Loan Liability - Noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Noncurrent Liabilities	4,772,666	-	-	-	-	-	119,244	-	-	-	-	802	41,588	-	4,934,300	26,099,323	26,099,323
300	Total Liabilities	6,497,675	21,394	29,374	17,305	-	-	329,407	194,362	-	573	-	697,066	216,714	(39,188)	7,964,682	26,761,105	34,725,787
EQUITY																		
508.4	Net Investment in Capital Assets	8,066,062	-	-	-	42,097	-	-	-	-	-	-	905,335	672,099	-	9,685,593	(8,168,492)	1,517,101
511.4	Restricted Net Position	6,655,082	-	-	-	-	-	280,823	321,863	-	11,791	-	-	111,000	-	7,380,559	2,773,915	10,154,474
512.4	Unrestricted Net Position	4,984,779	-	-	-	571,311	-	115,935	67,725	-	23,104	-	17,137,433	607,335	-	23,507,622	1,196,189	24,703,811
513	Total Equity/Net Position	19,705,923	-	-	-	613,408	-	396,758	389,588	-	34,895	-	18,042,768	1,390,434	-	40,573,774	(4,198,388)	36,375,386
600	Total Liabilities and Equity/Net Position	\$ 26,203,598	\$ 21,394	\$ 29,374	\$ 17,305	\$ 613,408	\$ -	\$ 726,165	\$ 583,950	\$ -	\$ 35,468	\$ -	\$ 18,739,834	\$ 1,607,148	\$ (39,188)	\$ 48,538,456	\$ 22,562,717	\$ 71,101,173

HUNTSVILLE HOUSING AUTHORITY

ENTITY-WIDE REVENUE AND EXPENSE SUMMARY

YEAR ENDED MARCH 31, 2022

Line Item #	Accounts Description	Project Totals	Continuum of Care	FSS	ROSS	COBG/ NSP	CHCV CARES	Housing Choice Vouchers	Emergency Housing Vouchers	Public Housing CARES	Main-Stream Vouchers	Other Federal Program	Business Activities	COCC	Elimination	Total Enterprise Fund	Discrete Component Units	Total Reporting Entity
REVENUE																		
70300	Net Tenant Rental Revenue	\$ 2,684,261														\$ 2,684,261	\$ 941,405	\$ 3,625,666
70400	Tenant Revenue - Other	64,596														64,596	17,552	82,148
70500	Total Tenant Revenue	2,748,857														2,748,857	958,957	3,707,814
70600	HUD PHA Operating Grants	282,457		280,818	192,188		135,071	13,230,430	398,059	130,782	304,378					26,596,477		25,596,477
708.1	Capital Grants	787,351														787,351		787,351
70700	Total Fee Revenue															50,910		50,910
70800	Other Governmental Grants															391,984		391,984
71000	Investment Income - Unrestricted	21,027														29,075	3,969	33,044
71100	Fraud Recovery							1,712								83,014		83,014
71500	Other Revenue	827,298						10,488	0.00							1,186,561	23,021	1,186,561
71600	Gain or Loss on the Sale of Fixed Assets	1,356,188						0.00								1,356,188		1,356,188
72000	Investment Income - Unrestricted																	
	Total Revenue	16,382,999	282,457	280,818	192,188		135,071	13,325,644	398,059	130,782	304,678					31,816,447	1,367,731	33,186,178
EXPENSES																		
Administrative:																		
91100	Administrative Salaries	997,584	37,904				94,584	378,311		101,257						2,805,103	129,307	2,934,410
91200	Auditing Fees	17,600						8,800								44,000	29,650	73,650
91300	Management Fee	1,400,685						241,332									103,546	103,546
91310	Bookkeeping Fee	118,820						150,832								(1,642,027)		(269,752)
91400	Advertising and Marketing	6,006						6,411								16,455	1,788	18,243
91500	Employee Benefit Contributions - Administrative	405,390	298				37,555	162,284		9,396	1,016					1,080,011	47,553	1,127,564
91600	Office Expenses	434,692			2,810			203,631								680,734	53,256	933,990
91700	Legal Expense	34,666														67,533	314	67,847
91800	Travel	37,125			1,740			5,034								87,623	2,081	89,704
91900	Other	282,814							7,779							371,424	40,775	412,199
	Total Administrative	3,736,092	38,200		4,550		132,119	1,162,371	7,779	110,653	1,016					5,352,883	408,270	5,761,153
92000	Asset Management Fee	181,560																
Tenant Services:																		
92100	Salaries	119,109		222,296	130,266			8,911								480,582		480,582
92200	Relocation Costs	1,300														1,300		1,300
92300	Employee Benefit Contributions	68,934		58,522	57,372			27,849								212,677	5,205	212,677
92400	Other	33,481											59,718			93,199	98,404	191,603
	Total Tenant Services	222,824		280,818	187,638			36,760					59,718			787,758	5,205	792,963
Utilities:																		
93100	Water	388,151														370,301	40,022	410,323
93200	Electricity	373,384														394,702	122,372	517,074
93300	Gas	44,244														49,340	24,282	73,622
93600	Sewer	549,313														550,330	53,801	604,131
93800	Other Utilities Expense	107,394														138,203	9,007	147,210
	Total Utilities	1,462,486														1,502,876	249,484	1,752,360
Ordinary Maintenance and Operations:																		
94100	Labor	1,352,225								20,129						1,503,008	101,924	1,604,932
94200	Materials and Other	1,607,755						1,833								1,689,278	154,290	1,853,568
94300	Contracts	1,324,798														1,052,885	81,495	1,134,380
94500	Employee Benefits Contribution	638,792														702,159	29,657	731,816
	Total Ordinary Maintenance and Operations	4,923,570						1,833		20,129						4,957,330	367,376	5,324,706

HUNTSVILLE HOUSING AUTHORITY

ENTITY-WIDE REVENUE AND EXPENSE SUMMARY (CONTINUED)

YEAR ENDED MARCH 31, 2022

Line Item #	Accounts Description	Project Totals	Continuum of Care	FSS	ROSS	CDBG/NSF	CHCV CARES	Housing Choice Vouchers	Emergency Housing Vouchers	Public Housing CARES	Main-Stream Vouchers	Other Federal Program	Business Activities	COCC	Elimination	Total Enterprise Fund	Discrete Component Units	Total Reporting Entity
EXPENSES (Continued)																		
95200	Protective Services	\$ 317,742	\$ -	\$ -	\$ -	\$ -	\$ 2,952	\$ 3,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323,955	\$ -	\$ 323,955
95200	Other Contract Costs	317,742	-	-	-	-	2,952	3,251	-	-	-	-	-	-	-	323,955	-	323,955
96100	Total Protective Services	1,127,724	-	-	-	-	-	43,122	-	-	-	-	13,338	82,329	-	1,266,513	82,709	1,349,222
96100	Total Insurance Premiums																	
General Expenses:																		
96200	Other General Expenses	876,754	-	-	-	-	-	7,754	-	-	-	-	-	-	-	884,508	1,425	885,933
96210	Compensated Absences	2,928	-	-	-	-	-	1,524	-	-	-	-	-	-	-	19,681	-	19,681
96300	Payments in Lieu of Taxes	118,380	-	-	-	-	-	-	-	-	-	-	-	-	-	118,380	70,339	188,719
96400	Bad Debt - Tenant Rents	68,113	-	-	-	-	-	-	-	-	-	-	-	-	-	68,113	5,131	73,244
96000	Total General Expenses	1,065,175	-	-	-	-	-	9,601	-	-	-	-	-	-	-	1,081,005	76,895	1,157,900
96700	Total Interest Expense and Amortization Cost	218,846	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	13,237,019	38,200	280,818	192,188	-	135,071	1,266,948	7,779	130,782	1,016	59,718	353,445	2,184,815	(2,376,635)	15,501,166	1,250,151	16,751,317
97000	EXCESS OF OPERATING REVENUE																	
OVER OPERATING EXPENSES																		
97200	Casualty Losses - Noncapitalized	3,145,980	244,257	-	-	-	-	12,066,696	350,280	-	303,660	(59,718)	283,485	(59,359)	-	16,317,281	117,590	16,434,861
97300	Housing Assistance Payments	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	-	20,000
97400	Depreciation Expense	1,438,022	244,257	-	-	-	-	12,284,428	692	-	267,062	-	12,796,439	33,926	21,622	1,496,245	870,082	2,366,308
98000	Total Expenses	14,695,041	282,457	280,818	192,188	2,676	135,071	13,541,376	8,471	130,782	268,080	59,718	387,371	2,208,437	(2,376,635)	29,813,851	2,120,213	31,934,064
Other Financing Sources (Uses):																		
10010	Operating Transfer In	1,402,920	-	-	-	-	-	-	-	-	-	-	-	-	(1,552,920)	-	-	-
10020	Operating Transfer Out	(1,402,920)	-	-	-	-	-	-	-	-	-	-	(150,000)	-	-	-	-	-
10091	Inter Project Excess Cash Transfer In	1,155,000	-	-	-	-	-	-	-	-	-	-	-	-	(1,155,000)	-	-	-
10092	Inter Project Excess Cash Transfer Out	(1,155,000)	-	-	-	-	-	-	-	-	-	-	-	-	1,155,000	-	-	-
10100	Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-	-	(150,000)	-	-	-	-	-
OVER (UNDER) EXPENSES																		
10000	OVER (UNDER) EXPENSES	\$ 1,687,958	\$ -	\$ -	\$ -	(2,676)	\$ -	(215,732)	\$ 369,589	\$ -	\$ 36,598	\$ (59,718)	\$ 99,559	\$ 69,019	\$ -	\$ 2,004,596	\$ (752,482)	\$ 1,252,114
Memo Account Information																		
11020	Required Annual Debt Principal Payments	\$ 395,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 395,218	\$ -	\$ 395,218
11030	Beginning Equity	18,017,965	-	-	-	-	-	612,490	-	-	(1,703)	59,718	17,943,209	1,321,415	-	38,589,178	(3,445,906)	35,123,272
11040	Prior Period Adjustments, Equity Transfers, and Corrections	-	-	-	-	616,084	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	115,935	-	-	-	-	-	-	-	115,935	-	115,935
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	280,823	-	-	-	-	-	-	-	280,823	-	280,823
11190	Unit Months Available	17,889	588	-	-	-	-	23,377	990	-	480	-	-	-	-	43,324	1,536	44,860
11210	Unit Months Leased	15,601	303	-	-	-	-	20,270	2	-	460	-	-	-	-	36,636	1,509	38,145
11270	Excess Cash	3,261,649	-	-	-	-	-	-	-	-	-	-	-	-	-	3,261,649	-	3,261,649
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	787,361	-	-	-	-	-	-	-	-	-	-	-	-	-	787,361	-	787,361
11630	Furniture and Equipment - Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture and Equipment - Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFPF Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

