HOUSING AUTHORITY OF THE
CITY AND COUNTY OF
SAN FRANCISCO, CALIFORNIA

Annual Financial and
Compliance Report

For the Year Ended September 30, 2022

Certified
Public
Accountants

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
For the Year Ended September 30, 2022

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FINANCIAL SECTION

SINGLE AUDIT SECTION

Independent Auditor's Report

Members of the Board of Commissioners of the
Housing Authority of the City and County of San Francisco, California
San Francisco, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the City and County of San Francisco, California (Authority), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditors, the accompanying 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 Authority, as of September 30, 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.

We did not audit the financial statements of the Authority's discretely presented component units, Hayes Valley Apartments, L.P. and Plaza East Associates, L.P., which represent 100% of the total assets, net position, and revenues of the aggregate discretely presented component units. Those statements were audited by other auditors whose report has been furnished to us, and our opinions, insofar as it relates to the amounts included those component units, are based solely on the report of the other auditors.

Basis for Opinions

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

The financial statements of Hayes Valley Apartments, L.P. and Plaza East Associates, L.P. were not audited in accordance with *Government Auditing Standards.*

Emphasis of Matters

Revenue Concentrations

As discussed in Note 11 to the financial statements, the Authority is dependent on the U.S. Department of Housing and Urban Development (HUD) for 96% of its operating revenues. Our opinion is not modified with respect to this matter.

Going Concern - Plaza East Associates, L.P.

The financial statements of Plaza East Associates, L.P., a discretely presented component unit of the Authority, have been prepared assuming that Plaza East Associates, L.P. will continue as a going concern. As discussed in Note 13 to the financial statements, Plaza East Associates, L.P. has a working capital deficit and incurred losses for the year ended December 31, 2021. Those conditions raise substantial doubt about its ability to continue as a going concern. Management's plans in regard to these matters are also described in Note 13 to the financial statements. The financial statements do not include any adjustments that might result from the outcome of this uncertainty. Based on the report of other auditors dated May 6, 2022, the other auditors' opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying discretely presented component units - combining statement of net position and combining statement of revenues, expenses and changes in net position, financial data schedules as required by the U.S. Department of Housing and Urban Development, 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 auditing standards generally accepted in the United States of America. In our opinion, the discretely presented component units - combining statement of net position and combining statement of revenues, expenses and changes in net position, the financial data schedules, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report dated July 30, 2023 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Macias Gini & O'Connell LLP

Walnut Creek, California
July 30, 2023

The Housing Authority of the City and County of San Francisco, California (Authority) management's discussion and analysis 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 (its ability to address the next and subsequent year challenges), and (d) identify individual program issues or concerns. As such, it should be read in conjunction with the Authority's financial statements and related notes, which follow this section.

This financial report is designed to provide an overview of the Authority's total financial picture for the year ended September 30, 2022. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Finance Department, Housing Authority of the City and County of San Francisco, 1815 Egbert Avenue, San Francisco, California 94124.

Financial Highlights

- The Authority's net position increased by $63.2 million or 6.6% during the fiscal year.
- The Authority's total revenues decreased by $19.7 million or 4.5% during the fiscal year.
- The Authority's total expenses increased by $35.5 million or 9.3% during the fiscal year.
- At the close of the current fiscal year, the Authority's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by $1.0 billion and the Authority's unrestricted net position is $988.2 million.

Overview of the Financial Statements

The financial section of this report consists of the independent auditor's report, management's discussion and analysis, the basic financial statements, required supplementary information, and other supplementary information. The basic financial statements include the following:

- The financial statements provide information about the Authority's overall financial position and results. These statements, which are presented on an accrual basis, consist of the Statement of Net Position, the Statement of Revenues, Expenses and Changes in Net Position and the Statement of Cash Flows.
- Accompanying the basic financial statements are "Notes to Financial Statements" that explain some of the information in the financial statements and provide more detailed data.

The financial statements report information about the Authority as a whole using accounting methods similar to those used by private sector companies. The Statement of Net Position includes all the Authority's assets, deferred outflows of resources, liabilities, and deferred inflows of resources. All the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses and Changes in Net Position regardless of when cash is received or paid.

The basic financial statements include both blended and discretely presented component units. Complete financial statements of the discretely presented component units can be obtained from the Authority's Finance Department.

In addition to the basic financial statements, this report provides required and other supplementary information. Required supplementary information includes the Schedule of Changes in the Net Pension Liability and Related Ratios, Schedule of Proportionate Share of the Net Pension Liability and Related Ratios, Schedule of Pension Contributions, and Schedule of Changes in Total Other Postemployment Benefits (OPEB) and Related Ratios, and Schedule of OPEB Contributions. Other supplementary information includes the combining financial statements of its discretely presented component units, the financial data schedules, the schedule of expenditures of federal awards, and other information as mandated by regulatory bodies that fund the Authority's various programs.

Financial Analysis of the Authority

Statement of Net Position - A condensed summary of the statement of net position as of September 30, 2022, and as of September 30, 2021, is shown in the following table (in thousands).

	September 30,		Increase/(Decrease)	
	2022	2021	Amount	%
Assets:				
Current and other assets	$ 1,151,978	$ 1,031,344	$ 120,634	11.7
Capital assets	11,547	50,557	(39,010)	(77.2)
Total assets	1,163,525	1,081,901	81,624	7.5
Deferred outflows of resources	15,068	5,149	9,919	192.6
Liabilities:				
Current liabilities	8,602	11,401	(2,799)	(24.6)
Net pension liability	17,853	-	17,853	-
Total OPEB liability	18,051	23,061	(5,010)	(21.7)
Other noncurrent liabilities	106,876	90,863	16,013	17.6
Total liabilities	151,382	125,325	26,057	20.8
Deferred inflows of resources	7,412	5,124	2,288	44.7
Net Position:				
Net investment in capital assets	11,547	50,557	(39,010)	(77.2)
Restricted	20,049	14,667	5,382	36.7
Unrestricted	988,203	891,377	96,826	10.9
Total net position	$ 1,019,799	$ 956,601	$ 63,198	6.6

Significant balances with fluctuations compared to the prior year include:

- Unrestricted cash and cash equivalents decreased by $5.9 million from $45.7 million as of September 30, 2021, to $39.8 million as of September 30, 2022. The decrease is primarily due to the decline in tenant revenue and the payout of severance payments because of the staff reduction related to the conversion of the public housing units at the scattered sites and Sunnydale- Velasco, Potrero Terrace ad Potrero Annex HOPE SF sites.
- U.S. Department of Housing and Urban Development (HUD) receivables decreased by $2.4 million from $3.0 million as of September 30, 2021, to $0.6 million as of September 30, 2022. The decrease in receivables from HUD were due to the delay in the drawdown of Capital Funds in prior year that were received during current year.

- Notes receivable increased by $113.9 million due to the conversion of the Authority's public housing scattered sites to private ownership through HUD's Rental Assistance Demonstration (RAD) program and the Accelerated Conversion of the public housing properties at Sunnydale – Velasco, Potrero Terrace and Potrero Annex HOPE SF sites to the HCV program.
- Net capital assets and net investment in capital assets decreased by $39.0 million due to the RAD Conversion of the public housing scattered sites to private ownership and Accelerated Conversion of the Sunnydale – Velasco, Potrero Terrace and Potrero Annex Public Housing properties to SFHA Housing Corporation totaling $52.6 million, disposal of capital assets of $0.3 million, and depreciation of $1.9 million offset by additions from improvements being performed at the properties totaling $15.8 million.
- Total current liabilities decreased by $1.8 million from $11.4 million as of September 30, 2021, to $2.8 million as of September 30, 2022. This decrease is mainly due to the reduction in accrued salaries and benefits of $1.5 million and unearned revenues of $0.9 million. The decline in accrued salaries and benefits is attributed to the reduction in the workforce related to the conversion of the public housing units at the scattered sites and Sunnydale and Potrero HOPE SF sites. The decline in unearned revenues is attributed to the recognition of revenues for Emergency Housing Vouchers service fees and Coronavirus Aid, Relief, and Economic Security (CARES) Act subsidies received in prior year.
- Total other noncurrent liabilities increased by $16.0 million from $90.9 million as of September 30, 2021, to $106.9 million as of September 30, 2022. This increase is primarily due to the recording of pension liabilities associated with the withdrawal from multiemployer pension plans.

Statement of Revenues, Expenses and Changes in Net Position - This statement shows the sources of the Authority's changes in net position. A summary of the activities for the years ended September 30, 2022, and September 30, 2021, is shown in the following table (in thousands).

	September 30,		Increase/(Decrease)	
	2022	2021	Amount	%
Revenues				
Operating revenues:				
Tenant revenues, net	$ 861	$ 4,494	$ (3,633)	(80.8)
HUD revenue	377,266	379,208	(1,942)	(0.5)
Other	15,426	30,254	(14,828)	(49.0)
Nonoperating revenues:				
Investment income	19,594	18,000	1,594	8.9
Operating grants	6,951	5,557	1,394	25.1
Gain /(Loss) on disposal of capital assets	(333)	-	(333)	n/a
Capital contributions	2,237	4,176	(1,939)	(46.4)
Total revenues	422,002	441,689	(19,687)	(4.5)
Expenses				
Operating expenses:				
Housing assistance payments	338,373	327,372	11,001	3.4
Depreciation	1,865	1,563	302	19.3
Other operating expenses	78,427	54,218	24,209	44.7
Total expenses	418,665	383,153	35,512	9.3
Excess (deficiency) before special items	3,337	58,536	(55,199)	(94.3)
Special items	59,861	22,106	37,755	170.8
Change in net position	63,198	80,642	(17,444)	(21.6)
Net position, beginning of year	956,601	875,959	80,642	9.2
Net position, at end of year	$ 1,019,799	$ 956,601	$ 63,198	6.6

Revenues: Revenues decreased by $19.7 million with the following explanations:

- HUD revenue decreased by $1.9 million primarily due to the following:
    - Operating subsidy for the Emergency Housing Voucher program decreased by $1.9 million.
    - HUD revenue decreased related to CARES Act funds received for the Public Housing and Section 8 Programs decreased by $5.8 million.
    - Section 8 Program subsidy increased by $6.3 million due to an increase in voucher utilization.
- The decrease of $3.6 million in tenant revenues is mainly due to the Accelerated Conversion of the public housing units at Sunnydale and Potrero HOPE SF sites during the year.
- The decrease in other revenue of $14.8 million is due to the one-time recognition of $18.4 million of pension related gain in prior year due to significant investment income earned during the measurement period ended June 30, 2021.
- The increase in investment income of $1.6 million is attributed to the interest accrued on the seller-financed notes that were received in the RAD conversion as discussed in Note 3.

Expenses: Expenses increased by $35.5 million with the following explanations:

- Housing Assistance Payments increased by $11.0 million due to an increase in the unit months leased in the Housing Choice Voucher (HCV) program. Funding for Public Housing units converted to RAD is also transferred from the Public Housing Program to the HCV Program.
- The increase of $24.2 million in other operating expenses is primarily due to the recording of multiemployer pension plan withdrawal liability of $17.6 million, and the severance payments payout because of the reduction in force related to the conversion of Public Housing.

Special Items: During the year ended September 30, 2022, the Authority completed the conversion ownership transfer of the scattered sites and Sunnydale and Potrero Public Housing projects and recognized a gain of $59.9 million from this disposition as special items.

Capital Asset and Long-Term Obligations Activities

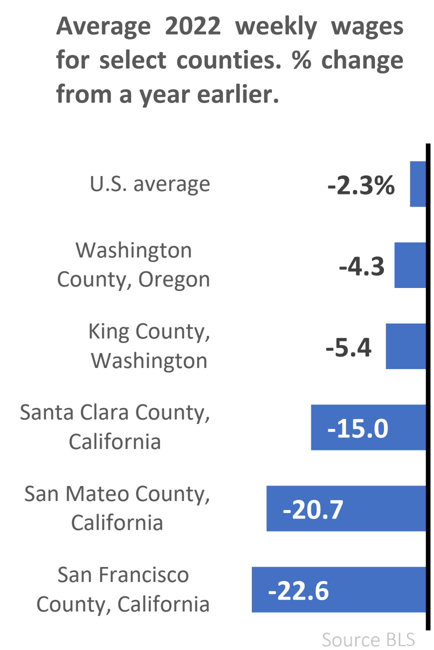
During the year ended September 30, 2022, net capital assets decreased by $39.0 million. The decrease is due to the RAD Conversion and Accelerated Conversion totaling $52.6 million, disposal of capital assets of $0.3 million, and depreciation of $1.9 million offset by additions from improvements being performed at the properties totaling $15.8 million. Additional information on the Authority's capital assets can be found in Note 4 of the basic financial statements.

During the year ended September 30, 2022, the Authority's long-term obligation increased from $91.8 million to $108.7 million. The increase was mainly due to the recording pension liabilities associated with the withdrawal from multiemployer pension plans of $17.6 million during the year. Additional information on the Authority's long-term obligations can be found in Note 6 of the basic financial statements.

Economic Factors

The economy is still struggling to find stable footing from the effects of the COVID-19 global pandemic. The pandemic not only caused major disruptions in people's lives but was one of the key catalysts behind supply chain shortages and high inflation. While supply chain issues have been resolved, inflation remains stubbornly high. To tame inflation, the Federal Reserve Bank has been raising its benchmark federal funds rate five hundred basis points since March 2022 to between 5% and 5.25%.

The confluence of high inflation and high interest rates is straining people's budgets – especially those at the low- and lowest-income bracket. Food prices are up 8% from a year ago, while car prices are up between 30 and 35%. Although the labor market remains tight, it is feared that the layoffs in white collar jobs, specifically the technology sector, will spread to the broader economy.



San Francisco is already experiencing a rash of high-profile retail shop closures like Nordstrom, Whole Foods, and Office Depot. There were 203 retailers open in 2019, but today only 107 remain open.

San Francisco is also experiencing low office attendance rate compared to other metropolitan areas in the United States. At slightly above 40%, San Francisco office attendance rate is well below Los Angeles, New York, and Austin. The low office attendance is acutely impacting service sector workers and is resulting in reduced hours and decreased pay.

Further exacerbating people's budget and mindset is the threat of a looming recession.