HUNTSVILLE HOUSING AUTHORITY

PROJECT BALANCE SHEET SUMMARY

MARCH 31, 2022

Line Item #	Accounts Description	AMP 001	AMP 002	AMP 003	AMP 004	AMP 005	AMP 008	AMP 010	AMP 011	AMP 014	AMP 016	AMP 019	AMP 051	AMP 052	AMP 060	AMP 061	AMP 062	AMP 063	Project Totals
CURRENT ASSETS																			
Cash:																			
111	Unrestricted	\$ 134,879	\$ 298,981	\$ 746,983	\$ 406,430	\$ 1,162,875	\$ 404,757	\$ 256,147	\$ 393,314	\$ 476,523	\$ 311,281	\$ 209,738	\$ 199,958	\$ 461,470	\$ -	\$ 205	\$ 205	\$ -	\$ 5,463,146
113	Other Restricted	6,627,318	2,085	-	-	6,230	-	-	-	1,831	6,217	15,731	6,701	6,701	-	13,882	13,882	-	6,693,877
114	Tenant Security Deposits	-	-	-	-	44,520	12,350	8,280	10,510	10,160	8,000	5,530	7,900	20,880	-	-	-	-	138,910
115	Restricted for Payment of Current Liability	-	8,510	3,103	-	36,243	-	13,230	-	12,857	93,188	38,085	84	416	-	-	-	-	205,514
100	Total Cash	6,761,997	320,358	749,766	406,430	1,249,868	417,107	277,657	403,824	501,171	418,684	268,084	207,842	489,467	-	14,087	14,087	-	12,501,447
Accounts and Notes Receivable:																			
122	HUD Other Projects	-	194	-	216	722	194	436	1,324	1,573	142	81	116	313	-	472	65	-	5,848
126	Tenants	-	5,190	-	26	27,772	13,168	-	3,152	28,584	-	209	4,183	14,235	-	-	-	-	96,509
126.1	Allowance for Doubtful Accounts - Tenants	-	-	-	(5)	(1,454)	(409)	-	(43)	(4,427)	-	(4)	(103)	(576)	-	-	-	-	(7,592)
128	Fraud Recovery	-	(571)	-	-	35,349	-	-	2	1,541	-	-	306	121	-	-	-	-	42,947
128.1	Allowance for Doubtful Accounts - Fraud	-	3,914	1,714	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(30,527)
120	Total Receivables, Net of Allowances for Uncollectibles	-	(3,914)	(1,714)	-	(24,899)	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	-	4,803	-	237	37,480	12,953	436	4,435	27,271	142	286	4,502	14,093	-	472	65	-	107,185
150	Total Current Assets	6,761,997	113,334	749,766	11,000	1,177,636	443,052	77,474	2,748	4,522	2,975	2,240	55,580	45,616	-	14,559	14,152	-	446,117
NONCURRENT ASSETS																			
Fixed Assets:																			
161	Land	110,889	150,737	181,456	155,769	221,812	25,918	71,092	5,400	158,992	537,100	500,000	58,159	156,705	-	-	-	-	2,334,059
162	Buildings	-	6,805,448	-	2,829,688	24,701,829	3,880,926	3,278,552	5,235,344	5,984,349	5,270,470	2,663,483	2,855,975	7,288,955	-	-	-	-	70,795,019
164	Furniture, Equipment, and Machinery - Admin.	-	283,996	-	57,442	451,816	180,684	98,019	160,503	49,291	28,160	76,649	49,886	114,078	-	11,260	11,260	-	1,575,044
166	Accumulated Depreciation	-	(5,560,333)	-	(2,599,450)	(23,767,395)	(3,653,518)	(3,087,806)	(3,768,722)	(5,527,270)	(2,588,366)	(1,428,998)	(2,844,765)	(6,772,866)	-	(7,882)	(7,882)	-	(61,555,273)
160	Total Fixed Assets	110,889	1,679,848	181,456	453,479	1,608,062	434,010	358,857	1,632,525	865,352	3,247,364	1,813,134	119,255	838,852	-	3,378	3,378	-	13,148,849
180	Depreciation	110,889	1,679,848	181,456	453,479	1,608,062	434,010	358,857	1,632,525	865,352	3,247,364	1,813,134	119,255	838,852	-	3,378	3,378	-	13,148,849
190	Total Noncurrent Assets	110,889	1,679,848	181,456	453,479	1,608,062	434,010	358,857	1,632,525	865,352	3,247,364	1,813,134	119,255	838,852	-	3,378	3,378	-	13,148,849
190	Total Assets	\$ 6,872,886	\$ 2,118,341	\$ 931,242	\$ 871,146	\$ 3,013,058	\$ 877,062	\$ 715,424	\$ 2,043,532	\$ 1,198,326	\$ 3,669,165	\$ 2,084,744	\$ 367,179	\$ 1,386,028	\$ -	\$ 17,937	\$ 17,530	\$ -	\$ 26,203,598

HUNTSVILLE HOUSING AUTHORITY

PROJECT BALANCE SHEET SUMMARY (CONTINUED)

MARCH 31, 2022

Line	Item #	Accounts Description	AMP 001	AMP 002	AMP 003	AMP 004	AMP 006	AMP 008	AMP 010	AMP 011	AMP 014	AMP 016	AMP 019	AMP 051	AMP 052	AMP 060	AMP 061	AMP 062	AMP 063	Project Totals
		CURRENT LIABILITIES																		
312		Accounts Payable - 90 Days	\$ -	\$ 16,907	\$ 6,821	\$ 17,606	\$ 63,106	\$ 25,831	\$ 11,873	\$ 41,757	\$ 9,313	\$ 4,781	\$ 2,574	\$ 8,927	\$ 41,222	\$ -	\$ 1,709	\$ 1,302	\$ -	\$ 255,229
321		Accrued Wage/Payroll Taxes Payable	-	10,666	-	4,687	31,288	9,425	7,623	6,821	9,016	3,575	5,367	2,763	13,410	-	-	-	-	104,699
322		Accrued Compensated Absences -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
323		Current Portion	-	9,646	-	8,529	30,557	10,629	10,511	8,413	6,538	6,624	5,045	4,862	16,825	-	26,367	-	-	118,179
325		Accrued Interest Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	52,734
333		Accounts Payable -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341		Other Governmental	-	840	-	538	28,703	14,519	7,080	16,158	9,788	17,411	10,882	8,309	11,571	-	-	-	-	126,819
342		Tenant Security Deposits	-	10,780	-	-	44,520	12,350	5,280	10,510	10,160	8,000	5,530	7,900	20,880	-	-	-	-	138,910
343		Deferred Revenues	263,500	8,153	6,428	7,338	7,862	1,916	4,916	4,868	6,959	6,576	3,749	1,180	6,232	-	-	-	-	328,697
		Current Portion of	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Long-Term Debt -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345		Capital Projects / Mortgage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	395,228
310		Other Current Liabilities	-	8,510	3,103	-	36,243	-	13,230	-	12,657	93,166	38,095	84	416	-	197,614	197,614	-	205,514
		Total Current Liabilities	263,500	65,522	16,352	38,708	243,289	74,670	63,328	86,527	64,443	140,153	71,252	33,725	110,556	-	225,690	225,283	-	1,725,009
		NONCURRENT LIABILITIES																		
351		Capital Projects / Mortgage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353		Revenue Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
354		Noncurrent Liabilities - Other	-	2,085	-	-	6,230	-	-	-	1,831	6,217	15,731	-	6,701	-	2,343,780	2,343,779	-	4,887,559
		Accrued Compensated Absences -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	38,795
350		Noncurrent	-	2,237	-	4,748	11,522	3,629	5,520	3,014	2,043	3,024	1,718	2,202	6,655	-	-	-	-	46,312
		Total Noncurrent Liabilities	-	4,322	-	4,748	17,752	3,629	5,520	3,014	3,874	9,241	17,449	2,202	13,356	-	2,343,780	2,343,779	-	4,772,666
300		Total Liabilities	263,500	69,844	16,352	43,456	261,051	78,299	68,849	91,541	68,317	149,394	88,701	35,927	123,912	-	2,569,470	2,569,062	-	6,497,675
		EQUITY																		
508.4		Net Investment in Capital Assets	110,889	1,679,848	181,456	453,479	1,508,062	434,010	359,857	1,632,525	665,362	3,247,364	1,813,134	119,255	836,852	-	(2,538,016)	(2,538,015)	-	8,066,062
511.4		Restricted Net Position	6,627,318	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
512.4		Unrestricted Net Position	(128,321)	368,649	733,434	374,211	1,143,943	364,753	286,718	319,456	454,847	272,407	182,909	231,997	425,264	-	13,882	13,882	-	6,655,082
513		Total Equity/Net Position	6,609,386	2,048,497	914,890	827,690	2,752,005	788,763	646,575	1,951,981	1,130,009	3,519,771	1,996,043	351,252	1,282,116	-	(2,551,533)	(2,551,532)	-	4,884,779
500		Total Liabilities and Equity/Net Position	\$ 6,872,886	\$ 2,118,341	\$ 931,242	\$ 871,146	\$ 3,013,056	\$ 877,062	\$ 715,424	\$ 2,043,532	\$ 1,188,326	\$ 3,669,165	\$ 2,084,744	\$ 387,179	\$ 1,386,028	\$ -	\$ 17,937	\$ 17,530	\$ -	\$ 706,203,588

HUNTSVILLE HOUSING AUTHORITY

PROJECT REVENUE AND EXPENSE SUMMARY

YEAR ENDED MARCH 31, 2022

Line Item #	Accounts Description	AMP 001	AMP 002	AMP 003	AMP 004	AMP 005	AMP 006	AMP 008	AMP 010	AMP 011	AMP 014	AMP 016	AMP 019	AMP 051	AMP 052	AMP 060	AMP 061	AMP 062	AMP 063	Project Totals
REVENUE																				
70300	Net Tenant Rental Revenue	\$	\$ 121,988	\$	\$ 27,705	\$ 701,430	\$ 348,723	\$ 144,553	\$ 321,002	\$ 158,086	\$ 223,854	\$ 162,978	\$ 143,666	\$ 330,276	\$	\$	\$	\$	\$	\$ 2,684,261
70400	Tenant Revenue - Other	-	5,325	-	500	18,752	4,000	3,975	2,400	1,163	5,900	6,050	5,325	3,044	9,225	-	-	-	-	64,586
70500	Total Tenant Revenue	-	127,313	-	28,205	720,182	352,723	148,528	323,402	163,986	229,904	169,004	149,004	146,710	279,123	-	-	-	-	2,148,857
70600	HUD PHA Operating Grants	-	561,264	561,264	858,021	2,427,033	551,534	629,400	457,387	377,769	584,145	377,769	244,677	398,923	1,102,558	113,605	457,308	428,162	503,415	10,942,284
706.1	Capital Grants	-	160,718	-	-	176,371	-	-	-	-	232,685	217,377	-	-	-	-	-	-	-	787,361
71100	Investment Income - Unrestricted	164	757	7,080	2,101	4,001	447	874	546	1,976	435	151	680	1,805	-	-	30	30	-	21,027
71500	Other Revenue	672,926	15,080	15,360	11,163	43,485	15,717	3,659	9,427	5,914	11,293	2,935	2,935	17,200	-	-	-	-	-	827,288
71600	Gain or Loss on the Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment Income - Restricted	1,353,432	917	-	-	1,839	-	-	-	-	-	-	-	-	-	-	-	-	-	1,356,188
70000	Total Revenue	2,026,522	1,251,868	583,724	889,610	3,372,811	920,421	782,501	790,742	988,716	836,998	416,065	549,282	1,400,686	428,214	113,605	457,340	503,415	-	16,382,999
EXPENSES																				
Administrative:																				
91100	Administrative Salaries	-	76,805	-	76,347	271,720	77,265	67,329	59,846	62,156	75,651	52,956	42,918	134,591	-	-	-	-	-	997,584
91200	Auditing Fees	-	1,356	-	1,559	5,109	1,396	908	1,163	1,280	1,024	838	838	2,256	-	-	-	-	-	17,600
91300	Management Fee	-	104,408	83,813	43,688	415,269	110,523	74,225	95,345	98,630	80,243	46,896	67,915	181,630	-	-	-	-	-	1,400,685
913.1	Bookkeeping Fee	-	9,427	-	780	38,640	10,245	6,975	8,970	8,805	7,403	4,357	6,360	16,958	-	-	-	-	-	116,520
91400	Advertising and Marketing	-	535	-	525	1,580	745	276	621	490	311	562	255	686	-	-	-	-	-	6,005
91500	Employee Benefit Contributions - Administrative	-	29,807	-	31,984	120,986	28,684	25,608	23,483	26,165	28,571	17,801	16,881	55,410	-	-	-	-	-	405,390
91600	Office Expenses	-	43,580	670	30,250	113,781	30,935	25,420	33,081	29,321	18,893	36,635	15,652	50,569	-	-	2,947	2,948	-	434,692
91700	Legal Expense	-	7,826	386	9,183	2,173	-	338	-	7,271	342	823	-	6,324	-	-	-	-	-	34,686
91800	Travel	-	2,621	-	2,929	12,359	2,733	1,908	2,278	2,402	2,152	1,221	1,640	4,882	-	-	-	-	-	37,125
91900	Other	464	7,675	8,369	94,591	36,517	21,697	3,468	15,982	56,833	10,231	54	4,037	5,341	-	-	12,908	4,645	-	282,814
	Total Administrative	464	284,090	93,238	281,846	1,018,224	284,223	205,455	240,769	291,653	224,821	181,706	158,506	455,647	-	-	15,856	7,594	-	3,736,092
92000	Asset Management Fee	-	14,400	-	16,080	53,640	14,400	9,360	12,000	13,200	10,560	6,000	8,640	23,280	-	-	-	-	-	181,560
Tenant Services:																				
92100	Salaries	-	9,452	-	10,555	35,193	9,452	6,117	7,879	8,665	6,934	3,937	5,671	15,254	-	-	-	-	-	119,109
92200	Relocation Costs	-	-	-	-	1,300	-	-	-	-	-	-	-	-	-	-	-	-	-	1,300
92300	Employee Benefit Contributions	-	5,467	-	6,108	20,363	5,467	3,557	4,557	5,012	4,012	2,275	3,281	8,835	-	-	-	-	-	68,934
92400	Other	-	1,741	-	1,894	12,685	3,360	1,133	1,451	1,615	1,276	725	2,057	5,522	-	-	-	-	-	39,481
	Total Tenant Services	-	16,660	-	18,557	69,541	18,299	10,807	13,887	15,282	12,224	6,937	11,009	29,611	-	-	-	-	-	222,824
Utilities:																				
93100	Water	-	29,942	-	33,765	127,536	24,345	25,618	21,072	3,956	5,717	12,581	18,378	65,241	-	-	-	-	-	369,151
93200	Electricity	-	25,388	1,458	42,400	38,035	114,611	7,229	96,070	17,677	6,735	6,424	5,160	11,197	-	-	-	-	-	373,384
93300	Gas	-	7,823	117	12,432	6,653	11,914	349	2,815	2,815	5,401	331	384	1,416	-	-	-	-	-	44,244
93600	Sewer	-	40,738	-	45,939	204,000	21,351	44,957	20,312	3,520	5,401	16,212	25,589	121,285	-	-	-	-	-	549,313
93800	Other Utilities Expense	-	5,782	229	25,885	10,894	13,740	1,285	11,670	4,259	19,407	8,535	1,493	4,281	-	-	-	-	-	107,394
	Total Utilities	-	106,573	1,804	160,404	387,108	185,961	79,050	149,473	32,227	37,260	44,083	52,023	203,420	-	-	-	-	-	1,442,486
Ordinary Maintenance and Operations:																				
94100	Labor	-	189,933	-	59,014	406,909	131,981	82,772	110,091	109,577	12,421	88,529	19,182	141,836	-	-	-	-	-	1,352,225
94200	Materials and Other	-	100,987	4,091	32,844	520,429	131,578	115,428	205,205	71,477	130,358	137,641	36,989	120,728	-	-	-	-	-	1,007,765
94300	Contracts	-	173,206	21,000	30,052	424,266	112,164	40,715	90,538	95,201	50,538	36,440	81,298	146,462	-	-	-	-	-	1,324,798
94500	Employee Benefits Contribution	-	91,715	-	26,885	180,162	49,414	63,630	46,929	44,409	20,493	20,776	21,679	72,716	-	-	-	-	-	638,732
	Total Ordinary Maintenance and Operations	-	555,845	25,091	168,575	1,531,768	425,117	315,163	402,940	316,101	258,473	283,386	195,348	481,762	-	-	-	-	-	4,923,570