The convergence of high inflation, reduced hours, layoffs, and a looming recession may lead to an influx of San Francisco households that will look to seek housing assistance. The Authority anticipates an increase in the need for the affordable housing units in San Francisco in the upcoming fiscal year.

The Authority continues to serve over 15,000 residents through its Housing Choice Voucher (HCV) program. Appropriation for the HCV program is funded through HUD in the form of HCV housing assistance payments (HAP), and other grants. The Authority receives most of its operating revenue from financial assistance from HUD. The Authority and its operations are significantly affected by the federal government's annual appropriation to HUD. In 2023, the HAP renewal funding for the Authority will increase by 7.5% and the administrative fees for HCV prorated at 89% up from 82%. Even the Fair Market Rents (FMR), which is at 120% of HUD National Average for the Authority's metropolitan area, will increase in 2023 between 0% and 2% for SRO, Studios, One and Two Bedrooms. But will decline between 4% and 5% for larger bedroom sizes. The decline may be symptomatic of the fact that the average rent in San Francisco is 12% lower than prior to the pandemic while the number of units listed are up 10% over the same period.

The risk of a reduction in funding always looms over the Authority. The passage of the current debt ceiling will severely limit funding for domestic programs. Spending in fiscal year 2024 will be capped at fiscal year 2023 levels and will only increase by 1% in fiscal year 2025. Reduction of HUD funding may limit the number of households the Authority can serve and would strain the Authority's ability to meet its mission and programs. The future of housing affordability depends heavily upon multiple economic factors, including policy choices made at all levels of government.

The Authority received 906 Emergency Housing Vouchers (EHV) funded as part of the America Rescue Act of 2021. As mandated by HUD, the Authority in partnership with the City and County of San Francisco's Coordinated Entry program to lease all its EHVs. The EHVs are intended to aid individuals and families who are experiencing homelessness or are at risk of experiencing homelessness and are designed to reduce the burden placed on an applicant through special waivers, allowing them to be leased up more efficiently. To date, the Authority has leased 767 Emergency Housing Vouchers and housed 609 residents.

Multiemployer Defined Benefit Pension Plans
The Authority contributes to a number of multiemployer defined benefit pension plans under the terms of various collective bargaining agreements that cover our union-represented employees. Certain events, such as the HUD mandate for the Authority to contract out all essential functions, including the administration of the Housing Choice Voucher and the Low-Income Public Housing Program, to third-party administrators and the accelerated conversion of the Public Housing units at Sunnydale- Velasco, Potrero Terrace and Potrero Annex HOPE SF sites, resulted in withdrawals from multiemployer pension plans. These actions, along with the termination of covered employees and cessation of our obligation to contribute, have resulted in us estimating withdrawal liabilities to the respective plans for our proportionate share of any unfunded vested benefits.

The estimated pension withdrawal liability was approximately $17.6 million as of September 30, 2022. The final liability for each plan is dependent on the completion of the final assessment of the withdrawal liability as stated in the respective demand letter provided to the Authority. Therefore, the pension withdrawal liability may be adjusted as more information becomes available. Additional liabilities in excess of the amounts we have recorded could have an adverse effect on the Authority's results of operations, financial condition, and cash flows.

Significant Factors that Have Contributed to the Authority's Stability in 2022

The Authority recognized that it did not have sufficient funding to meet the capital needs of the public housing portfolio and submitted a portfolio application for the RAD program in September of 2013. HUD approved the Authority's RAD application on January 6, 2014, to convert 4,575 public housing units to private ownership and management with project-based HCV subsidies attached. Conversion of twenty-nine properties with 3,491 units took place in two phases with the second phase transferred in October 2016. In May 2019, Alice Griffith, a public housing development consisting of 124 units, was transferred to a third party to be redeveloped and converted to project-based HCV subsidies. As part of the on-going RAD initiative, the Authority converted two tax credit developments in fiscal year 2020, Bernal Dwelling (160 public housing units) converted on December 1, 2019, and Hayes Valley South (66 public housing units) converted June 1, 2020. On January 1, 2021, the Authority converted one additional tax credit development, Hayes Valley North (84 public housing units). In February 2021, the Authority converted its five scattered public housing sites (69 public housing units) to private ownership. During the year ended September 30, 2022, the Authority also converted its Sunnydale and Potrero Annex and Terrace public housing sites through a sale to SFHA Housing Corporation, a blended component unit.

The RAD conversion leveraged over $1.147 billion in private equity and debt ($816 million tax credit equity and $331 million tax-exempt permanent debt) to rehabilitate thirty properties. The Authority will maintain a ground lease on the land for each property to preserve affordability of the housing developments for 99 years. The RAD conversion has transformed the first 4,575 units of public housing into financially sustainable real estate assets while improving the resident experience and ensuring the sustainability of the City's public housing infrastructure. These units are being subsidized through HUD's HCV program, with RAD and project-based vouchers that the Authority will administer with the associated increased administrative fees.

Authority Cured its Contracts Default

On March 7, 2019, the City and County of San Francisco (City) received a letter from HUD indicating that the Authority's Housing Choice Voucher (HCV) and Low Rent Public Housing Programs (LRPH) were in contractual default. The letter requested that the Authority and the City enter a Memorandum of Understanding (MOU) with HUD. The MOU outlined a scheduled plan of action for the City's assumption of all programmatic and financial functions of the Authority's HCV and LRPH Programs. The MOU also included plans for outsourcing financial and programmatic services for the HCV and LRPH programs to third party experts and implementing all corrective actions from the 2019 Quality Assurance Division (QAD) Report.

On September 30, 2020, HUD issued a letter to the Authority stating that the Authority and the City have worked diligently through a MOU in partnership with HUD and the Authority has successfully cured the default.

This letter also recommends the following actions to remain in compliance:

1. The City and the Authority continue to retain an MOU between them to operate the Authority daily. Any updates to this MOU should continue daily management oversight by the City and the Authority, including, but not limited to financial, operational, and technical assistance.
2. The City and the Authority continue to outsource the operations of the HCV Program.
3. The City and the Authority continue to complete actions identified in the 2020 High Performer Plan but not limited to repositioning efforts of the LRPH portfolio.
4. The Authority continues to work with its third-party financial division to support the Authority in the timely completion of the fiscal year 2020 financial reporting to REAC.
5. The City and the Authority continue working with the QAD to implement the corrective action plan resulting from the 2019 QAD report to improve the operations of the HCV program.

The Authority continues to remain in compliance with HUD recommended actions. The Authority has successfully completed the corrective actions from the 2019 QAD report and received HUD confirmation per the letter dated August 23, 2021. To outsource the LRPH program and cure the default, the Authority has completed the accelerated conversion of the public housing units at Sunnydale and Potrero HOPE SF sites to the HCV program by rehabilitating units to the extent that they meet Federal Housing Quality Standards (HQS) as required by the HCV program. The Authority completed the last phase of the accelerated conversion during the year ended September 30, 2022.

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

Statement of Net Position

September 30, 2022

(With Blended and Discretely Presented Component Units as of December 31, 2021)

	Primary Government - Business-Type Activities	Discretely Presented Component Units
Assets:		
Current assets:		
Unrestricted cash and cash equivalents	$ 39,828,145	$ 231,539
Restricted cash and cash equivalents	21,586,770	71,942
Due from the U.S. Department of Housing and Urban Development	671,177	-
Due from other governments, net of allowance of $3,064,202 for primary government	6,582,558	-
Accounts receivable, net:		
Tenants, net of allowance of $4,413,197 and $870,046 for primary government and discretely presented component units, respectively	644,757	80,928
Others	2,396,450	-
Interest receivable due from component units and others	465,000	-
Due from primary government	-	342,770
Prepaid expenses	4,022	8,429
Inventories	-	-
Total current assets	72,178,879	735,608
Noncurrent assets:		
Noncurrent interest receivable due from component units and others, net of allowance of $14,602,538 for primary government	79,213,451	-
Notes receivable from component units and others	989,461,114	-
Other noncurrent assets	11,125,443	972,118
Capital assets:		
Nondepreciable	11,392,003	4,273,360
Depreciable, net	154,575	8,771,593
Total capital assets	11,546,578	13,044,953
Total noncurrent assets	1,091,346,586	14,017,071
Total assets	1,163,525,465	14,752,679
Deferred outflows of resources:		
Pension items	14,280,139	-
OPEB items	788,125	-
Total deferred outflows of resources	15,068,264	-

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Statement of Net Position (Continued)
September 30, 2022
(With Blended and Discretely Presented Component Units as of December 31, 2021)

	Primary Government - Business-Type Activities	Discretely Presented Component Units
Liabilities:		
Current liabilities:		
Accounts payable	$ 3,786,627	$ 817,595
Due to the U.S. Department of Housing and Urban Development	138,296	-
Accrued salaries and benefits	135,782	1,843
Unearned revenues	970,829	111,845
Other accrued liabilities	800,296	-
Tenant security deposits	-	71,665
Current portion of pension withdrawal liability	1,088,551	-
Current portion of compensated absences	128,917	-
Current portion of unearned revenues - leases	608,796	-
Other current liabilities	943,974	577,780
Total current liabilities	8,602,068	1,580,728
Noncurrent liabilities:		
Compensated absences, net of current portion	85,946	-
Long-term interest payable to primary government	-	6,610,148
Long-term debt due to primary government	-	13,464,813
Long-term debt to others, net of current portion	41,665,301	1,019,828
Pension withdrawal liability, net of current portion	16,555,696	-
Noncurrent unearned revenues - leases	48,003,093	-
Total other postemployment benefits liability	18,051,394	-
Net pension liability	17,853,056	-
Other noncurrent liabilities	566,233	809,845
Total noncurrent liabilities	142,780,719	21,904,634
Total liabilities	151,382,787	23,485,362
Deferred inflows of resources:		
Pension items	5,180,471	-
OPEB items	2,231,311	-
Total deferred inflows of resources	7,411,782	-
Net position:		
Net investment in capital assets	11,546,578	(8,049,836)
Restricted for:		
Escrow accounts and replacement reserves	-	277
Housing assistance payment reserves	19,900,674	-
Affordability reserves	115,644	-
Disaster Housing Assistance Program	33,390	-
Unrestricted net position	988,202,874	(683,124)
Total net position	$ 1,019,799,160	$ (8,732,683)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended September 30, 2022
(With Blended and Discretely Presented Component Units for the Year Ended December 31, 2021)

	Primary Government - Business-Type Activities	Discretely Presented Component Units
Operating revenues:		
Tenant revenues, net	$ 860,896	$ 2,438,126
Housing assistance payment revenues	377,265,785	-
Miscellaneous and other revenues	15,426,249	2,054
Total operating revenues	393,552,930	2,440,180
Operating expenses:		
Housing assistance payments	338,372,962	-
Administrative	35,459,292	456,218
Tenant services	1,029,147	
Utilities	2,889,906	1,028,206
Maintenance	10,461,817	685,001
Protective services	198,216	22,950
General	28,388,540	818,924
Depreciation	1,864,939	719,601
Total operating expenses	418,664,819	3,730,900
Operating loss	(25,111,889)	(1,290,720)
Nonoperating revenues (expenses):		
Intergovernmental revenue	6,950,533	-
Loss on disposal of capital assets	(333,486)	-
Investment income	1,483	73
Interest income from notes and loans receivable	19,593,273	-
Interest expense	-	(543,379)
Total nonoperating revenues (expenses)	26,211,803	(543,306)
Income (loss) before capital contributions and special items	1,099,914	(1,834,026)
Capital contributions	2,237,201	-
Special items	59,860,652	2,695,499
Change in net position	63,197,767	861,473
Net position, beginning of year	956,601,393	(9,594,156)
Net position, end of year	$ 1,019,799,160	$ (8,732,683)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Statement of Cash Flows
For the Year Ended September 30, 2022

	Primary Government - Business-Type Activities
Cash flows from operating activities:	
Receipts from tenants	$ 486,233
Receipts from others	6,628,267
Receipts from housing assistance programs	379,640,563
Payments to suppliers for goods and services	(28,861,733)
Payments to employees for services	(19,563,077)
Housing assistance payments on behalf of tenants	(338,372,962)
Net cash used in operating activities	(42,709)
Cash flows from noncapital financing activities:	
Intergovernmental revenues	9,153,780
Receipt of loan interest payments from related parties and component units	4,526,694
Disbursement of loan proceeds to related parties and component units	(1,434,748)
Net cash provided by noncapital financing activities	12,245,726
Cash flows from capital and related financing activities:	
Capital contributions received	2,237,201
Acquisition of capital assets	(15,833,298)
Net cash used in capital and related financing activities	(13,596,097)
Cash flows from investing activities:	
Interest received	1,495
Net change in cash and cash equivalents	(1,391,585)
Cash and cash equivalents, beginning of year	62,806,500
Cash and cash equivalents, end of year	$ 61,414,915
Cash and cash equivalents:	
Unrestricted cash and cash equivalents	$ 39,828,145
Restricted cash and cash equivalents	21,586,770
Total cash and cash equivalents	$ 61,414,915

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Statement of Cash Flows (Continued)
For the Year Ended September 30, 2022

	Primary Government - Business-Type Activities
Reconciliation of operating loss to net cash used in operating activities:	
Operating loss	$ (25,111,889)
Adjustment to reconcile operating loss to net cash used in operating activities:	
Depreciation	1,864,939
Changes in assets, liabilities and deferred outflows/inflows of resources:	
Due from the U.S. Department of Housing and Urban Development	2,374,778
Accounts receivables	(2,384,328)
Prepaid expenses	47,255
Inventories	113,632
Other assets	1,630,349
Accounts payable	(1,035,775)
Accrued salaries and benefits	(1,421,471)
Unearned revenues	(1,573,157)
Other accrued liabilities	(182,310)
Tenant security deposits	(188,392)
Compensated absences	(249,363)
Total other postemployment benefits liability	(5,009,219)
Net pension liability/asset	20,849,250
Pension and other postemployment benefits related deferred outflows/inflows of resources	(7,631,193)
Pension withdrawal liability	17,644,247
Other current and noncurrent liabilities	219,938
Net cash used in operating activities	$ (42,709)
Noncash noncapital financing activities:	
Interest accrued on long-term receivables	$ 20,157,193
Allowance on interest accrued on long-term receivables	(563,920)
Notes receivable additions from RAD 2022 Conversion	112,506,070
Capital assets retirements from RAD 2022 Conversion	(52,645,418)

See accompanying notes to financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Reporting Entity

The Housing Authority of the City and County of San Francisco, California (Authority), is a public body organized in 1938 under the laws of the State of California for the purpose of engaging in the development, acquisition, leasing and administration of low-cost housing for individuals meeting criteria established by the U.S. Department of Housing and Urban Development (HUD). The governing body of the Authority is its Board of Commissioners (Board) composed of seven members appointed by the Mayor of the City and County of San Francisco (City). The Mayor of the City has the authority to appoint the Board members, but not to remove them from office. The Authority is not a component unit of the City, as defined by the Governmental Accounting Standards Board (GASB), as the Board independently oversees the Authority's operations.

The governmental reporting entity consists of the Authority (Primary Government) and its component units. Component units are legally separate organizations for which the Board is financially accountable or other organizations whose nature and significant relationship with the Authority are such that exclusion would cause the Authority's financial statements to be misleading or incomplete. Financial accountability is defined as the appointment of a voting majority of the component unit's board, and (i) either the Authority's ability to impose its will on the organization or (ii) there is potential for the organization to provide a financial benefit to or impose a financial burden on the Authority. Financial accountability is also defined as the fiscal dependency of the component units on the Authority and the potential for the component unit to provide a financial benefit to or impose a financial burden on the Authority regardless of the organization of the governing board of the component unit.

Blended component units are, although legally separate entities, in substance part of the Authority's operations and so data from these units are combined with data of the primary government. The discretely presented component units, on the other hand, are reported in a separate column in the government-wide financial statements to emphasize they are legally separate from the government. For financial reporting purposes, the Authority's basic financial statements include all financial activities that are controlled by or are dependent upon actions taken by the Authority's Board.

The basic financial statements include the following blended and discretely presented component units.

Blended Component Units - The Authority's operations include two blended component units, which are included in the basic financial statements and consist of legally separate entities for which the Authority is financially accountable. Before the year ended September 30, 2021, the blended component units' year ended on September 30 and their financial activities are reported as of and for the year then ended. During current year, the blended component units changed their year end from September 30 to December 31. Thus, starting in the current year, the blended component units fiscal year ended on December 31, 2021, and their financial activities are reported as of and for the year ended December 31, 2021.

- The Authority organized the SFHA Housing Corporation, a California not-for-profit public benefit corporation, in June 2002 to provide, develop, finance, rehabilitate, own and operate decent, safe and sanitary housing affordable to persons and households of low-income; to assist low-income households by enabling them to secure the basic human need of decent shelter; to combat community blight and deterioration in the City and contribute to their physical improvement; to provide and expand economic opportunities for persons assisted by or eligible for assistance from the Authority; to provide, develop, finance and operate supportive service programs for low-income residents of the Authority and

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

surrounding communities; to assist low-income households to secure education, training and services for self-sufficiency; and to promote healthy and safe communities. Although legally separate from the Authority, the SFHA Housing Corporation is reported as if it were part of the primary government because it is governed by a separate eight-member board of directors appointed by the Authority's Board.

- The Authority organized the Plaza East Housing Corporation, a California not-for-profit public benefit corporation, in 2002 to provide, develop, finance, rehabilitate, own and operate decent, safe and sanitary housing affordable to persons and households of low-income; to assist low-income households by enabling them to secure the basic human need of decent shelter; to combat community blight and deterioration in the City and contribute to their physical improvement; and to provide and expand economic opportunities for persons assisted by or eligible for assistance from the Authority.

  Although legally separate from the Authority, the Plaza East Housing Corporation is reported as if it were part of the primary government because it is governed by a separate seven-member board of directors appointed by the Authority's Board.

Discretely Presented Component Units – The Authority follows the guidance provided by the GASB on the relationship of housing authorities as general partners of limited tax credit partnerships whereby the limited partners have limited rights regarding the operation of the partnership and the housing authority possesses essentially all authority over day-to-day operations. The Authority discretely presented component units are reported as a separate column in the statement of net position and the Authority considers a component unit to be discretely presented if the Authority either 1) has significant influence over the component unit given its significant financial relationships, or 2) the Authority has a majority equity interest in the component unit but the component unit does not provide services entirely to or exclusively benefit the Authority. The following discretely presented component units' fiscal year ended on December 31, 2021, and their financial activities are reported as of and for the year ended December 31, 2021.

- **Hayes Valley Apartments, L.P.** (Hayes Valley I), a real estate development limited partnership, was formed in February 1995 to develop and operate an 8-building, 84-unit occupancy apartment complex in San Francisco, California. Hayes Valley I leased the land from the Authority on which the apartment complex is situated and has obtained HUD loans and other loans through the Authority, and receives annual rental subsidies for occupied units covered under agreements with HUD and the Authority. The agreements extend through the minimum period during which the project units are required by the applicable public housing requirements to be operated as public housing in accordance with the U.S. Housing Act of 1937, or the expiration of 40 years from the date the units become fully available for occupancy.

  Third parties unrelated to the Authority are allocated 99.95% of Hayes Valley I's interests and Hayes Valley Housing Corporation, a general partner controlled by the Authority, is allocated 0.05% of Hayes Valley I's interests.

  In January 2021, the apartment complex known as Hayes Valley North was sold to a third party unrelated to the Authority in accordance with the Authority's Rental Assistance Demonstration (RAD) conversion efforts (See Note 13).

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- **Plaza East Associates, L.P.** (Plaza East), a real estate development limited partnership, was formed in April 2000 to develop and operate a 193-unit multi-family apartment complex in San Francisco, California. Plaza East leased the land from the Authority on which the apartment complex is situated and has obtained HUD loans and other loans through the Authority, and receives annual rental subsidies for occupied units covered under agreements with HUD and the Authority. The agreements extend through the minimum period during which the project units are required by the applicable public housing requirements to be operated as public housing in accordance with the U.S. Housing Act of 1937, or the expiration of 40 years from the date the units become fully available for occupancy.

  Before January 1, 2018, third parties unrelated to the Authority were allocated 99.99% of Plaza East's interests and Plaza East Housing Corporation, a developer general partner controlled by the Authority, is allocated 0.01% of Plaza East's interests. As of January 1, 2018, the unrelated third parties sold 99.00% of limited partner interests to Plaza East Housing Corporation for a total of $30,000. As a result, Plaza East Housing Corporation is allocated 99.01% of Plaza East's interests.

Although these discretely presented component units do not follow governmental accounting and financial reporting standards, for presentation purposes, certain transactions may be reported differently in these financial statements than in separately issued financial statements in order to conform to the presentation of the Authority. Separately issued financial statements for each discretely presented component unit can be obtained by contacting the Authority at 1815 Egbert Avenue, San Francisco, California 94124.

(b) Basis of Accounting

The Authority distinguishes operating revenues and expenses from nonoperating items. Operating activity generally arises from providing services in connection with a proprietary fund's principal activity. The operating revenues of the Authority consist primarily of rental charges to tenants and housing assistance payment (HAP) revenues from HUD, and include, to a lesser extent, certain operating subsidies that offset operating expenses. Operating expenses for the Authority include the cost of administrative, maintenance, tenant services, general, utilities, protective services, depreciation and HAPs. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses, except for capital contributions, which are presented separately.

When restricted resources meet the criteria to be available for use and unrestricted resources are also available for use, it is the Authority's policy to use restricted resources first, and then unrestricted resources, as needed.

(c) Measurement Focus

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. The Authority and its discretely presented component units utilize an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets, deferred outflows of resources, liabilities, and deferred inflows of resources (whether current or noncurrent) associated with their activities are reported.

Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. The basis of accounting used is similar to businesses in the private sector; thus, the Authority's and discretely presented component units' activities are maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

For financial reporting purposes, the Authority considers its HUD grants associated with operations as operating revenue because these funds more closely represent revenues generated from operating activities rather than nonoperating activities. HUD grants associated with capital acquisition and improvements are considered capital contributions and are presented after nonoperating activity on the accompanying statement of revenues, expenses and changes in net position.

(d) Summary of Programs

The accompanying basic financial statements include the activities of several housing programs subsidized by HUD and other federal entities at the Authority. A summary of each significant program is provided below.

- **Public Housing Program** includes the asset management projects (AMPs), which collect low rent operating subsidies, and the Public Housing Capital Fund program. The purpose of the public housing program is to provide decent and affordable housing to low-income families at reduced rents. The developments are owned, maintained and managed by the Authority. The developments/units are acquired, developed and modernized under HUD’s Public Housing Capital Fund programs. Funding of the program’s operations and developments are provided by annual federal contributions or appropriations, operating subsidies and tenant rentals (determined as a percentage of family income, adjusted for family composition and other allowances).

- **Business Activities Program** includes land, notes receivable and accrued interest resulting from the disposition of public housing developments to a third party in accordance with HUD’s RAD program. The properties that are part of this program do not receive additional funding from HUD. HUD reallocates the funding source from the Public Housing Program to the Housing Choice Voucher Program. HUD refers to this type of disposition as Non-Section 18 and considers the proceeds to be unrestricted.

- **Central Office Cost Center** (COCC) is the program mandated by HUD to account for “centralized” services and functions necessary to the Authority’s operations. Most of the functions of the COCC are not directly attributable to the public housing or other programs. Funding for the COCC is in the form of fees charged to other Authority programs and activities. HUD regulations generally do not allow for the allocation of costs. The fees include those specified by HUD as management fees, bookkeeping fees, asset management fees, or fees for services. HUD regulates which of these fees may be charged to any given program and how the fee is to be calculated.

- **HAP Programs** utilize existing privately-owned family rental housing units to provide decent and affordable housing to low-income families. HAP programs include Moderate Rehabilitation, Single Room Occupancy, and the Housing Choice Voucher (Voucher) programs. The Moderate Rehabilitation and Single Room Occupancy programs allow for the rehabilitation of housing units, which then must be rented to low-income individuals for a contracted period of time. The program provides owners with sufficient rental income to pay for rehabilitation costs. Developers must obtain their own financing and HUD subsidizes rents once the units are occupied. Funding for the Voucher program, which includes the Veterans Affairs Supportive Housing program, is provided by federal housing assistance contributions from HUD for the difference between the approved landlord contract rent and the rent paid by the tenant. In addition, the Authority receives an administrative fee to cover operating expenses.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- **Rental Assistance Demonstration Program –** The Authority recognized that it cannot meet the capital needs of its public housing portfolio estimated at $270 million, and submitted a portfolio application to HUD to participate in the RAD program in September 2013. Since 2014, HUD approved the Authority's RAD application to convert public housing units to private ownership and management with attached project-based Housing Choice Vouchers.

(e) Cash and Cash Equivalents

For purposes of the statement of cash flows, the Authority considers all unrestricted and restricted highly liquid investments with an initial maturity of three months or less to be cash equivalents.

(f) Receivables, Net and Accrued Interest, Net

Receivables consist of revenues earned during the year and not yet received. Amounts due from HUD and other governments represent reimbursable expenses or grant subsidies earned that have not been collected as of year-end; these amounts are considered fully collectible.

(g) Capital Assets, Net

The Authority's policy is to capitalize assets with a value in excess of $5,000 and a useful life in excess of one year. The Authority capitalizes the costs of site acquisition and improvement, structures, equipment and direct development costs meeting the capitalization policy. Assets are valued at historical cost, or estimated historical cost if actual historical cost is not available, and assets contributed after July 1, 2015 are recorded at acquisition value at the date of the donation. Assets contributed prior to this date are valued at fair value on the date of donation.

Depreciation has been provided using the straight-line method over the estimated useful lives, which range as follows:

Buildings	40 years
Building improvements	15 - 20 years
Furniture and equipment	3 - 7 years

The Authority evaluates events or changes in circumstances affecting capital assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that impairment is significant and outside normal life cycle of the capital asset, then an impairment loss will be recorded in the Authority's financial statements.

(h) Accrued Compensated Absences

Fringe benefits such as health and welfare, pension, vacation, training and annuity for members of the trade unions (carpenters, electricians, floor layers, glaziers, laborers, painters and plumbers) are determined by the respective agreement between the Authority and the respective employees' labor contract.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The following represent the vacation, sick leave, as well as floating holidays and management time off (MTO) (if applicable) accrual rates and caps for the respective collective bargaining agreements, as well as those classifications that are not part of a collective bargaining agreement (Unrepresented and Confidential):

	SEIU Local 1021 Admin Unit and Unrepresented	SEIU Local 1021 Maintenance Generalist I Unit	Municipal Executives' Association and Confidential
Annual Leave Accrual:	1 to 3 years: 100 hours annually 3+ to 8 years: 140 hours annually 8+ to 19 years: 180 hours annually Over 19 years: 220 hours annually	1 to 5 years: 104 hours annually 5+ to 15 years: 144 hours annually Over 15 years: 184 hours annually	1 to 3 years: 100 hours annually 3+ to 8 years: 140 hours annually 8+ to 19 years: 180 hours annually Over 19 years: 220 hours annually
Annual Leave Cap:	400 hours	400 hours	400 hours
Sick Leave Accrual:	1-10 years: 13 days 10 years or more: 15 days	1-10 years: 10 days 10 years or more: 15 days	1-10 years: 13 days 10 years or more: 15 days
Sick Leave Cap:	130 days	No maximum	No maximum
MTO:	n/a	n/a	80 hours are credited October 1st each calendar year
MTO Cap:	n/a	n/a	140 hours
2 Floating Holidays:	Holidays cannot be utilized until after 180 days of employment	n/a	n/a

With respect to the non-trade collective bargaining units: Service Employees' International Union (SEIU) Local 1021 Administrative Unit, SEIU Local 1021 Maintenance Generalist I Unit, Municipal Executives' Association annual vacation hours may be accumulated up to 400 hours for Maintenance Generalist I and administrative personnel represented by the SEIU Local 1021, and management personnel. SEIU Local 1021 Maintenance Generalist I earns vacation rates ranging from 104 hours per year for the first 5 years of service and up to a maximum of 184 hours per year after 15 years of service. SEIU Local 1021 administrative personnel and management personnel earn vacation rates ranging from 100 hours per year for the first 36 months of service and up to a maximum of 220 hours per year after 228 months of service. Employees hired on or before September 30, 1984 earn unused sick leave at the base rate of pay excluding overtime or premium rates. There is no limit in accumulation with cash-out capped at 1,040 hours for SEIU Local 1021 Maintenance Generalist I and maximum accumulation of up to 130 days for SEIU Local 1021 administrative personnel. There is no limit in accumulation of sick leave accrual for management personnel. Employees hired after September 30, 1984 are not eligible for reimbursement of unused sick leave. In addition, the Authority records a liability related to the payroll taxes due until the leave times are used or cashed out. The estimated liability for vested leave benefits is recorded when it is earned as an expense and the cumulative unpaid amount is reported as a liability.