HUNTSVILLE HOUSING AUTHORITY

PROJECT REVENUE AND EXPENSE SUMMARY (CONTINUED)

YEAR ENDED MARCH 31, 2022

Line	Accounts Description	AMP 001	AMP 002	AMP 003	AMP 004	AMP 006	AMP 008	AMP 010	AMP 011	AMP 014	AMP 016	AMP 019	AMP 051	AMP 052	AMP 060	AMP 061	AMP 062	AMP 063	Project Totals
EXPENSES (Continued)																			
Protective Services:																			
95100	Labor																		
95200	Other Contract Costs		11,163		12,471	41,580	120,949	7,263	76,501	10,234	8,192	4,645	6,700						
95500	Employee Benefit Contributions																		
	Total Protective Services		11,163		12,471	41,580	120,949	7,263	76,501	10,234	8,192	4,645	6,700	18,044					317,742
96100	Total Insurance Premiums		172,607	13,260	63,014	299,608	63,411	115,435	35,182	60,466	32,050	27,658	132,078	112,955					1,127,724
General Expenses:																			
96200	Other General Expenses																		
96210	Compensated Absences		108				1,203	1,254			4	74	285		113,605	140,289	119,435	503,415	876,754
96300	Payments in Lieu of Taxes					27,701	13,791	8,120	15,437	9,222	17,189	10,725	7,872	10,323					2,928
96400	Bad Debt - Tenant Rents		15,147		17,306		4,365	1,204	2,452	13,478		3,587	4,310	5,027					118,380
96000	Total General Expenses		15,255		17,306	28,928	19,359	8,578	17,899	22,700	17,193	14,386	12,467	15,350	113,605	140,289	119,435	503,415	1,066,175
96710	Interest of Mortgage (or Bonds) Payable																		
96900	Total Operating Expenses	464	1,179,693	133,393	748,253	3,430,397	1,131,719	752,111	948,651	761,873	500,773	548,801	538,772	1,343,069	113,605	265,578	236,452	503,415	13,237,019
EXCESS OF OPERATING REVENUE																			
97000	OVER OPERATING EXPENSES	2,026,058	72,175	450,331	151,357	(57,486)	(211,298)	30,390	(157,909)	226,843	236,225	(132,735)	10,510	117,995		191,762	191,762		3,145,980
97200	Casualty Losses - Noncapitalized																		
97400	Depreciation Expense		157,110		63,169	244,714	52,338	52,173	208,622	111,610	252,180	122,367	30,942	141,789		4,504	4,504		20,000
98000	Total Expenses	464	1,336,803	133,393	811,422	3,675,111	1,184,057	804,284	1,149,273	873,483	852,953	671,168	569,714	1,504,858	113,605	270,082	240,956	503,415	14,695,041
Other Financing Sources (Uses):																			
10010	Operating Transfer In		135,428				77,563	192,670	121,887			38,959	64,885	23,719		379,510	368,299		1,402,920
10020	Operating Transfer Out		(135,428)				(77,563)	(192,670)	(121,887)			(38,959)	(64,885)	(23,719)		(379,510)	(368,299)		(1,402,920)
10091	Inter Project Excess Cash																		
10092	Inter Project Excess Cash		125,000			200,000	300,000		275,000		75,000	180,000							1,155,000
10100	Transfer Out																		
	Total Other Financing Sources (Uses)		125,000			200,000	300,000		275,000		75,000	180,000							(1,155,000)
10000	EXCESS (DEFICIENCY) OF REVENUE		125,000			200,000	300,000		275,000		75,000	180,000							
10000	OVER (UNDER) EXPENSES	\$ 2,026,058	\$ 40,955	\$ (404,688)	\$ (111,812)	\$ (102,200)	\$ 36,364	\$ (21,783)	\$ (63,531)	\$ 115,233	\$ 59,045	\$ (75,102)	\$ (20,432)	\$ (204,172)	\$ -	\$ 187,258	\$ 187,258	\$ -	\$ 1,687,958
Memo Account Information																			
11020	Required Annual Debt Principal Payments																		
11030	Beginning Equity																		
11040	Prior Period Adjustments, Equity																		
	Transfers and Correction																		
11190	Unit Months Available		1,416		1,608	5,317	1,428	936	1,200	1,272	972	588	852	2,300					17,889
11210	Unit Months Leased		1,233		1,364	5,105	1,354	930	1,196	1,126	903	581	836	2,233					15,601
11270	Excess Cash																		
11620	Building Purchases		168,554	722,316	318,941	773,078	266,397	154,606	244,372	406,532	225,768	138,136	137,665	284,147		(225,013)	(225,013)		3,261,649
11640	Furniture and Equipment - Administrative Purchases		160,718			176,371				232,695	217,577								787,351
3510	OFFP Debt Service Payments																		

SINGLE AUDIT REPORTS



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Board of Commissioners
Huntsville Housing Authority
Huntsville, Alabama

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of Huntsville Housing Authority (the Authority), as of and for the year ended March 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated July 29, 2022. The audits of the discretely presented component units were not performed in accordance with *Government Auditing Standards* and, accordingly, this report does not include reporting on internal control over financial reporting or compliance associated with the discretely presented component units.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Huntsville Housing Authority'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 Huntsville Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Huntsville Housing Authority's internal control.

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Huntsville Housing Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial 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 Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "CliftonLarsonAllen LLP".

CliftonLarsonAllen LLP

Baltimore, Maryland
July 29, 2022



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

Board of Commissioners
Huntsville Housing Authority
Huntsville, Alabama

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Huntsville Housing Authority's 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 Huntsville Housing Authority's major federal programs for the year ended March 31, 2022. Huntsville Housing Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Huntsville Housing Authority's basic financial statements include the operations of the discretely presented component units which may have received federal awards which are not included in the schedule of expenditures of federal awards for the year ended March 31, 2022. Our audit, described below, did not include the operations of the discretely presented component units because the discretely presented component units did not have an audit of compliance.

In our opinion, Huntsville Housing Authority 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 March 31, 2022.

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Huntsville Housing Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 Huntsville Housing Authority'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 Huntsville Housing Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Huntsville Housing Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Huntsville Housing Authority's internal control over compliance. Accordingly, no such opinion is expressed.

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

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as items 2022-001 and 2022-002. Our opinion on each major federal program is not modified with respect to these matters.

Government Auditing Standards requires the auditor to perform limited procedures on Huntsville Housing Authority's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. Huntsville Housing Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be significant deficiencies.

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. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2022-001 and 2022-002, to be significant deficiencies.

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.