(i) Unearned Revenues

Current unearned revenues primarily represent advances of federal grant funding totaled to $970,829 and rent received for long-term ground leases scheduled to be recognized as revenues within one year from year-end totaled to $608,796. Noncurrent unearned revenues totaled to $48,003,093 include rent received in advance for long-term ground leases that is amortized over the term of the agreements scheduled to be recognized as revenues beyond one year from year end.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Eliminations

- **Interprogram due from/to** - In the normal course of operations, certain programs may pay for common costs or advance funds for operational shortfalls that create interprogram receivables or payables. At September 30, 2022, the Authority had interprogram balances in the amount of $992,201 from its normal course of operations. These balances are netted to zero and are eliminated for the presentation of the Authority's basic financial statements.

- **Fee for service** - The Authority's COCC internally charges fees to the AMPs. These charges include management fees, bookkeeping fees, front line service fees, and asset management fees. For financial reporting purposes $7,195,249 of fee for service charges have been eliminated for the year ended September 30, 2022.

(k) Net Position

Net position comprises the various net earnings from operating income or loss, nonoperating revenues and expenses, and capital contributions. Net position is classified in the following three components:

Net investment in capital assets - This component of net position consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of net investment in capital assets. Rather, that portion of the debt is included in the same net position as the unspent proceeds.

Restricted - This component of net position consists of constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted - This component represents net position that does not meet the definition of "restricted" or "net investment in capital assets."

(l) Tenant and Other Revenues

Tenant and other revenues are presented in the financial statements net of the bad debt expense for uncollectible amounts. The Authority recorded uncollectible tenant revenues as bad debt expenses of $2,541,827 for the business-type activities for the year ended September 30, 2022 and $577,304 for the discretely presented component units for the year ended December 31, 2021.

(m) Leasing Activities

The Authority is the lessor of dwelling units to low-income and market rate residents. The low-income rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time or renewed every year.

The Authority may cancel the leases only for cause. Most of the Authority's capital assets are used in these leasing activities. Revenues associated with these leases are recorded in the accompanying financial statements within tenant revenue.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Authority recognizes revenue on HOPE VI and HOPE SF land leases (see Notes 12 and 13) and RAD ground leases when payments are received because payments are dependent on defined available cash flows; payments less than the annual amount are not accrued and are not recorded as a receivable.

(n) Defined Benefit Pension Plans

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

(o) Other Postemployment Benefits (OPEB) Plan

Benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

(p) New Accounting Standards To Be Implemented

During the year ended September 30, 2022, the Authority implemented the following GASB Statements:

- In January 2017, the GASB issued Statement No. 87, *Leases*. The objective of this statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The implementation of this statement did not have any impact on the Authority's financial statements for the year ended September 30, 2022, as the Authority has determined that the related balances were not material.

- In June 2018, the GASB issued Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*. The objectives of this statement are 1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period, and 2) to simplify accounting for interest cost incurred before the end of a construction period. Implementation of this statement did not have any impact on the Authority's financial statements for the year ended September 30, 2022.

- In January 2020, the GASB issued Statement No. 92, *Omnibus 2020*. The objectives of this statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB statements. Implementation of this statement did not have any impact on the Authority's financial statements for the year ended September 30, 2022.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- In March 2020, the GASB issued Statement No. 93, *Replacement of Interbank Offered Rates*. The objective of this statement is to address those and other accounting and financial reporting implications that result from the replacement of an interbank offered rate. Implementation of this statement did not have any impact on the Authority's financial statements for the year ended September 30, 2022.

- In June 2020, the GASB issued Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans – an Amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*. The primary objectives of this statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code Section 457 deferred compensation plans that meet the definition of a pension plan and for benefits provided through those plans. Implementation of this statement did not have any impact on the Authority's financial statements for the year ended September 30, 2022.

- In April 2022, the GASB issued Statement No. 99, *Omnibus 2022*. The objectives of this statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (a) practice issues that been identified during implementation and application of certain GASB Statements and (b) accounting and financial reporting for financial guarantees. The requirements related to the use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statements No. 53 and No. 63 are effective upon issuance. Implementation of these requirements did not have any impact on the Authority's financial statements for the year ended September 30, 2022.

The Authority is currently evaluating its accounting practices to determine the potential impact on the financial statements of GASB Statements No. 91, *Conduit Debt Obligations*; No. 94, *Public-Private and Public-Private Partnerships and Availability Payment Arrangements*; No. 96, *Subscription-Based Information Technology Arrangements*; remaining requirements for No. 99, *Omnibus 2022*; No. 100, *Accounting Changes and Error Corrections – An Amendment of GASB Statement No. 62*, and No. 101, *Compensated Absences.*

(q) Special Items

Special items are transactions or events that are within the control of the Authority and that are either unusual in nature or infrequent in occurrence. The Authority's conversion of its public housing units under the RAD Program is reported as special items (see Notes 3, 4, 13, and 15).

(r) Use of Estimates

Management of the Authority has made certain estimates and assumptions relating to the reporting of assets, liabilities, deferred outflows and inflows of resources, revenues and expenses to prepare these financial statements in conformity with accounting principles generally accepted in the United States of America (GAAP). Actual results may differ from those estimates.

NOTE 2 – CASH AND CASH EQUIVALENTS

The Authority's cash and cash equivalents at September 30, 2022 (primary government) and December 31, 2021 (discretely presented component units) are reported as follows:

	Primary Government	Component Units	Total
Unrestricted cash and cash equivalents	$ 39,828,145	$ 231,539	$ 40,059,684
Restricted cash and cash equivalents	21,586,770	71,942	21,658,712
Total cash and cash equivalents	$ 61,414,915	$ 303,481	$ 61,718,396

(a) Custodial Credit Risk – Deposits

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority's investment policy does not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits. However, the California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure Authority deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

The Authority's discretely presented component units maintain cash and cash equivalents with various financial institutions. At times, these balances may exceed federal insurance limits; however, the discretely presented component units have not experienced any losses with respect to their bank balances in excess of government provided insurance.

(b) Restricted Cash and Cash Equivalents

The Authority's restricted cash and cash equivalents consist of the following:

- **Family Self-Sufficiency (FSS) Escrow –** The FSS Escrow Account is an interest-bearing account reported as part of restricted cash and cash equivalents and established by the Authority for each qualified Section 8 participant enrolled in the Section 8 Housing Choice FSS Program. The participants earn monthly escrow credits during their five-year Contract of Participation and the escrow credit is reported as a liability based on increases in earned income of the family. This escrow is credited to this account by the Authority during the term of the FSS contract. The Authority may make a portion of this escrow account available to the family during the term of the contract to enable the family to complete an interim goal such as education. If the family completes the contract and no member of the family is receiving welfare, the amount of the FSS account is paid to the head of the family. If the Authority terminates the contract, or if the family fails to complete the contract before its expiration, the family's FSS escrow account is forfeited. At September 30, 2022, the Authority held $566,233 of FSS escrow funds in the Section 8 Housing Choice Voucher Program as restricted cash. A corresponding noncurrent liability is included in the accompanying financial statements.

NOTE 2 – CASH AND CASH EQUIVALENTS (Continued)

- **HAP Reserves -** The Authority received various federal funding with restricted spending requirements. At September 30, 2022, the Authority's HAP reserves totaled $20,871,503, which are included in the accompanying financial statements and comprised of $175,900 held in Mainstream 5 Vouchers Program, $14,221,852 in Housing Choices Voucher Program, and $6,473,751 in Emergency Housing Voucher Program. A corresponding unearned revenue liability of $970,829 is recorded in the Emergency Housing Voucher Program for unearned advance funding received.

- **Restricted Reserves –** In accordance with the Regulatory and Operating Agreement, the Authority established Affordability Reserves for three of the Public Housing Tax Credit Partnerships. The reserves shall be held in trust and shall be held and applied in accordance with the terms of the Agreement. At September 30, 2022, the Authority's reserves of $115,644 is held in the Authority's blended component units.

- **Other Restricted Deposits –** At September 30, 2022, the Authority maintains restricted deposits in the amount of $33,390 held for its Disaster Housing Assistance Program.

- **Deposits and Funded Reserves Held With Discretely Presented Component Units -** The discretely presented component units hold restricted cash and cash equivalents for escrow deposits, funded replacement and other reserves, and tenant deposits. At September 30, 2022, the total restricted cash and cash equivalents was $71,942.

NOTE 3 – NOTES RECEIVABLE AND ACCRUED INTEREST, NET

The Authority has entered into four limited partnerships under its Hope VI program for the purpose of developing low-income and mixed income housing financed by HUD and private tax credit investors. As part of the project financing structure, the four limited partnerships received HUD Hope VI funds through the Authority or its component units and issued seven promissory notes payable to the Authority. In addition, other related parties entered into long-term leases on the Authority's low-income land sites (see Note 12). All notes receivable are secured by deeds of trust on the respective property.

The following is a summary of the transactions of the notes receivable:

	Balance October 1, 2021	Additions	Reductions	Balance September 30, 2022	Current Portion
Notes receivable:					
From component units:					
Plaza East	$ 13,464,813	$ -	$ -	$ 13,464,813	$ -
SFHA Housing Corporation	-	90,506,070	-	90,506,070	-
From others:					
Hunters View	8,087,723	-	-	8,087,723	-
North Beach	13,848,535	-	-	13,848,535	-
Valencia Gardens	15,502,322	-	-	15,502,322	-
Related to RAD Phase I	266,801,477	-	-	266,801,477	-
Related to RAD Phase II	455,768,646	-	-	455,768,646	-
Related to RAD 2020 Conversion	74,374,518	1,434,748	-	75,809,266	-
Related to RAD 2021 Conversion	27,672,262	-	-	27,672,262	-
Related to RAD 2022 Conversion	-	22,000,000	-	22,000,000	-
Total notes receivable	$ 875,520,296	$ 113,940,818	$ -	$ 989,461,114	$ -
Accrued interest receivable:					
From component units:					
Plaza East	$ 6,488,697	$ 128,251	$ -	$ 6,616,948	$ -
SFHA Housing Corporation	-	634,775	-	634,775	-
From others:					
Hunters View	217,211	20,219	(33,968)	203,462	-
North Beach	7,366,672	415,456	-	7,782,128	-
Related to RAD Phase I	28,263,497	7,010,587	(1,592,499)	33,681,585	210,000
Related to RAD Phase II	33,376,621	9,480,484	(2,934,195)	39,922,910	210,000
Related to RAD 2020 Conversion	2,537,997	1,607,471	-	4,145,468	45,000
Related to RAD 2021 Conversion	433,763	578,350	-	1,012,113	-
Related to RAD 2022 Conversion	-	281,600	-	281,600	-
Subtotal	78,684,458	20,157,193	(4,560,662)	94,280,989	465,000
Less allowance	(14,072,574)	(563,920)	33,968	(14,602,538)	-
Total accrued interest, net	$ 64,611,884	$ 19,593,273	$ (4,526,694)	$ 79,678,451	$ 465,000

NOTE 3 – NOTES RECEIVABLE AND ACCRUED INTEREST, NET (Continued)

Terms and descriptions of the notes receivable are as follows:

Plaza East – Plaza East Housing Corporation, a blended component unit, issued a 65-year, $2,700,000 Applicable Federal Rate (AFR) promissory note dated September 18, 2000 and maturing on September 17, 2065 to Plaza East. Based on the note's simple interest rate of 10% per annum through December 31, 2001 and compound interest rate of 6.09% per annum thereafter, the Authority has accrued interest of $6,616,948 as of September 30, 2022. The principal and interest is payable only from net available cash flows, net proceeds or condemnation proceeds, as defined in the promissory note. The Authority fully allowed for the accrued interest as of December 31, 2021.

The Authority, through the SFHA Housing Corporation, provided construction and permanent financing under a loan commitment of $10,764,813. The nonrecourse loan is secured by a second leasehold deed of trust on the property and matures in September 2065. Interest accrued on the loan at an annual rate of 10% through December 31, 2001, which amounted to $380,230. No interest shall accrue on the loan thereafter. Interest and principal are payable only from net available cash flow of the project, or from net proceeds or condemnation proceeds as defined in the loan agreement. The Authority fully allowed for the accrued interest as of December 31, 2021.

SFHA Housing Corporation – During the year ended September 2022, the Authority converted 2 public housing sites with 952 public housing units to SFHA Housing Corporation (Accelerated Conversion). In connection with the conversion, the Authority entered into the following seller-financed notes:

Borrower	Project	AMP #	Seller-Financed Note
SFHA Housing Corporation	1095 Connecticut Street	AMP 967/971	$ 45,945,800
SFHA Housing Corporation	175 Brookdale Ave	AMP 968	44,560,270
	Total		**$ 90,506,070**

Seller-Financed Notes – The Authority and SFHA Housing Corporation have entered into seller take-back notes of $90,506,070, comprised of 4 notes for each project. Each of these notes is secured by a leasehold deed of trust and an assignment of rents and security agreement recorded against the property. These notes bear interest of 1.82% to 3.60% compounded annually. The term of the note commences on the date of the note and expires the earlier of (i) five year after the closing of the permanent financing, but in no event later than the stated date defined in the promissory note between March 31, 2027 to February 28, 2028; (ii) the full repayment of the loan; or (iii) the date of a default, subject to all applicate notice and cure periods. SFHA Housing Corporation shall make an annual payment to the Authority in the amount of $15,000 (the "Annual Payment"). In addition to the Annual Payment, SFHA Housing Corporation shall also make an additional payment in the amount equal to the Authority's share of its Residual Receipts as defined in the promissory note from the preceding year (the "Additional Payment"). Any unpaid principal and interest amounts due under the note shall accrue and be due in subsequent year(s) to the extent of the lender's share of Residual Receipts. As of September 30, 2022, the outstanding seller-financed notes totaled $90,506,070 and related accrued interest is $634,775. For the year ended September 30, 2022, these notes between the primary government and the SFHA Housing Corporation, a blended component unit, are not eliminated for the presentation of the Authority's basic financial statements as the parties entered into the notes subsequent to the SFHA Housing Corporation's year end of December 31, 2021 but before the Authority's primary government's year end of September 30, 2022.

NOTE 3 – NOTES RECEIVABLE AND ACCRUED INTEREST, NET (Continued)

Hunters View - The Authority issued a 55-year, $8,087,723 promissory note dated July 1, 2011 and maturing on April 1, 2068 to Hunters View to provide financing to Hunters View to assist in financing certain predevelopment and construction activities related to the Hunters View Rental Housing Development. Based on the note's compound interest rate of 0.25% per annum, the Authority has accrued interest of $203,462 as of September 30, 2022. The principal and accrued interest is payable from "Residual Receipts" as defined in the Loan Agreement. Such annual payments are due and payable in arrears no later than July 15th of each year, commencing on earlier of (i) July 15th of the first year after the issuance of a Certificate of Occupancy for the Improvements, or (ii) December 15, 2012 and shall be accompanied by the Hunters View's report of Residual Receipts. The Authority fully allowed for the accrued interest as of September 30, 2022.

North Beach - The Authority issued a 55-year, $13,848,535 promissory note dated December 1, 2002 and maturing on November 30, 2057 to North Beach Development Associates, LLC (North Beach). This note was an amendment of the residential promissory note for $4,911,097 and the commercial loan of $313,001, both dated November 28, 2001 to finance the development of the North Beach affordable rental property pursuant to the Hope VI construction/permanent loan agreement. Based on the note's simple interest rate of 3% per annum, the Authority has calculated a cumulative accrued interest amount of $7,782,128 as of September 30, 2022. The principal and accrued interest is payable only from net available project cash flows, net project proceeds or project condemnation proceeds, as defined in the promissory note. The Authority fully allowed for the accrued interest as of September 30, 2022.

Valencia Gardens - The Authority established a partnering agreement with Mission Housing Development Corporation (MHDC), a California not-for-profit public benefit corporation, which gives MHDC the exclusive right to develop and revitalize the Valencia Gardens development funded by the Hope VI grant agreement between the Authority and HUD. The Authority issued a 55-year, $15,716,275 permanent loan to finance the construction and development of the Valencia Gardens development, dated September 1, 2004 and maturing on August 31, 2059. This permanent loan does not provide for the payment of interest; however, if a default occurs, interest at 10% on the principal balance shall accrue. The principal and accrued interest, if any, is payable only from the net available project cash flows, net project proceeds or project condemnation proceeds, as defined in the promissory note. The principal balance for the year ended September 30, 2022 is $15,502,322.

RAD Phase I – In November 2015, the Authority converted 14 public housing sites to private developer teams to begin work on significant project rehabilitations through the RAD program. The RAD program permits the developer teams to leverage public and private debt and equity in order to reinvest in the public housing stock. Under the RAD program, all of the public housing units become permanently affordable units under the Section 8 platform with a long-term contract that must be renewed by law. The conversion to the RAD program is providing approximately $220 million in long-deferred property repairs needed to renovate a substantial number of the public housing units in San Francisco.

In order to ensure the long-term preservation of the properties disposed by the Authority under either the RAD program or Section 18 of the U.S. Housing Act of 1937, the Authority converted the form of federal funding that supports its properties from public housing subsidies provided to the Authority to Section 8 Project-Based Vouchers for the properties owned by private entities. The conversion of the public housing units under the RAD and Section 18 programs involves a transfer of ownership from the Authority to private ownership through a leasehold interest in each property and a fee interest in the improvements located hereon (see Note 12). Upon such transfer, each developer of such transferred property will be rehabilitating and recapitalizing the applicable property. The private financing for the undertaking was provided by Bank

NOTE 3 – NOTES RECEIVABLE AND ACCRUED INTEREST, NET (Continued)

of America as the construction lender and equity investor for all of the projects, in partnership with Freddie Mac as the permanent lender, as well as significant financing from the San Francisco Mayor's Office of Housing and Community Development (MOHCD) and the Authority. Phase I and Phase II of the RAD conversion include the rehabilitation of more than 2,800 units at a hard construction cost of $790 million. Construction of the Phase I properties was completed between June 2017 and January 2018.

In connection with RAD Phase I, the Authority entered into the following seller-financed and permanent notes:

Borrower	Project	AMP #	Seller-Financed Notes	Permanent Notes
Holly Courts Housing Associates, L.P.	100 Appleton Street	AMP 966	$ 27,457,957	$ 2,500,000
Bay Street, L.P.	227 Bay Street	AMP 972	8,175,000	400,000
Pacific Avenue, L.P.	990 Pacific Street	AMP 976	17,940,000	-
1880 Pine, L.P.	1880 Pine Street	AMP 977	13,796,519	-
255 Woodside Housing Associates, L.P.	255 Woodside	AMP 979	20,100,000	4,900,000
666 Ellis, L.P.	666 Ellis Street	AMP 981	14,375,000	600,000
25 Sanchez Housing Associates, L.P.	25 Sanchez Street	AMP 986	16,000,000	5,000,000
462 Duboce Housing Associates, L.P.	462 Duboce Avenue	AMP 986	6,734,587	-
345 Arguello, L.P.	345 Arguello Street	AMP 986	10,780,000	800,000
491 31st Ave, L.P.	491 31st Avenue	AMP 986	10,026,095	-
939 & 951 Eddy Associates, L.P.	939-951 Eddy Street	AMP 987	7,400,000	500,000
430 Turk Associates, L.P.	430 Turk Street	AMP 987	12,925,000	2,500,000
Robert Pitts Housing Partners, L.P.	1150 Scott Street/1825 Eddy Street	AMP 988	32,054,517	-
Hunters Point East West LP	1065 Oakdale Ave. & 798 Jerrold Ave.	AMP 973	47,300,000	5,700,000
	Total		**$ 245,064,675**	**$ 22,900,000**

Seller-Financed Notes - In November 2015, the Authority, and each of the partnerships listed above have entered into seller take-back notes totaling $245,064,675. Each of these notes is secured by a leasehold deed of trust and an assignment of rents and security agreement recorded against the property. These notes bear interest of 2.57% compounded annually. The term of each note commences on the date of each note and expires the earlier of (i) fifty-five (55) years after the closing of the permanent financing, but in no event later than December 31, 2075; (ii) the full repayment of each loan; or (iii) the date of a default, subject to all applicate notice and cure periods. Beginning on the first June 30th after the completion of the respective project and continuing each June 30th thereafter until the maturity date, each borrower shall make an annual payment to the Authority in the amount of $15,000 (the "Annual Payment"). In addition to the Annual Payment, beginning on the first June 30th after the completion of the respective and continuing each June 30th thereafter during the term of each note, each borrower shall also make an additional payment in the amount equal to the Authority's share of its Residual Receipts as defined in each promissory note from the preceding year (the "Additional Payment"). Any unpaid principal and interest amounts due under each note shall accrue and be due in subsequent year(s) to the extent of each lender's share of Residual Receipts. As of September 30, 2022, the outstanding seller-financed notes totaled $245,064,675 and related accrued interest is $33,681,575.

Permanent Notes - In November 2015, the Authority and each of the partnerships listed above have entered into permanent notes totaling $22,900,000. Each of these notes are secured by a leasehold deed of trust and an assignment of rents and security agreement recorded against the property and does not bear interest. The term of each note commences on the date of each note and expires the earlier of (i) fifty-five (55) years

NOTE 3 – NOTES RECEIVABLE AND ACCRUED INTEREST, NET (Continued)

after the date of disbursement of the loan funds to borrower, but in no event later than December 31, 2075; (ii) the full repayment of each loan; or (iii) the date of a default, subject to all applicable notice and cure periods. Beginning on the first June 30th after the completion of the respective and continuing each June 30th thereafter during the term of each note, each borrower shall also make a payment in the amount equal to the Authority's share of its Residual Receipts as defined in each promissory note from the preceding year. Any unpaid principal amounts due under each note shall accrue and be due in subsequent year(s) to the extent of each lender's share of Residual Receipts. As of September 30, 2022, the outstanding permanent notes totaled $21,736,802.

RAD Phase II - In October 2016, the Authority converted another 14 public housing sites with over 2,000 public housing units to private ownership through HUD's RAD program. In connection with RAD Phase II, the Authority entered into the following seller-financed and permanent notes:

Borrower	Project	AMP #	Seller-Financed Notes	Permanent Notes
Alemany Housing Associates, L.P.	938 Ellsworkth Street	AMP 966	$ 51,008,000	$ -
Westside Courts Housing Partners, L.P.	2501 Sutter Street	AMP 969	26,920,000	-
Westbrook Housing Partners, L.P.	40 Harbor Road	AMP 970	46,380,000	-
Ping Yuen, L.P.	655, 711-795 and 895 Pacific Avenue	AMP 972	67,240,000	920,000
North Ping Yuen, L.P.	838 Pacific Street	AMP 976	61,870,000	-
1760 Bush, L.P.	1760 Bush Street	AMP 977	18,783,707	875,000
RP Associates, L.P.	1251 Turk Street	AMP 978	32,404,142	-
Mission Dolores Housing Associates, L.P	1855 15th Street	AMP 980	19,655,011	-
Ellis 350 Associates, L.P.	350 Ellis Street	AMP 981	17,475,000	-
3850 18th Street Housing Associates, L.P	3840 & 3850 18th Street	AMP 982	21,145,473	1,400,000
Clementina Towers Associates, L.P.	320 & 330 Clementina Street	AMP 983	36,071,853	-
JFK Tower, L.P.	2451 Sacramento Street	AMP 984	21,129,147	-
2698 California, L.P.	2698 California Street	AMP 984	11,180,000	-
1750 McAllister, L.P.	1750 McAllister Street	AMP 985	21,661,312	1,000,000
	Total		**$ 452,923,645**	**$ 4,195,000**

Seller-Financed Notes - In October 2016, the Authority and each of the partnerships listed above have entered into seller take-back notes totaling $452,923,645. Each of these notes is secured by a leasehold deed of trust and an assignment of rents and security agreement recorded against the property. These notes bear interest of 1.95% compounded annually. The term of each note commences on the date of each note and expires the earlier of (i) fifty-five (55) years after the closing of the permanent financing, but in no event later than December 31, 2076; (ii) the full repayment of each loan; or (iii) the date of a default, subject to all applicate notice and cure periods. Beginning on the first June 30th after the completion of the respective project and continuing each June 30th thereafter until the maturity date, each borrower shall make an annual payment to the Authority in the amount of $15,000 (the "Annual Payment"). In addition to the Annual Payment, beginning on the first June 30th after the completion of the respective and continuing each June 30th thereafter during the term of each note, each borrower shall also make an additional payment in the amount equal to the Authority's share of its Residual Receipts as defined in each promissory note from the preceding year (the "Additional Payment"). Any unpaid principal and interest amounts due under each note shall accrue and be due in subsequent year(s) to the extent of each lender's share of Residual Receipts. As of September 30, 2022, the outstanding seller-financed notes totaled $452,073,646 and related accrued interest is $39,922,910.

NOTE 3 – NOTES RECEIVABLE AND ACCRUED INTEREST, NET (Continued)

Permanent Notes - In October 2016, the Authority and each of the partnerships listed above have entered into permanent notes totaling $4,195,000. Each of these notes is secured by a leasehold deed of trust and an assignment of rents and security agreement recorded against the property and does not bear interest. The term of each note commences on the date of each note and expires the earlier of (i) fifty-five (55) years after the date of disbursement of the loan funds to borrower, but in no event later than December 31, 2076; (ii) the full repayment of each loan; or (iii) the date of a default, subject to all applicate notice and cure periods. Beginning on the first June 30th after the completion of the respective and continuing each June 30th thereafter during the term of each note, each borrower shall also make a payment in the amount equal to the Authority's share of its Residual Receipts as defined in each promissory note from the preceding year. Any unpaid principal amounts due under each note shall accrue and be due in subsequent year(s) to the extent of each lender's share of Residual Receipts. In fiscal year 2019, the Authority received a payment in the amount of $500,000 which reduced the amount of these notes. As of September 30, 2022, the outstanding permanent notes totaled $3,695,000.

RAD 2020 Conversion - During the year ended September 30, 2020, the Authority converted another 2 public housing sites with 270 public housing units to private ownership through HUD's RAD program. In connection with RAD 2020 Conversion, the Authority entered into the following seller-financed and permanent notes:

Borrower	Project	AMP #	Seller-Financed Notes	Permanent Note
Hayes Valley IV, L.P.	401 Rose Street	AMP 961	$ 32,010,154	$ -
Bernal Homes, L.P.	3138 Kamille Court	AMP 962	42,364,364	1,434,748
	Total		**$ 74,374,518**	**$ 1,434,748**

Seller-Financed Notes - During the year ended September 30, 2020, the Authority and each of the partnerships listed above have entered into seller take-back notes totaling $74,374,518. Each of these notes is secured by a leasehold deed of trust and an assignment of rents and security agreement recorded against the property. These notes bear interest of 2.09% compounded annually. The term of each note commences on the date of each note and expires the earlier of (i) fifty-five (55) years after the closing of the permanent financing, but in no event later than December 31, 2075 for Hayes Valley IV, L.P. note and December 31, 2074 for Bernal Homes, L.P. note; (ii) the full repayment of each loan; or (iii) the date of a default, subject to all applicate notice and cure periods. Beginning on the first June 30th after the completion of the respective project and continuing each June 30th thereafter until the maturity date, each borrower shall make an annual payment to the Authority in the amount of $15,000 (the "Annual Payment"). In addition to the Annual Payment, beginning on the first June 30th after the completion of the respective and continuing each June 30th thereafter during the term of each note, each borrower shall also make an additional payment in the amount equal to the Authority's share of its Residual Receipts as defined in each promissory note from the preceding year (the "Additional Payment"). Any unpaid principal and interest amounts due under each note shall accrue and be due in subsequent year(s) to the extent of each lender's share of Residual Receipts. As of September 30, 2022, the outstanding seller-financed notes totaled $74,374,518 and related accrued interest is $4,145,468.