Government Auditing Standards requires the auditor to perform limited procedures on Huntsville Housing Authority's response to the internal control over compliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. Huntsville Housing Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Board of Commissioners
Huntsville Housing Authority

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.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

Baltimore, Maryland
July 29, 2022

HUNTSVILLE HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED MARCH 31, 2022

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Federal Expenditures
Department of Housing and Urban Development Direct Programs:				
Continuum of Care	14.267	Not applicable	\$ 282,457	\$ 282,457
Public and Indian Housing	14.850	Not applicable	-	7,742,701
COVID-19 Public Housing CARES Act Funding	14.PHC	Not applicable	-	130,782
Subtotal Public and Indian Housing			-	7,873,483
Housing Voucher Cluster				
Section 8 Housing Choice Vouchers	14.871	Not applicable	-	13,230,430
Emergency Housing Vouchers	14.871	Not applicable	-	8,471
COVID-19 Housing Choice Vouchers CARES Act Funding	14.871	Not applicable	-	135,071
Mainstream Voucher Program	14.879	Not applicable	-	268,080
Subtotal Housing Voucher Cluster			-	13,642,052
Public Housing Capital Fund Program	14.872	Not applicable	-	3,686,954
Resident Opportunity and Supportive Services	14.870	Not applicable	-	192,188
PIH Family Self-Sufficiency Program	14.896	Not applicable	-	280,818
Total Department of Housing and Urban Development Direct Programs			282,457	25,957,952
Department of Homeland Security Direct Programs:				
Disaster Housing Assistance Program	97.109	Not applicable	-	59,718
Total Department of Homeland Security Direct Programs			-	59,718
Total Expenditures of Federal Awards			\$ 282,457	\$ 26,017,670

See accompanying Notes to Schedule of Expenditures of Federal Awards.

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HUNTSVILLE HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
MARCH 31, 2022

NOTE 1 BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of Huntsville Housing Authority (the Authority) under programs of the federal government for the year ended March 31, 2022. The information in this Schedule is presented in accordance with the requirements of 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Authority.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where applicable and available.

NOTE 3 SUBRECIPIENTS

Of the federal expenditures presented in the accompanying schedule, the Authority provided federal awards to a subrecipient (Huntsville-Madison County Mental Health Board, Inc.) in the amount of \$282,457 under the Continuum of Care program (Assistance Listing #14.267) for the year ended March 31, 2022.

NOTE 4 NONCASH FEDERAL ASSISTANCE

The Authority did not receive any noncash federal assistance for the year ended March 31, 2022.

**HUNTSVILLE HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED MARCH 31, 2022**

Section I – Summary of Auditors' Results

Financial Statements

1. Type of auditors' report issued: Unmodified
2. Internal control over financial reporting:
- Material weakness(es) identified? _____ yes X no
 - Significant deficiency(ies) identified? _____ yes X none reported
3. Noncompliance material to financial statements noted? _____ yes X no

Federal Awards

1. Internal control over major federal programs:
- Material weakness(es) identified? _____ yes X no
 - Significant deficiency(ies) identified? X yes _____ none reported
2. Type of auditors' report issued on compliance for major federal programs: Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? X yes _____ no

Identification of Major Federal Programs

Assistance Listing Numbers

14.871/14.879

Name of Federal Program or Cluster

Housing Voucher Cluster

Dollar threshold used to distinguish between Type A and Type B programs:

\$ 780,530

Auditee qualified as low-risk auditee?

 X yes _____ no

**HUNTSVILLE HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED MARCH 31, 2022**

Section II – Financial Statement Findings

Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards*.

Section III – Findings and Questioned Costs – Major Federal Programs

2022 – 001: Eligibility

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879

Award Period: April 1, 2021 – March 31, 2022

Type of Finding:

- Significant Deficiency in Internal Control over Compliance
- Other Matters

Criteria or specific requirement: For both family income examinations and reexaminations, the PHA must obtain and document in the family file third party verification of (1) reported family annual income; (2) the value of assets; (3) expenses related to deductions from annual income; and (4) other factors that affect the determination of adjusted income or income-based rent (24 CFR section 982.516).

Condition: In a population of over 250 tenant files, exceptions were noted in 5 out of 40 files tested.

- In 2 out of 40 files, the Authority was not able to support the dependent allowance included as a deduction from annual income.
- In 3 out of 40 files, the Authority was not able to support the reported family annual income.

Questioned costs: Unable to determine.

Context: 40 tenant files were selected from a population of over 250. The sample was statistically valid.

Cause: The Authority did not maintain income or expense related file documentation in the tenant's file.

Effect: The Authority is not in compliance with federal regulations regarding eligibility. The Housing Assistance Payment (HAP) calculation may be inaccurate resulting in an underpayment or overpayment of HAP.

Repeat Finding: No

Recommendation: We recommend that the Authority reviews its internal controls over obtaining and maintaining income and expense tenant file documentation to ensure compliance with eligibility requirements.

**HUNTSVILLE HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED MARCH 31, 2022**

Views of responsible officials: There is no disagreement with the audit finding.

2022 – 002: Special Tests and Provisions

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879

Award Period: April 1, 2021 – March 31, 2022

Type of Finding:

- Significant Deficiency in Internal Control over Compliance
- Other Matters

Criteria or specific requirement: For units under HAP contract that fail to meet Housing Quality Standards (HQS), the Authority must require the owner to correct the deficiencies within a specified correction period. If the owner does not correct the cited HQS deficiencies within the specified correction period, the PHA must stop (abate) HAPs beginning no later than the first of the month following the specified correction period or must terminate the HAP contract (24 CFR sections 982.158(d) and 982.404).

Condition: In a population of over 250 failed HQS inspections, an exception was noted in 1 of the 40 inspections tested. HAP was not properly abated until the unit passed inspection.

Questioned costs: Unable to determine.

Context: 40 failed HQS inspections were selected from a population of over 250. The sample was statistically valid.

Cause: The Authority did not abate HAP for the correct period of time.

Effect: The Authority is not in compliance with federal regulations regarding HQS enforcement. HAP was overpaid.

Repeat Finding: No

Recommendation: We recommend that the Authority reviews its internal controls over HAP abatement to ensure units that do not meet HQS are abated for the required timeframe.

Views of responsible officials: There is no disagreement with the audit finding.



INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Huntsville Housing Authority
Huntsville, Alabama

Report on the Schedule of Closed Grants

Opinion

We have audited the accompanying schedule of closed grants (the Schedule) of the Huntsville Housing Authority (the Authority) for the period from grant inception through March 31, 2022.

In our opinion, the schedule of closed grants referred to above presents fairly, in all material respects the funds approved, advanced, and expended for the 2016 Capital Fund Grant AL09P0947501-16, 2020 ROSS Grant FSS20AL3442, and 2021 ROSS Grant FSS21AL3854 of the Authority for the period from grant inception through March 31, 2022, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Schedule of Closed Grants section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Schedule

Management is responsible for the preparation and fair presentation of this schedule 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 the schedule that is free from material misstatement, whether due to fraud or error.

In preparing the schedule, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise doubt about the Authority's ability to continue as a going concern within one year after the date that the schedule is available to be issued.

Auditors' Responsibilities for the Audit of the Schedule of Closed Grants

Our objectives are to obtain reasonable assurance about whether the Schedule as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. 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 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 Schedule.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the Schedule, 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 Schedule.
- 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 Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the Schedule.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

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



CliftonLarsonAllen LLP

Baltimore, Maryland
July 29, 2022

**HUNTSVILLE HOUSING AUTHORITY
SCHEDULE OF CLOSED GRANTS
PERIOD OF GRANT INCEPTION THROUGH MARCH 31, 2022**

2016 Capital Fund Grant

AL09P0947501-16

Funds approved	\$ 2,684,577
Funds expended	2,684,577
Excess of funds approved	<u>\$ -</u>

Funds advanced	\$ 2,684,577
Funds expended	2,684,577
Excess of funds advanced	<u>\$ -</u>

2020 ROSS

FSS20AL3442

Funds approved	\$ 268,129
Funds expended	268,129
Excess of funds approved	<u>\$ -</u>

Funds advanced	\$ 268,129
Funds expended	268,129
Excess of funds advanced	<u>\$ -</u>

2021 ROSS

FSS21AL3854

Funds approved	\$ 268,129
Funds expended	268,129
Excess of funds approved	<u>\$ -</u>

Funds advanced	\$ 268,129
Funds expended	268,129
Excess of funds advanced	<u>\$ -</u>

Huntsville Housing Authority
Combined BAF, COCC AND PH COMBINED
Fiscal Year End 03/31/2023
YEAR TO DATE AS OF August 31, 2022