NOTE 3 – NOTES RECEIVABLE AND ACCRUED INTEREST, NET (Continued)

Permanent Note - In December 2019, the Authority and Bernal Homes, L.P. have entered into permanent notes totaling $1,434,748. The note is secured by a leasehold deed of trust and does not bear interest. The term of each note commences on the date of each note and expires the earlier of (i) December 31, 2074; (ii) the transfer of the project other than a transfer permitted or approved by the Authority; or (iii) the date of a default, subject to all applicate notice and cure periods. Beginning July 15, 2021 and continuing each July 15th thereafter during the term of the note, the borrower shall also make a payment in the amount equal to the Authority's share of its Residual Receipts as defined in the promissory note from the preceding year. Any unpaid principal amounts due under each note shall accrue and be due in subsequent year(s) to the extent of the lender's share of Residual Receipts. As of September 30, 2022, the outstanding permanent note totaled $1,434,748.

RAD 2021 Conversion – In January 2021, the Authority converted another public housing site with 84 public housing units to private ownership through HUD's RAD program. In connection with RAD 2021 Conversion, the Authority entered into the following seller-financed notes:

Borrower	Project	AMP #	Seller-Financed Note
Hayes Valley III, L.P.	650 Linden Street	AMP 960	$ 27,672,262

Seller-Financed Note – In January 2021, the Authority and the partnership listed above have entered into seller take-back note of $27,672,262. The note is secured by a leasehold deed of trust and an assignment of rents and security agreement recorded against the property. These notes bear interest of 2.09% compounded annually. The term of the note commences on the date of the note and expires the earlier of (i) fifty-five (55) years after the closing of the permanent financing, but in no event later than December 31, 2075; (ii) the full repayment of the loan; or (iii) the date of a default, subject to all applicate notice and cure periods. Beginning on the first June 30th after the completion of the respective project and continuing each June 30th thereafter until the maturity date, the borrower shall make an annual payment to the Authority in the amount of $15,000 (the "Annual Payment"). In addition to the Annual Payment, beginning on the first June 30th after the completion of the respective and continuing each June 30th thereafter during the term of the note, the borrower shall also make an additional payment in the amount equal to the Authority's share of its Residual Receipts as defined in the promissory note from the preceding year (the "Additional Payment"). Any unpaid principal and interest amounts due under the note shall accrue and be due in subsequent year(s) to the extent of the lender's share of Residual Receipts. As of September 30, 2022, the outstanding seller-financed notes totaled $27,672,262 and related accrued interest is $1,012,113.

RAD 2022 Conversion - In February 2022, the Authority also converted 5 scattered public housing sites with 69 public housing units to private ownership through HUD's RAD program (RAD 2022 Conversion). In connection with the conversion, the Authority entered into the following seller-financed notes:

Borrower	Project	AMP #	Seller-Financed Note
MHDC NEW MAP, L.P.	Scattered Sites - Various	AMP 985	$ 22,000,000

Seller-Financed Note – In February 2022, the Authority and the partnership listed above have entered into seller take-back note of $22,000,000. The note is secured by a leasehold deed of trust and an assignment of rents and security agreement recorded against the property. These notes bear interest of 1.92% compounded annually. The term of the note commences on the date of the note and expires the earlier of (i) fifty-five

NOTE 3 – NOTES RECEIVABLE AND ACCRUED INTEREST, NET (Continued)

(55) years after the closing of the permanent financing, but in no event later than December 31, 2081; (ii) the full repayment of the loan; or (iii) the date of a default, subject to all applicate notice and cure periods. Beginning on the first June 30th after the completion of the respective project and continuing each June 30th thereafter until the maturity date, the borrower shall make an annual payment to the Authority in the amount of $15,000 (the "Annual Payment"). In addition to the Annual Payment, beginning on the first June 30th after the completion of the respective and continuing each June 30th thereafter during the term of the note, the borrower shall also make an additional payment in the amount equal to the Authority's share of its Residual Receipts as defined in the promissory note from the preceding year (the "Additional Payment"). Any unpaid principal and interest amounts due under the note shall accrue and be due in subsequent year(s) to the extent of the lender's share of Residual Receipts. As of September 30, 2022, the outstanding seller-financed notes totaled $22,000,000 and related accrued interest is $281,600.

NOTE 4 – CAPITAL ASSETS

Capital assets activity for the business-type activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Reductions	Balance September 30, 2022
Capital assets, not being depreciated:				
Land	$ 11,392,003	$ -	$ -	$ 11,392,003
Construction in progress	333,486	-	(333,486)	-
Total capital assets, not being depreciated	11,725,489	-	(333,486)	11,392,003
Capital assets, being depreciated:				
Building and improvements	62,536,852	15,833,298	(77,769,359)	600,791
Furniture and equipment	8,532,243	-	(948,844)	7,583,399
Total capital assets, being depreciated	71,069,095	15,833,298	(78,718,203)	8,184,190
Less accumulated depreciation				
Building and improvements	(23,829,942)	(1,762,884)	25,105,047	(487,779)
Furniture and equipment	(8,407,519)	(102,055)	967,738	(7,541,836)
Less accumulated depreciation	(32,237,461)	(1,864,939)	26,072,785	(8,029,615)
Total capital assets, being depreciated, net	38,831,634	13,968,359	(52,645,418)	154,575
Total capital assets, net	$ 50,557,123	$ 13,968,359	$ (52,978,904)	$ 11,546,578

During the year ended September 30, 2022, upon the RAD 2022 and Accelerated Conversion, capital assets with net book value of $52.6 million was sold to SFHA Housing Corporation, a blended component unit, and a third party unrelated to the Authority in accordance with the Authority's RAD conversion efforts (See note 15). For the year ended September 30, 2022, the capital assets received by the SFHA Housing Corporation are not included in the Authority's basic financial statements as the conversion occurred subsequent to the SFHA Housing Corporation's year end of December 31, 2021.

NOTE 4 – CAPITAL ASSETS (Continued)

The Authority's discretely presented component units' capital assets activity for the year ended December 31, 2021 was as follows:

	Balance January 1, 2021	Additions	Reductions	Balance December 31, 2021
Capital assets, not being depreciated:				
Land	$ 4,060,273	$ -	$ (798,935)	$ 3,261,338
Construction in progress	-	1,012,022	-	1,012,022
Total capital assets, not being depreciated	4,060,273	1,012,022	(798,935)	4,273,360
Capital assets, being depreciated:				
Buildings and improvements	34,007,903	108,367	(7,892,084)	26,224,186
Equipment and vehicles	1,950,873	-	(437,222)	1,513,651
Total capital assets, being depreciated	35,958,776	108,367	(8,329,306)	27,737,837
Less accumulated depreciation	(23,874,071)	(719,601)	5,627,428	(18,966,244)
Total capital assets, being depreciated, net	12,084,705	(611,234)	(2,701,878)	8,771,593
Component units capital assets, net	$ 16,144,978	$ 400,788	$ (3,500,813)	$ 13,044,953

During the year ended December 31, 2021, upon the RAD 2021 Conversion, capital assets of Hayes Valley of $3.5 million was sold to a third party unrelated to the Authority in accordance with the Authority's RAD conversion efforts (See note 15).

NOTE 5 – LONG-TERM OBLIGATIONS

Changes to the business-type activities long-term obligations for the year ended September 30, 2022 are as follows:

	Balance October 1, 2021	Additions	Reductions	Balance September 30, 2022	Amounts Due Within One Year
Loans payable:					
Bank of America	$ 20,000,000	$ -	$ -	$ 20,000,000	$ -
Payable to the City for HAP disbursements	17,018,391	-	-	17,018,391	-
Other loan payable to the City	4,646,910	-	-	4,646,910	-
Subtotal	41,665,301	-	-	41,665,301	-
Other noncurrent liabilities:					
Unearned revenues - leases:					
Rosa Parks	4,116,107	-	(66,122)	4,049,985	66,122
RAD Phase I	9,620,494	-	(103,356)	9,517,138	103,356
RAD Phase II	23,283,251	-	(247,477)	23,035,774	247,474
RAD 2020 Conversion	9,037,761	-	(142,615)	8,895,146	142,614
RAD 2021 Conversion	3,163,077	-	(49,231)	3,113,846	49,230
Subtotal unearned revenues - leases	49,220,690	-	(608,801)	48,611,889	608,796
Pension withdrawal liability	-	17,644,247	-	17,644,247	1,088,551
Compensated absences	464,226	138,487	(387,850)	214,863	128,917
FSS liability	400,329	165,904	-	566,233	-
Total	$ 91,750,546	$ 17,948,638	$ (996,651)	$ 108,702,533	$ 1,826,264

NOTE 5 – LONG-TERM OBLIGATIONS (Continued)

Bank of America and Energy Performance Loans Payable – In October 28, 2015, the Authority entered into a loan agreement in the amount of $20,000,000 with Bank of America, N.A. for the purpose of the Affordable Housing Land Use Restriction agreement and ancillary documents to evidence the loan. The loan is due and payable on October 28, 2033, the final maturity of the promissory note, and bears 0% interest. Notwithstanding anything in the note or the other loan documents to the contrary, provided no event of default has occurred and is continuing, and provided further that the Property (Hunters Point East West) is and has during the entire term of the loan been in compliance with the Affordable Housing Land Use Restriction, the principal amount then unpaid shall be deemed paid in full on the earlier of the maturity date, sale of the Property to a bona fide third party not affiliated with the Authority, or refinance of the Property. The Property was transferred to a third party on November 13, 2015. As stated in the agreement, the Property must be in compliance with the affordable land-use restriction agreement until October 20, 2033, at which time the note will be forgiven and considered paid in full.

Payable to the City for HAP Disbursements – On October 19, 2018, the City's Citywide Affordable Housing Loan Committee approved a zero interest loan up to $20.0 million to the Authority to assist in covering projected future financial shortfalls. Under the provisions of the loan, the Authority was also expected to seek additional funding sources outside of the $20.0 million loan available from the City. This included obtaining permission from HUD to use existing unrestricted cash reserves for obligations under HAP contracts and requesting additional assistance from HUD in the amount of $10.0 million to cover a portion of the projected shortfalls. During November 2018 and June 2019, the Authority received $10.0 million and $6.2 million, respectively, of additional HAP revenue from HUD. In addition, on November 29, 2018, HUD approved the use of $4,950,000 of the Authority's reserves to offset the shortfall. The loan may be forgiven if the Authority has no proceeds to repay the loan at the end of the 55-year term (November 26, 2073). At this time, the City has the sole discretion to deem the loan forgiven.

Other Loan Payable to the City – On June 12, 2014, the Authority entered into a loan agreement with the City to borrow a maximum amount of $5,396,000 for the purpose of paying certain costs related to the modernization and/or repair of its elevators located at nine public housing locations. On November 1, 2015, the Authority and the City entered into an Amendment to Loan Agreement and Promissory Note to allow for forgiveness of the corresponding loan allocation on RAD conversion sites and the repayment of the remaining balance of the loan to the extent "Excess Proceeds" as defined in the loan agreement are received. The loan bears interest at an annual rate of 1%. The balances of principal and interest will be due and payable on the date that is the earlier of: (i) the 55th anniversary of the date of the loan agreement (June 12, 2069); or (ii) the date the Authority transfers ownership in any of the property sites other than in connection with a conversion of such property sites under the RAD Program. Notwithstanding anything to the contrary contained herein, for each site that: (i) converts to the RAD Program; and (ii) completes the rehabilitation work required in connection with the RAD Program conversion, the City shall forgive the corresponding loan allocation amount applicable to such site, along with all accrued and unpaid interest on that amount, upon completion of such work. Notwithstanding the foregoing, in the event that, prior to the date that the entire loan amount has been forgiven, the Authority is required to pay to the City a portion of "Excess Proceeds" as a partial repayment for the loan; but only to the extent such "Excess Proceeds" are received by the Authority. The loan payable balance is reported as a component of the noncurrent portion of long-term debt to others. This loan is payable to the extent that the Authority receives excess proceeds from the RAD properties. Excess Proceeds are defined as the savings from the construction and are due from the developers upon the completion of construction. The Authority will pay 50% of those proceeds to pay down the City loan. When all RAD rehabilitation is completed and all excess proceeds have been received, the balance of the loan will be forgiven by the City.

NOTE 5 – LONG-TERM OBLIGATIONS (Continued)

Unearned Revenues – Leases – Rosa Parks - The balance consists of a $4,959,165 prepayment received from a tenant on a long-term ground lease entered into in January 2009 for land adjacent to a public housing property net of accumulated amortization of $909,180 at September 30, 2022. The unearned revenue is amortized over the initial lease ground term of 75 years.

Unearned Revenues – Leases – RAD Phase I - The balance is comprised of RAD Phase I capitalized ground lease in the amount of $10,232,000 net of accumulated amortization of $714,862 at September 30, 2022. This unearned revenue is amortized over the initial lease ground term of 99 years (see Note 12).

Unearned Revenues – Leases – RAD Phase II - The balance is comprised of RAD Phase II capitalized ground lease in the amount of $24,500,000 net of accumulated amortization of $1,464,226 at September 30, 2022. This unearned revenue is amortized over the initial lease ground term of 99 years (see Note 12).

Unearned Revenues – Leases – RAD 2020 Conversion - The balance is comprised of RAD 2020 Conversion capitalized ground lease in the amount of $9,270,000 net of accumulated amortization of $374,854 at September 30, 2022. This unearned revenue is amortized over the initial lease ground term of 65 years (see Note 12).

Unearned Revenues – Leases – RAD 2021 Conversion - The balance is comprised of RAD 2021 Conversion capitalized ground lease in the amount of $3,200,000 net of accumulated amortization of $86,154 at September 30, 2022. This unearned revenue is amortized over the initial lease ground term of 65 years (see Note 12).