	Annual Budget	Actual YTD	Budget YTD	Variance Favorable (Unfavorable)	Variance Percentage
Revenue					
Tenant Rental Revenue	2,806,464.00	1,191,371.00	1,169,360.07	22,010.93	2%
Other Tenant Charges	59,271.00	26,825.00	24,700.00	2,125.00	9%
Operating Subsidy	6,803,290.00	3,249,608.00	2,834,712.57	414,895.43	15%
HUD PHA Operating Grant-CFP	1,435,807.00	422,293.29	598,252.06	(175,958.77)	-29%
Interest Income	19,174.00	12,399.10	7,990.81	4,408.29	55%
Investment Income Restricted	0.00	0.00	0.00	0.00	
Section 8 Rental Income	12,000.00	5,000.00	5,000.00	0.00	0%
Management Fees - Public Housing	1,009,463.00	401,692.08	420,610.00	(18,917.92)	-4%
Bookkeeping Fees - PH & HCV	270,900.00	112,327.50	112,875.00	(547.50)	0%
Asset Management Fees - Public Hous	165,480.00	75,650.00	68,950.00	6,700.00	10%
Service Fee Revenue	611,558.00	192,827.75	254,816.69	(61,988.94)	-24%
Management Fees - Capital Fund	434,786.00	181,160.00	181,160.00	0.00	0%
Management Fees - Section 8	243,936.00	100,668.00	101,640.00	(972.00)	-1%
Management Fees - 360 Properties	52,666.00	21,395.40	21,945.00	(549.60)	-3%
Other Income	325,147.00	320,104.41	135,475.00	184,629.41	136%
Gain On Disposition of Fixed Assets	0.00	0.00	0.00	0.00	
Inter-AMP Transfer In	0.00	0.00	0.00	0.00	0%
Total Revenue	14,249,942.00	6,313,321.53	5,937,487.20	375,834.33	6% (1)
Expenses:					
Administration:					
Administrative Salaries	2,313,647.00	897,143.47	964,025.00	66,881.53	7%
Compensated Absences	0.00	0.00	0.00	0.00	0%
Employee Benefits - Administrative	878,275.00	354,612.37	365,955.00	11,342.63	3%
Audit Fees	35,200.00	24,885.00	14,666.51	(10,218.49)	-70%
Management Fees	1,009,465.00	401,692.08	420,610.44	18,918.36	4%
Bookkeeping Fees	118,440.00	49,410.00	49,362.50	(47.50)	0%
Advertising and Marketing	8,601.50	10,250.00	3,584.05	(6,665.95)	-186%
Office Expense	501,939.00	201,094.63	209,150.61	8,055.98	4%
Legal	71,158.00	44,218.46	29,645.00	(14,573.46)	-49%
Training and Travel	57,682.00	24,333.92	24,036.69	(297.23)	-1%
Other Administrative Costs	141,947.00	73,290.92	59,136.06	(14,154.86)	-24%
Total Administration	5,136,354.50	2,080,930.85	2,140,171.86	59,241.01	3%
Asset Management Fee	165,480.00	75,650.00	68,950.00	(6,700.00)	-10% (2)
Tenant Services:					
Salaries	150,085.00	65,417.93	62,540.00	(2,877.93)	-5%
Relocation	0.00	1,030.00	0.00	(1,030.00)	0%
Employee Benefits - Tenant Services	81,777.00	27,953.96	34,075.00	6,121.04	18%
Other/Funding/Travel and Training	33,699.00	17,581.10	14,044.56	(3,536.54)	-25%
Total Tenant Services	265,561.00	111,982.99	110,659.56	(1,323.43)	-1%

Huntsville Housing Authority
Combined BAF, COCC AND PH COMBINED
Fiscal Year End 03/31/2023
YEAR TO DATE AS OF August 31, 2022

	Annual Budget	Actual YTD	Budget YTD	Variance Favorable (Unfavorable)	Variance Percentage	
Utilities:						
Other Utilities	130,755.00	64,530.29	54,495.00	(10,035.29)	-18%	
Water	371,002.00	158,181.44	154,585.00	(3,596.44)	-2%	
Electric	381,556.00	170,018.87	158,985.00	(11,033.87)	-7%	
Gas	40,874.00	13,230.23	17,040.00	3,809.77	22%	
Sewage	546,994.00	202,697.91	227,916.69	25,218.78	11%	
Total Utilities	1,471,181.00	608,658.74	613,021.69	4,362.95	1%	
Maintenance:						
Labor - Maintenance	1,746,642.40	718,277.36	727,768.06	9,490.70	1%	
Employee Benefits - Maintenance	810,393.00	307,528.75	337,670.00	30,141.25	9%	
Materials	1,424,225.00	740,605.56	593,430.00	(147,175.56)	-25%	
Contract Costs	1,138,703.00	421,210.49	474,469.12	53,258.63	11%	
Total Maintenance	5,119,963.40	2,187,622.16	2,133,337.18	(54,284.98)	-3%	
Protective Services:						
Protective Services Contract Costs	340,000.00	184,801.56	141,664.19	(43,137.37)	-30%	
Total Protective Services	340,000.00	184,801.56	141,664.19	(43,137.37)	-30%	(3)
General Expenses:						
Insurance	1,196,024.00	494,026.99	498,344.49	4,317.50	1%	
Other General Expenses	411,125.00	147,699.00	171,305.00	23,606.00	14%	
Payment In Lieu of Taxes	105,640.00	0.00	44,020.00	44,020.00	100%	
Total General Expenses	1,712,789.00	641,725.99	713,669.49	71,943.50	10%	(4)
Other:						
Collection Loss (Bad Debt Expense)	100,000.00	21,647.38	41,670.07	20,022.69	48.05%	
Extraordinary Maintenance	0.00	0.00	0.00	0.00	0.00%	
Extraordinary Items	0.00	0.00	0.00	0.00	0.00%	
Casualty Loss	10,000.00	52,371.63	4,165.00	(48,206.63)	-1157.42%	
Interest Mort or Bonds Payable	0.00	0.00	0.00	0.00	0.00%	
Amortization of Bond Issue Costs	0.00	0.00	0.00	0.00	0.00%	
COCC Transfer to Section 8	0.00	0.00	0.00	0.00	0.00%	
Inter AMP Transfer Out	0.00	0.00	0.00	0.00	0.00%	
Loss Disposition of Fixed Assets	0.00	0.00	0.00	0.00	0.00%	
Total Other	110,000.00	74,019.01	45,835.07	(28,183.94)	-61%	(5)
Total Expenses	14,321,328.90	5,965,391.30	5,967,309.04	1,917.74	0%	
Net Income/Loss	(71,386.90)	347,930.23	(29,821.84)	377,752.07	-1267%	
Capital Assets Addition	0.00	0.00	0.00	0.00	0.00%	
Increase/Decrease in Unrestricted Net Position	(71,386.90)	347,930.23	(29,821.84)	(377,752.07)	1267%	

Explanations of Variances for August 31, 2022

- (1) Total Revenue – The favorable increase in total revenue is due to the 2012 Operating Reserve Offset Ligation settlement of \$227,351. These funds are listed in the Other Income of Total Revenue. The FYE 033123 Operating Subsidy budget was based on allocation of 95%, but actual funds received are over 100%. These favorable variances are partial offset by lower than budgeted service revenue. The FYE 03/31/23 Lawncare Service Budget was based on servicing two developments for an annual amount of \$265,000, but the actual Lawncare Service activity is for one development at the amount of \$192,000. This is the first year that the Business Activity Fund has provided Lawncare Service.
- (2) Asset Management Fee – The budget did not include Butler Terrace Addition to incur Asset Management Fees. Upon review the site can incur the fee up until demolition is started. This has been noted to be included in the budget revision.
- (3) Protective Services Expense – Based on Contracted Services with Huntsville Police Dept and a Private Security Company. The Private Security Company services the Tower Buildings for 24hr coverage and there is additional cost when services are used during Holidays. This expense will be reviewed and has been noted to be included in the budget revision.
- (4) Total General Expense – Pilot expense occurs once audit is complete and amounts have been verified.
- (5) Total Other – The Casualty Loss FYE 03/31/23 approved budget amount was for \$10,000, because there was only one fire damaged unit claimed to be settled. HHA has incurred additional fire units at 503 A Webster Drive and Johnson Towers Unit 312. The insurance proceeds for this units are pending. Also, the April 1,2022 renewed insurance deductible was increased to \$25,000.00 per occurrence.

HUNTSVILLE HOUSING AUTHORITY

Board of Commissioners' Meeting Agenda Item Control Document

Date: October 10, 2022

HHA Staff Representative: Terry Boyd, Director of Public Housing Operations

Department: Public Housing Operations

Board of Commissioners' Meeting (Date): October 17, 2022 at 12:00 p.m.

Board Agenda Item(s):

1. Act on a Resolution Approving the Executive Director/CEO/Contracting Officer to Enter into a Contract to Conduct Annual Inspection Services using the Uniform Physical Condition Standards Requirement.

Approved by:  / 10/17/22
Antonio McGinnis, Sr. Date
Executive Director/CEO/Contracting Officer

Department's Committee's Certification:

We have reviewed the above-referenced Board of Commissioners' agenda items, together with the related and supportive documents, and have found them satisfactory. We further concur with the Staff's recommendation to place them on the approved, final agenda to be presented to the Board for appropriate action with respect to the adoption of the resolution(s) approving and/or authorizing the execution of the said action(s).

HHA Board Committee Member: Leon D Fountain, Chairman Date: 10/17/2022

HHA Board Committee Member: Shaquila Willie, Vice Chairman Date: 10/17/2022

HHA Staff Member:  Date: 10/17/22

HUNTSVILLE HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

AUTHORIZING THE EXECUTIVE DIRECTOR/CEO/CONTRACTING OFFICER TO ENTER INTO A CONTRACT TO PROVIDE UNIFORM PHYSICAL CONDITION STANDARDS (UPCS) INSPECTION SERVICES TO THE HUNTSVILLE HOUSING AUTHORITY

INTRODUCTION

Requesting approval for Huntsville Housing Authority (HHA), to enter into a contract with U.S. Inspection Group, Inc. for Uniform Physical Condition Standards (UPCS) Inspections of all public housing units.

PURPOSE/OBJECTIVE

To provide the HUD required annual UPCS inspections for all of HHA's units in its Public Housing program.

JUSTIFICATION/DESCRIPTION

The U.S. Inspection Group, Inc, has been deemed capable of providing the necessary UPCS inspections that HHA requires for this Public Housing program.

Within the HUD Procurement Handbook, it states that a Housing Agency (HA) may purchase "supplies and services through a local, county or State government's supply, service or equipment contractor." This practice is also encouraged and allowed by with 2 CFR 200.317" [HUD Handbook Section 14.2.A.3].

HHA identified the Housing Authority of City of Pittsburg (PHA) conducted a Request for Proposals for UPCS Inspections competitive solicitation in accordance with HUD Procurement Handbook 7460.8 REV 2. U.S. Inspection Group, Inc., was deemed to be the highest-ranking responsive and responsible proposer, which resulted in the PHA awarding a contract to U.S. Inspection Group, Inc.

HHA reviewed the PHA competitive documents and U.S. Inspection Group, Inc. submittal documents and hereby affirms that the noted original solicitation and ensuing contract are each appropriate for the HHA to "join" or "piggy-back" onto, deeming it more economical and efficient to take advantage of this practice.

ECONOMIC IMPACT

Amount not to exceed \$25,000.00.

RECOMMENDATION

The Executive Director/CEO/Contracting Officer recommends awarding a contract to U.S. Inspection Group, Inc., to provide the annual UPCS Inspections for HHA in an amount not to exceed \$25,000.00.


Antonio McGinnis
Executive Director/CEO

10/17/22
Date


Terry Boyd
Director of Public Housing Operations

10/17/22
Date

ACTION TAKEN: _____

Huntsville Housing Authority

RESOLUTION TO ENTER INTO A CONTRACT TO CONDUCT ANNUAL INSPECTION SERVICES USING THE UNIFORM PHYSICAL CONDITION STANDARDS REQUIREMENTS FOR ALL PUBLIC HOUSING UNITS

RESOLUTION NO. 2022 -25

WHEREAS, the Public Housing Assessment System (PHAS) requires Huntsville Housing Authority (HHA) to inspect 100% of all public housing units and systems annually, utilizing the Uniform Physical Condition Standards (UPCS); and,

WHEREAS, within the HUD Procurement Handbook, it states that a Housing Agency (HA) may purchase “supplies and services through a local, county or state government’s supply, service or equipment contractor.” This practice is also encouraged and allowed by with 2 CFR 200.317” [HUD Handbook Section 14.2.A.3], and

HHA identified the Housing Authority of City of Pittsburgh (PHA) as having conducted a Request for Proposals for UPCS Inspections through a competitive solicitation in accordance with HUD Procurement Handbook 7460.8 REV 2. U.S. Inspection Group, Inc., was deemed to be the highest-ranking responsive and responsible proposer, which resulted in the PHA awarding a contract to US Inspection Group, Inc., and

HHA reviewed the PHA competitive documents and U.S. Inspection Group, Inc. submittal documents and hereby affirms that the noted original solicitation and ensuing contract are each appropriate for the HHA to “join” or “piggy-back” onto, deeming it more economical and efficient to take advantage of this practice.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of The Huntsville Housing Authority hereby approves entering into a contract with U.S. Inspection Group; Inc., and further resolves that the Executive Director/CEO is hereby directed to enter into said contract with U.S. Inspection Group, Inc. in an amount not to exceed \$25,000.00.

ADOPTED THIS 17th DAY OF OCTOBER 2022

Leon D. Fountain, Chairman

SEAL

Attest:

Antonio McGinnis, Executive Director/CEO

HUNTSVILLE HOUSING AUTHORITY

Board of Commissioners' Meeting Agenda Item Control Document

Date: October 10, 2022

HHA Staff Representative: Turkessa Coleman-Lacey, Deputy Executive Director

Department: Executive

Board of Commissioners' Meeting (Date): October 17, 2022, at 12:00 p.m.

Board Agenda Item(s):

1. Act on a Resolution Authorizing the Executive Director/CEO/Contracting Officer to Enter into a Memorandum of Understanding with Huntsville Utilities for the Uplift Program.

Date/Time/Place of Board of Commissioners' Committee Meeting:

Approved by:  / 10/17/22
Antonio McGinnis, Sr. Date
Executive Director/CEO/Contracting Officer

Department's Committee's Certification:

We have reviewed the above-referenced Board of Commissioners' agenda items, together with the related and supportive documents, and have found them satisfactory. We further concur with the Staff's recommendation to place them on the approved, final agenda to be presented to the Board for appropriate action with respect to the adoption of the resolution(s) approving and/or authorizing the execution of the said action(s).

HHA Board Committee Member: Leon D. Fountain, Chairman Date: 10/17/2022

HHA Board Committee Member: Shaquila Willie, Vice Chairman Date: 10/17/2022

HHA Staff Member:  Date: 10-17-22

HUNTSVILLE HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO/CONTRACTING OFFICER TO ENTER INTO A
MEMORANDUM OF UNDERSTANDING WITH HUNTSVILLE UTILITIES FOR THE UPLIFT PROGRAM**

October 17, 2022

INTRODUCTION

Act on a resolution approving a Memorandum of Understanding (MOU) with Huntsville Utilities to partner and participate in the Uplift Pilot Program administered by the Tennessee Valley Authority ("TVA").

PURPOSE/OBJECTIVE

The purpose is to partner with Huntsville Utilities as they have received a grant from TVA to provide energy upgrades to property owners to include installation of new HVAC equipment; the Uplift program has a matching funds requirement, which HHA will commit matching funds through cash and in-kind contributions.

JUSTIFICATION/DESCRIPTION

HHA has identified HVAC units in L.R. Patton that require replacement. The Uplift program funds will further aid in the modernization of L.R. Patton; replacing approximately 47 units.

ECONOMIC IMPACT

HHA will commit \$246, 750.00 in matching funds. Matching funds are approved in the Capital Fund budget.

ATTACHMENTS

MOU

RECOMMENDATION

The Executive Director/CEO/Contracting Officer recommends approval of this request.



Antonio McGinnis, Sr.
Executive Director/CEO



Turkessa Coleman-Lacey
Deputy Executive Director

Date: 10/17/22

Date: 10-17-22

MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING (the “Memorandum” or “MOU”) is made this ____ day of October, 2022 (the “Effective Date”), by and between the City of Huntsville d/b/a Huntsville Electric Utility Board (“HU”) and the Huntsville Housing Authority (the “HHA”). HU and HHA are hereinafter collectively referred to as the “Parties.”

RECITALS

WHEREAS, HU intends to participate in a TVA Home Uplift Program (the “Project”) with the Tennessee Valley Authority (“TVA”) to increase the energy efficiency and comfort of HU’s residential customers’ homes, to include replacement of HVAC units in those homes, and

WHEREAS, HHA desires to allot funds for the replacement of HVAC units in properties owned by HHA, as part of HU’s participation in the Project, and

WHEREAS, HU seeks to gain assurance through an MOU that HHA has allotted funds for the replacement of HVAC equipment in certain of its properties, and that HHA will contribute funds to assist HU in its participation in the Project;

NOW, THEREFORE, for and in consideration of the foregoing premises, which are deemed a material part of this MOU, by this reference incorporated herein, the mutual agreement, provisions, and terms of this MOU, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties agree as follows:

1. **Selection of Residential Participants.** HHA agrees to work with HU to select participant residents who meet the qualifications of the Home Uplift Agreement between HU and TVA. HHA agrees to reasonably cooperate with HU and TVA to provide information and site access at qualifying participant residences to facilitate installation of the HVAC equipment and to reasonably cooperate with pre and/or post-installation evaluation, measurement and assessment of the impact of the Project for participating residents.