Pension Withdrawal Liability - The Authority contributes to several multiple-employer defined contribution pension plans under the terms of various collective bargaining agreements that cover the Authority's union-represented employees. Certain events, such as HUD mandate for the Authority to contract out all essential functions, including the administration of the Housing Choice Voucher and the Public Housing programs, to third-party administrators, and the accelerated conversion of its remaining two public housing projects, resulted in withdrawals from these defined contribution pension plans. These actions, along with the termination of covered employees and cessation of the Authority's obligation to contribute, have resulted in the Authority estimating and recording pension withdrawal liability for the Authority's proportionate share of any unfunded vested benefits during the year ended September 30, 2022.

The estimated pension withdrawal liability was approximately $17.6 million as of September 30, 2022. The final liability for each plan is dependent on the completion of the final assessment of the withdrawal liability as stated in the respective demand letter provided to the Authority. Therefore, the pension withdrawal liability may be adjusted as more information becomes available.

Educational Revenue Augmentation Fund (ERAF) Loan Payable – On November 13, 2020, the Authority and the City entered into a loan agreement and the City agreed to lend to the Authority a maximum principal amount not to exceed $7,800,000 in order for the Authority to rehabilitate public housing units at Sunnydale-Velasco and Potrero Terrance and Potrero Annex HOPE SF sites to meet Housing Quality Standards, and to relocate residents as required by the scope of rehabilitation work or by HUD requirements. The loan bears no interest, matures on November 13, 2075 and will be forgiven upon the conveyance of rehabilitated housing units to the SFHA Housing Corporation. During the year ended September 30, 2022, the Authority had drawn $7,800,000 of ERAF loan funds and upon the RAD 2022 Conversion and Accelerated Conversion, the loan was forgiven and the balance at September 30, 2022 was $0.

NOTE 5 – LONG-TERM OBLIGATIONS (Continued)

Conduit Debt – In October 1, 2004, the Authority issued tax-exempt Multifamily Housing Revenue Bonds, Series 2004 in the principal amount of $40,000,000 to provide funds for the construction of the Valencia Gardens Project. The bonds shall mature on September 1, 2049 and are secured by a deed of trust on the property and a direct-pay letter of credit issued by Citibank, N.A. Proceeds from the sale of the Permanent Bonds were not received by the Authority, but were deposited with a trustee in accordance with a loan agreement (dated October 1, 2004) between the Authority and Valencia Gardens Housing, L.P. The bonds are payable solely from payments made on the related secured loan. These bonds have maturity dates that are due at various dates through April 1, 2037. As of September 30, 2022, the outstanding conduit bonds issued by the Authority have a balance of $2,970,000.

In the opinion of the Authority's officials, these bonds are not payable from any revenues or assets of the Authority. Neither the faith and credit nor the taxing power of the Authority or any political subdivision thereof are pledged for the payment of the principal or interest on the bonds.

Changes to the Authority's discretely presented component units' long-term obligations including accrued interest for the year ended December 31, 2021 are as follows:

	Balance January 1, 2021	Additions	Reductions	Balance December 31, 2021	Amounts Due Within One Year
Due to primary government:					
Hayes Valley I	$ 5,786,350	$ 20,032	$ (5,806,382)	$ -	$ -
Plaza East	19,562,347	512,614	-	20,074,961	-
Subtotal	25,348,697	532,646	(5,806,382)	20,074,961	-
Due to others:					
Hayes Valley I	1,203,055	4,261	(1,207,316)	-	-
Plaza East	-	1,019,828	-	1,019,828	-
Total	$ 26,551,752	$ 1,556,735	$ (7,013,698)	$ 21,094,789	$ -

See Note 13 for descriptions of the Authority's discretely presented component units' long-term obligations activities.

NOTE 6 – DEFINED CONTRIBUTION PENSION PLANS

Members in the trade unions (carpenters, electricians, floor layers, glaziers, laborers, painters and plumbers) are eligible for pension benefits in accordance with their respective contracts under defined contribution pension plans. The Authority contributes to the multiple employer defined contribution pension plans based on rates established by negotiated contracts. The Authority agreed to fund the unions' pension plans through union dues, which call for contributions ranging from $7.60 to $21.73 per work hour for the year ended September 30, 2022. The Authority's total pension costs for members in the trade unions were $3,324,001, $2,668,915, and $2,278,652 for the years ended September 30, 2022, 2021, and 2020, respectively.

NOTE 6 – DEFINED CONTRIBUTION PENSION PLANS (Continued)

Under ERISA, employers are liable for unfunded vested benefits if they withdraw from a multi-employer plan. Id. At 1089 (citing U.S.C. § 1381). "The notion underlying withdrawal liability is that employees of a contributing employer will have vested rights to annuity payments far into the future, and if the employer withdraws early, those future annuity payments will not be fully funded by that employer, from an actuarial standpoint. Withdrawal liability is intended to address that deficit." (3 ERISA Practice and Litigation § 12:7.). In general, a complete withdrawal triggers withdrawal liability where an employer "permanently ceases to have an obligation under the plan" or "permanently ceases all covered operations under the plan." Id. at 1089 (citing 29 U.S.C. § 1383(a)). A partial withdrawal triggers withdrawal liability when an employer has a "70-percent contribution decline" or "a partial cessation of the employer's contribution obligation." 29 U.S.C. § 1385(a).

During the year ended September 30, 2022, the Authority estimated and recorded pension withdrawal liabilities for the Authority's proportionate share of any unfunded vested benefits during the year ended September 30, 2022 (See note 5).

NOTE 7 – DEFINED BENEFIT PENSION PLANS

(a) General Information

Plan Descriptions – All qualified permanent and probationary members in the San Francisco Municipal Employee's Association (MEA), SEIU Local 1021, SEIU Local 1877, and other unrepresented personnel hired after March 1, 1961 are eligible to participate in the Authority's Miscellaneous Plan and the Authority's former public safety employees were eligible to participate in the Authority's Safety Plan.

During the year ended September 30, 2021, the Miscellaneous Plan was converted from an agent multiple-employer to a cost sharing multiple-employer defined benefit pension plan as the number of active employees decreased. The Safety Plan is a cost sharing multiple-employer defined benefit pension plan. The pension plans are administrated by the CalPERS, which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under each Plan are established by State statute and the Authority resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website, http://calpers.ca.gov.

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

NOTE 7 – DEFINED BENEFIT PENSION PLANS (Continued)

	Miscellaneous		Safety	
	Prior to January 1, 2013	On or after January 1, 2013	Prior to January 1, 2013	On or after January 1, 2013
Benefit formula	2% @ 55	2% @ 62	3% @ 55	2.7% @ 57
Benefit vesting schedule	5 yrs of service	5 yrs of service	5 yrs of service	5 yrs of service
Benefit payments	monthly for life	monthly for life	monthly for life	monthly for life
Retirement age	50 - 55	52 - 67	50 - 55	52 - 57
Monthly benefits, as a % of eligible compensation	1.4% - 2.4%	1% - 2.5%	2.4% - 3%	2% - 2.7%
Required employee contribution rates	7%	7.25%	0.00%	0.00%
Required employer contribution rates for normal cost (7/1/21 - 6/30/22)	10.00%	10.00%	0.00%	0.00%
Required monthly payment for unfunded liability (7/1/21 - 6/30/22)	$147,320		$5,131	
Required employer contribution rates for normal cost (7/1/22 - 9/30/22)	10.08%	10.08%	0.00%	0.00%
Required monthly payment for unfunded liability (7/1/22 - 9/30/22)	$128,149		$5,402	

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

(b) Net Pension Liability

At September 30, 2022, the Authority's net pension liability is comprised of the following:

Miscellaneous Plan	$ 17,236,411
Safety Plan	616,645
Total	$ 17,853,056

The Authority's net pension liability for the Miscellaneous Plan and Safety Plan are reported as the Authority's proportionate share of the CalPERS Public Miscellaneous Risk Pool's and Safety Risk Pool's net pension liability, respectively. The Authority's proportion of the net pension liability was first determined at the rate plan level within the risk pools and reflects the sum of the proportions of the rate plans. The Authority's net pension liability for each plan is measured as of June 30, 2022, using an actuarial valuation as of June 30, 2021 rolled forward to June 30, 2022 using standard update procedures.

NOTE 7 – DEFINED BENEFIT PENSION PLANS (Continued)

A summary of principal assumptions and methods used to determine the net pension liability (asset) is shown below.

Valuation Date	June 30, 2021
Measurement Date	June 30, 2022
Measurement Period	July 1, 2020 to June 30, 2021
Actuarial Cost Method	Entry Age Normal Cost
Actuarial Assumptions:	
Discount Rate	6.90%
Inflation	2.30%
Salary Increases	Varies by Entry Age and Services
Mortality Rate Table [1]	Derived using CalPERS' Membership Data for all Funds
Post Retirement Benefit	The lesser of contract COLA or 2.30% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.30% thereafter

[1] The mortality table used was developed based on CalPERS' specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study for the period from 2001 to 2019. Pre-retirement and Post-retirement mortality rates include generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on the table, refer to the 2021 CalPERS experience study report available on the CalPERS website.

All other actuarial assumptions used in the June 30, 2021 actuarial valuation were based on the 2021 CalPERS Experience Study for the period from 2001 to 2019, including updates to salary increase, mortality and retirement rates. Further details of the 2021 CalPERS Experience Study can be found on the CalPERS website under Forms and Publications.

Change of Assumptions - During measurement period 2022, the discount rate was reduced from 7.15% to 6.90% and inflation rate was reduced from 2.50% to 2.30%. Demographic assumptions were changed in accordance with the 2021 CalPERS Experience Study.

Discount Rate - The discount rate used to measure the total pension liability as of June 30, 2022 was 6.90 percent. The projection of cash flows used to determine the discount rate assumed that the contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations. Using historical returns of all of the funds' asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expense of 10 basis points.

NOTE 7 – DEFINED BENEFIT PENSION PLANS (Continued)

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

Asset Class:	Assumed Asset Allocation	Real Return [1, 2]
Global Equity - Cap-Weighted	30.0%	4.54%
Global Equity - Non-Cap-Weighted	12.0%	3.84%
Private Equity	13.0%	7.28%
Treasury	5.0%	0.27%
Mortgage-Backed Securities	5.0%	0.50%
Investment Grade Corporates	10.0%	1.56%
High Yield	5.0%	2.27%
Emerging Market Debt	5.0%	2.48%
Private Debt	5.0%	3.57%
Real Assets	15.0%	3.21%
Leverage	-5.0%	-0.59%

1 An expected inflation of 2.30 percent used for this period.
2 Figures are based on the 2021 Asset Liability Management study.

(c) Changes in the Net Pension Liability

The Authority's proportionate share of the net pension liability for the Miscellaneous Plan was 0.14922% or $17,326,411 as of the June 30, 2022 measurement date, an increase of 0.21300% or $20,683,843 when compared to the proportionate share as of June 30, 2021 measurement date of (0.06378%) or $(3,449,432).

The Authority's proportionate share of the net pension liability for the Safety Plan was 0.00534% or $616,645 as of the June 30, 2022 measurement date, a decrease of 0.00304% and an increase of $163,407 when compared to the proportionate share as of June 30, 2021 measurement date of 0.00838% or $453,238.

Sensitivity of the Net Pension Liability to Changes in Discount Rate - The following presents the net pension liability of each plan as of the measurement date, calculated using the discount rate of 6.90 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.90 percent) or 1 percentage-point higher (7.90 percent) than the current rate:

	Discount Rate		
	-1% (5.90%)	Current (6.90%)	+1% (7.90%)
Miscellaneous Plan	$ 34,507,941	$ 17,236,411	$ 3,026,228
Safety Plan	819,814	616,645	450,601
Net Pension Liability	$ 35,327,755	$ 17,853,056	$ 3,476,829

Pension Plan Fiduciary Net Position - Detailed information about the pension plan fiduciary net position is available in the separately issued CalPERS financial reports.

NOTE 7 – DEFINED BENEFIT PENSION PLANS (Continued)

(d) Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended September 30, 2022, pension expense (revenue) recognized by the Authority for the measurement period ended June 30, 2022 for the Miscellaneous Plan and Safety Plan were $11,689,517 and $(175,246), respectively.

At September 30, 2022, the Authority's deferred outflows of resources and deferred inflows of resources related to pensions are from the following sources.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	$ 502,773	$ -
Change in assumptions	1,828,406	-
Differences between expected and actual experience	371,662	238,527
Net differences between projected and actual earnings on plan investments	3,254,630	-
Changes in employer's proportion	8,322,452	931,431
Difference between the employer's contributions and the employer's proportionate share of contributions	216	4,010,513
	$ 14,280,139	$ 5,180,471

The $502,773 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2023.

Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized as future pension expense as follows.

Measurement Period Ending June 30,	Deferred Outflows/ (Inflows) of Resources
2023	$ 2,107,959
2024	2,350,802
2025	2,147,651
2026	1,990,483
	$ 8,596,895

NOTE 8 – OTHER POSTEMPLOYMENT BENEFITS

(a) General Information

Plan Description – The Authority administers a single-employer defined benefit healthcare plan (the Retiree Health Plan). Medical/prescription drug coverage is provided through CalPERS under the Public Employees' Medical and Hospital Care Act (PEMHCA). Employees may choose from a variety of PPO and HMO options.

Benefits Provided – The Authority offers the same medical plans to its retirees as to its active employees, with the exception that once a retiree becomes eligible for Medicare (that is, reaches age 65), he or she must join a Medicare HMO or a Medicare Supplement plan under PEMHCA.

Employees become eligible to retire and receive Authority-paid healthcare benefits upon attainment of age 50 and 5 years of covered CalPERS service, or by qualifying disability retirement status. Benefits are paid for the lifetime of the retiree with continuation to eligible surviving spouses whose benefits continue under CalPERS.

Employees Covered – At September 30, 2020, the most recent information available, the following employees were covered by the Retiree Health Plan:

Inactive employees or beneficiaries currently receiving benefits	133
Active employees	39
Total	172

The Authority's total OPEB liability was measured as of September 30, 2022 using an actuarial valuation as of September 30, 2020 rolled forward to September 30, 2022 using standard actuarial update procedures to project/discount from valuation to measurement date.