2. **Costs.** The costs for installing the HVAC units will be apportioned between TVA and HHA as follows: CLEAResult, TVA Home Uplift Program Administrator will pay the contractor the cost for installation of each HVAC unit. TVA will reimburse CLEAResult, TVA Home Uplift Program Administrator one-half of the total cost of installation and HHA will reimburse HU one-half of the total cost of installation.

3. **Installation Schedule.** HU currently anticipates completing installation of HVAC equipment in approximately 47 residences by the end of September 2023. However, the Parties understand and agree that the installation schedule is a reasonable estimate and actual system installations may occur during other months as coordinated by and among HHA, HU and installation contractors.

4. **Payment.** HU anticipates the average cost per residence for HVAC installation will be approximately \$10,500 for the units that are installed during FY 2023. The amount due

from TVA will be the same as the amount due from HHA. HU will issue invoices each month with payment due from HHA within 30 days.

5. **Term.** The term of this Memorandum is from the effective date hereof through September 30, 2023, or until the termination or conclusion of the Home Uplift Agreement between HU and TVA, whichever occurs first.

6. **Coordination.** HHA shall coordinate on an on-going basis with HU and TVA in selecting qualifying residences and making the residences available for survey, installation of HVAC equipment and post-installation inspection.

7. **Termination of Memorandum.** The Parties acknowledge that this Memorandum is in furtherance of the Project, and agree that a termination, for any reason, of the Home Uplift Agreement shall terminate the Parties' respective obligations under this Memorandum. For clarity, the Parties acknowledge that HU shall have no obligation to continue with installation of HVAC units under this Memorandum in the event the Home Uplift Agreement with TVA is terminated.

8. **Limitation on Liability.** In no event will either Party be liable to the other Party for any indirect, incidental, special, punitive or consequential damages whatsoever, arising out of, or in connection with, this MOU.

9. **Assignments.** The Parties agree that the rights and obligations conferred under this Memorandum are personal to the Parties and this MOU is specifically entered into because of the unique relationship of the Parties. Therefore, neither Party may transfer or assign its rights and obligations under this Memorandum.

10. **Governing Law.** This Memorandum shall be governed by the laws of the State of Alabama.

11. **Execution.** This Memorandum may be executed by facsimile or electronic transmission and in one or more counterparts, each of which shall be an original, all of which when taken together shall constitute one instrument.

IN WITNESS WHEREOF, the Parties hereto have caused this Memorandum to be executed by an authorized representative as of the date set forth above.

City of Huntsville d/b/a Huntsville Electric Utility Board

By: _____

Its: _____

Date: _____

Witness: _____

Huntsville Housing Authority

By: _____

Its: _____

Date: _____

Witness: _____

Part I: Summary					
PHA Name: The Housing Authority of the City of Huntsville		Grant Type and Number Capital Fund Program Grant No. AL09P04750122 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$1,398,449.50			
3	1408 Management Improvement	\$30,000.00			
4	1410 Administration	\$537,004.00			
5	1480 General Capital Activity	\$3,023,238.56			
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part I: Summary					
PHA Name: The Housing Authority of the City of Huntsville		Grant Type and Number Capital Fund Program Grant No. AL09P04750122 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation	\$605,105.94			
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$5,593,798.00			

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFF Grants for operations
 (4) RHF funds shall be include here

Part I: Summary					
PHA Name: The Housing Authority of the City of Huntsville		Grant Type and Number Capital Fund Program Grant No. AL09P04750122 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director /S/MPW088	Date 09/27/2022	Signature of Public Housing Director	Date
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(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHH funds shall be include here

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Huntsville		Grant Type and Number Capital Fund Program Grant No. AL09P04750122 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
Not associated with any specific development	Operations (Operations (1406)) Description : Operations--25% of Fiscal Year Capital Fund as permitted by 2020 CFP Processing Guidance.	1406		\$1,398,449.50				
Not associated with any specific development	Management Improvements (Management Improvement (1408)) Description : Staff training in PHA operations and procedures. Improvements to PHA management, financial and accounting control systems.	1408		\$30,000.00				
Not associated with any specific development	Administration (Administration (1410)) Description : Salaries for Director of Real Estate Development, Facilities Manager/Capital Fund Coordinator.	1410		\$537,004.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Form HUD-50075.1(4/2008)

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Huntsville		Grant Type and Number Capital Fund Program Grant No. A1.09P04750122 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
Not associated with any specific development	Fees and Costs (Contract Administration (1480)) Description : Audit of CFP and legal/professional fees related to development, procurement and litigation all relative to CFP.	1480		\$75,000.00				
Not associated with any specific development	Development (Dwelling Unit-Development (1480)) Description : Development related activities-architects, engineers, attorneys, environmental reviews, pre-development costs for planning tax credit application, physical needs assessment	1480		\$100,000.00				
Not associated with any specific development	CFFP Debt Service (Bond Debt Obligation (9001)) Description : Repayment of CFFP Debt Obligation.	9001		\$605,105.94				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Form HUD-50075.1(4/2008)

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Huntsville			Grant Type and Number Capital Fund Program Grant No. AI.09P04750122 Replacement Housing Factor Grant No. CFFP(Yes/No):			Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
AL047000014 - L.R. PATTON APTS.	HVAC (Dwelling Unit-Interior (1480)) Description : Purchase and installation of 110 HVAC units at L.R. Patton.	1480		\$346,003.00				
AL047000006 - NORTHWOODS	Roofs (Dwelling Unit-Exterior (1480)) Description : Replacement 87 roofs at Northwoods.	1480		\$795,503.00				
AL047000052 - LINCOLN	Roofs (Dwelling Unit-Exterior (1480)) Description : Roof repair/replacement at 25 buildings in Lincoln Park	1480		\$370,000.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Form HUD-50075.1(4/2008)

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Huntsville		Grant Type and Number Capital Fund Program Grant No. AL09P04750122 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
AL047000014 - L.R. PATTON APTS.	Kitchen Cabinets (Dwelling Unit-Exterior (1480)) Description : Replacement and installation of kitchen cabinets at 19 buildings at L.R. Patton.	1480		\$1,336,732.56				
	Total:			\$5,593,798.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Huntsville				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ⁽¹⁾
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

HUNTSVILLE HOUSING AUTHORITY

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO/CONTRACTING OFFICER TO ENTER INTO A
MEMORANDUM OF UNDERSTANDING WITH HUNTSVILLE UTILITIES FOR THE UPLIFT PROGRAM**

RESOLUTION NO. 2022-26

WHEREAS, The Huntsville Housing Authority (“HHA”) desires to partner and participate in the Uplift Pilot Program administered by the Tennessee Valley Authority (“TVA”); and

WHEREAS, HHA will commit \$246,750.00 of its Capital Funds as outlined in the MOU; and

WHEREAS, pursuant to the MOU, Huntsville Utilities and TVA will match the monetary commitment from HHA with cash and in-kind labor costs.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of HHA, that the Executive Director/CEO/Contracting Officer is hereby authorized and directed to operate in accordance with the MOU as approved.

ADOPTED THIS 17th DAY OF OCTOBER, 2022

Leon D. Fountain, Chairman

SEAL

Attest:

Antonio McGinnis, Sr., Secretary

Executive Summary for Huntsville Housing Authority Real Estate Projects

Gateway Place- This parcel is a vacant land parcel that is contiguous to the Gateway Place Apartments. Huntsville Housing Authority is currently working with HUD for the disposition of this property. The Huntsville Housing Authority is currently under contract with Huntsville Hospital for the disposition of this lot.

Mahogany Row- These are four sets of fourplexes that are currently being used as scattered sites for the Huntsville Housing Authority. Three of the four units are currently in a state of disrepair and are unoccupied. The Huntsville Housing Authority is currently under contract with the Yellowhammer Group for the disposition of these units.

Choice Neighborhoods Initiative (Butler Terrace Addition) This site is the former Butler Terrace Addition Site located on Governors Drive. The Huntsville Housing Authority is currently working with the City of Huntsville (COH) and Urban Design Associates (UDA) to develop a site plan to go forward with the redevelopment of this site. Executive McGinnis and myself have met with COH and UDA twice in the last six months to ensure that the Huntsville Housing Authority and our residents are properly represented in this process.

Sparkman Homes- This site is the former Sparkman Homes site located on Holmes Avenue. The Huntsville Housing Authority had selected the Michaels Organization to act as the developer for this site. We have a master development agreement that has been agreed upon in principle that has not been fully executed at the time of the drafting of this executive summary. The Huntsville Housing Authority has also begun conversations with Scott Erwin with the City of Huntsville's Community Development office for the development of the remainder of the site excluding the multi-family that will be brought back to this site for our residents.