Contributions – The Authority currently finances benefits on a pay-as-you-go basis. The Authority's contribution on behalf of all eligible retirees and surviving spouses has been 80% of the premium since January 1, 2005. The Authority also pays a statutory percentage of premium administrative charge for all retirees. Benefit payments occur in the form of direct payments for premiums and taxes (explicit subsidies) and indirect payments to retirees in the form of higher premiums for active employees (implicit subsidies). For the year ended September 30, 2022, the Authority contributed $1,140,361 including implicit subsidies of $241,186.

NOTE 8 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

(b) Total OPEB Liability

A summary of principal actuarial assumptions and methods used to determine the total OPEB liability is as follows:

Valuation Date	September 30, 2020
Measurement Date	September 30, 2022
Measurement Period	October 1, 2021 to September 30, 2022
Actuarial Cost Method	Entry Age Normal Cost
Actuarial Assumptions:	
Discount Rate	4.40%
Salary Increases	3.00%
Inflation	2.75%
Healthcare Cost Trend Rate	5.60% for 2022 and decreasing to 4.00% by 2070
Mortality	Pre-retirement rates and post-retirement mortality rates for healthy recipients were based on CalPERS Experience Study for the period from 2000 to 2019.

Actuarial assumptions used in the September 30, 2020 valuation were based on a review of plan experience during the period September 30, 2018 to September 30, 2020.

Changes in Assumptions – For the measurement period ended September 30, 2022, the discount rate increased from 2.19 percent to 4.40 percent.

Discount Rate – GASB Statement No. 75 requires a discount rate that reflects a yield or index rate for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale.) The municipal bonds rate was used as the discount rate as the Authority has not established a qualified irrevocable trust for nor pre-funded the Retiree Health Plan. The discount rate used to measure the Authority's total OPEB liability at September 30, 2022 is 4.40%

(c) Sensitivity of Liabilities to Changes in the Discount Rate and Healthcare Cost Trend Rate

The following table shows the changes in total OPEB liability for the year ended September 30, 2022:

	Total OPEB Liability
Balances reported at October 1, 2021	$ 23,060,613
Changes for the year:	
Service cost	337,576
Interest on total OPEB liability	497,374
Changes in assumptions	(4,462,622)
Benefit payments (includes implicit subsidy)	(1,381,547)
Net change	(5,009,219)
Balances reported at September 30, 2022	$ 18,051,394

NOTE 8 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

The discount rate used for the year ended September 30, 2022 is 4.40%. The impact of a 1-percentage-point increase or decrease in the discount rate assumption is shown below:

	Discount Rate -1% (3.40%)	Current Discount Rate (4.40%)	Discount Rate +1% (5.40%)
Total OPEB Liability	$ 20,020,561	$ 18,051,394	$ 16,404,727

The following presents the total OPEB liability, as well as what the total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	Heathcare Trend Rate (less 1%)	Current Trend Rate	Heathcare Trend Rate (plus 1%)
Total OPEB Liability	$ 16,046,365	$ 18,051,394	$ 20,455,006

(d) OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the year ended September 30, 2022, OPEB expenses (revenue) recognized by the Authority was $(1,421,113). At September 30, 2022, the Authority's deferred outflows of resources and deferred inflows of resources related to OPEB are from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Change in assumptions	$ 788,125	$ 2,231,311

Other amounts reported as deferred outflows and deferred inflows of resources related to OPEB will be recognized as future OPEB expense as follows.

Year Ending September 30,	Deferred Outflows/ (Inflows) of Resources
2023	$ (1,527,722)
2024	84,536
	$ (1,443,186)

NOTE 9 – RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. There have been no significant reductions in insurance coverage from the previous year. The Authority has not settled claims which exceeded the Authority's insurance coverage in any of the past three years.

(a) General and Other Liabilities

The Authority purchased coverage with the Housing Authority Insurance Group, Inc. for property and commercial liabilities and losses incurred above its deductible limits. Claims liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. The result of the process to estimate the claims liability is not an exact amount as it depends on many complex factors, such as inflation, changes in legal doctrines, newly discovered information and damage awards. Accordingly, claims are reevaluated periodically to consider the effects of inflation, recent claims settlement trends (including frequency and amount of pay-outs), economic and social factors, newly discovered information and changes in the law.

The Authority's deductibles and maximum coverage follows:

Coverage	Deductible	Coverage	
Property coverage	$ 50,000	$ 100,000,000	(aggregate)
General liability	25,000	15,000,000	(aggregate)
Law enforcement liability	25,000	1,000,000	(per occurrence)
		1,000,000	(aggregate)
Public officials liability	25,000	1,000,000	(per occurrence)
		2,000,000	(aggregate)

(b) Workers' Compensation Liability

The Bay Area Housing Authority Risk Management Agency (BAHARMA) was formed under a joint powers agreement between the Authority and the Housing Authority of the City of Oakland (OHA). BAHARMA does not provide pooling or sharing of risk between its two members. Its purpose is to provide administrative and risk management services to the two housing authorities' workers' compensation self-insurance funds. Effective July 1, 2010, BAHARMA maintained excess insurance coverage above the self-insured retention level of $350,000 up to $5 million per occurrence.

Claims are paid from contributions received from the Authority and OHA. BAHARMA is considered to be a claims-servicing entity and each member's net assets are reported as due to members in the BAHARMA's statement of net position. At September 30, 2022, the Authority's deposit with BAHARMA is approximately $11.1 million and is reported as a component of the other noncurrent assets in the Authority's statement of net position.

NOTE 9 – RISK MANAGEMENT (Continued)

Condensed financial information for BAHARMA's most recently completed audit is presented below as of and for the year ended September 30, 2022:

Statement of Net Position
September 30, 2022

Assets:	
Cash	$ 39,032,496
Prepaid and other	3,364,321
Investments	883,845
Total assets	43,280,662
Liabilities:	
Claims liability	14,204,350
Due to members	28,912,484
Other	163,828
Total liabilities	43,280,662
Net position	$ -

Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended September 30, 2022

Operating revenues:	
Claims servicing revenues	$ 988,190
Total operating revenues	988,190
Operating expenses:	
Claims administration	187,832
General and administration	800,358
Total operating expenses	988,190
Change in net position	-
Net position, beginning of year	-
Net position, end of year	$ -

Complete financial statements of BAHARMA can be obtained from the Treasurer at 1619 Harrison Street, Oakland, California 94612.

NOTE 10 – COMMITMENTS AND CONTINGENCIES

Grants and Contracts - The Authority participates in various federally and locally-assisted grant programs that are subject to review and audit by the grantor agencies. Entitlements to these resources are generally conditional upon compliance with the terms and conditions of grant agreements and applicable federal and other regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a review or audit may become a liability of the Authority and as of the date of this no liabilities are reflected in the accompanying basic financial statements.

Payment In Lieu Of Taxes (PILOT) – A cooperative agreement between the Authority and the City dated January 21, 1965 exempts all public housing developments of the Authority from all real and personal property taxes and special assessments collected by the local tax collector. During the period of this exemption, the Authority agrees to make alternate payments to the City. Such payments are referred to as payments in lieu of taxes (PILOT). As specified in the agreement, the Authority's PILOT equals total rent charged less utilities multiplied by 10%. In November 2013, the Board of Supervisors approved a waiver of the PILOT beginning with the year ended September 30, 1992.

NOTE 11 – CONCENTRATIONS WITH HUD AND DEFAULTS

For the year ended September 30, 2022, approximately 96% of operating revenues reflected in the basic financial statements are from HUD. The Authority operates in a heavily regulated environment. The operations of the Authority are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related costs and the additional administrative burden to comply with the changes.

On March 7, 2019, the City received a letter from HUD indicating that the Authority's Housing Choice Voucher (HCV) and Low Rent Public Housing Programs (LRPH) were in contractual default. The letter requested that the Authority and the City enter a Memorandum of Understanding (MOU) with HUD. The MOU outlined a scheduled plan of action for the City's assumption of all programmatic and financial functions of the Authority's HCV and LRPH Programs. The MOU also included plans for outsourcing financial and programmatic services for the HCV and LRPH programs to third party experts and implementing all corrective actions from the 2019 Quality Assurance Division (QAD) Report.

On September 30, 2020, HUD issued a letter to the Authority stating that the Authority and the City have worked diligently through a MOU in partnership with HUD and the Authority has successfully cured the default.

This letter also recommends the following actions to remain in compliance:

1. The City and the Authority continue to retain an MOU between them to operate the Authority daily. Any updates to this MOU should continue daily management oversight by the City and the Authority, including, but not limited to financial, operational, and technical assistance.
2. The City and the Authority continue to outsource the operations of the HCV Program.
3. The City and the Authority continue to complete actions identified in the 2020 High Performer Plan but not limited to repositioning efforts of the LRPH portfolio.
4. The Authority continues to work with its third-party financial division to support the Authority in the timely completion of the fiscal year 2020 financial reporting to REAC.
5. The City and the Authority continue working with the QAD to implement the corrective action plan resulting from the 2019 QAD report to improve the operations of the HCV program.

The Authority has successfully completed the corrective actions from the 2019 QAD report and received HUD confirmation per the letter dated August 23, 2021. To outsource the LRPH program and cure the default, the Authority has completed the accelerated conversion of the public housing units at Sunnydale and Potrero HOPE SF sites to the HCV program by rehabilitating units to the extent that they meet Federal Housing Quality Standards (HQS) as required by the HCV program. The Authority completed the last phase of the accelerated conversion during the year ended September 30, 2022.

NOTE 12 – GROUND LEASES WITH OTHERS

North Beach Housing Associates Limited Partnership - The Authority leased the land for 75 years to the North Beach Housing Associates Limited Partnership on which the North Beach Place project, a 341 unit rental apartment complex, was built. The lease will expire in December 2077. The annual rent amount of $800,000 (base rent) began on January 1, 2005 and is payable in arrears on July 1 of each succeeding year, to the extent of 70% of residual receipts generated from the previous year by the Section 8 Housing Authority Units. Additional base rent is also payable from the remaining 30% of residual receipts if such amount exceeds $114,500, which is to be increased by 3% annually, and from 57% of the excess development proceeds. Additional base rent is also deemed to be paid upon the funding of the initial operating period reserve, the affordability reserve, and the performance reserve held by the Authority.

Any rent payment is to be applied first toward the base rent, and then as a rent prepayment for the following years. For the year ended September 30, 2022, the Authority received $1,521,411 in ground lease rent. An option to acquire the North Beach Place project has been provided to the Authority during the period from January 1, 2016 to June 30, 2021. The option price is the greater of the project's fair market value, or the assumption of all outstanding debt and taxes. The Authority has not exercised the option during the year ended September 30, 2022, and the partnership's managing general partner has the option to acquire the project during the period from July 1, 2021 to December 31, 2024.

In addition, the Authority has a ground lease receivable in the amount of $4,295,967 from North Beach Housing Associates Limited Partnership payable from residual receipts as defined in the Agreement. In accordance with the Authority's policies for recognizing lease revenues (see Note 1(m)), revenues are recognized when payments are received. Thus, the amount is not accrued and is not recorded as a receivable as of September 30, 2022.

Valencia Gardens Housing Limited Partnership - The Authority leased the land for 65 years to the Valencia Gardens Housing Limited Partnership on which the Valencia Gardens project, an apartment complex of 260 units for low-income housing, was built. The annual lease payments consist of annual base rent of $200,000. The rent is payable in arrears starting on July 1, 2006 and on July 1 of each succeeding year until the termination of the lease to the extent of 33% of residual receipts from the preceding year. Additional base rent is also payable of the lesser of $100,000 from residual receipts or such amounts as may be permissible under Multifamily Housing Program regulations. Any unpaid base rent shall not accrue. For the year ended September 30, 2022, the Authority did not receive any ground lease rent for this lease.

The Partnership has granted the Authority, and the General Partner, if such rights are not exercised by the Authority, an option to purchase the property commencing on the first day after the credit period, January 1, 2017, and expiring on the last day of the end of the compliance period, December 31, 2020. The option agreement further allows an additional option term that commences the day after the end of the compliance period, January 1, 2021 and expires eighteen months thereafter, June 30, 2022. The purchase price of the property shall be the greater of the following amounts: (a) the amount of any outstanding indebtedness of the Property plus the amount of any federal, state and local tax of the Partnership or, (b) the fair market value of the Property. The Authority has not exercised the option during the year ended September 30, 2022 and the option expired.

NOTE 12 – GROUND LEASES WITH OTHERS (Continued)

Hunters View Associates L.P. and HV Partners 1, L.P. (Hunters View) - The Authority entered into three agreements to lease three parcels of land on which the three phases of the Hunters View complex have been built, located in San Francisco, California, for an annual rent amount of $1 per parcel. The leases commenced during January 2011 and terminate after 88 years for one parcel (Rental Housing) and 5 years for each of the remaining two parcels. The Hunters View complex will replace 267 low-income public housing units and add affordable housing to the community under the HOPE SF program. The rent is payable on February 1, 2011 and on February 1 of each succeeding year until the termination of the lease. In addition, residual rent is payable from surplus cash flow and is determined to be $1,999 per year. For the year ended September 30, 2022, the Authority received $28,471 in ground lease rent.

RAD Phase I Lessees - The Authority leased the land related to the project for 99 years to the lessees listed below. In November 2015, the lessees capitalized their lease payments through seller-financed notes with the Authority as discussed in Note 3 as follows:

Lessee	Project	Amount
Holly Courts Housing Associates, L.P.	100 Appleton Street	$ 250,000
Bay Street, L.P.	227 Bay Street	375,000
Pacific Avenue, L.P.	990 Pacific Street	1,390,000
1880 Pine, L.P.	1880 Pine Street	1,640,000
255 Woodside Housing Associates, L.P.	255 Woodside	150,000
666 Ellis, L.P.	666 Ellis Street	350,000
25 Sanchez Housing Associates, L.P.	25 Sanchez Street	150,000
462 Duboce Housing Associates, L.P.	462 Duboce Avenue	150,000
345 Arguello, L.P.	345 Arguello Street	920,000
491 31st Ave, L.P.	491 31st Avenue	980,000
939 & 951 Eddy Associates, L.P.	939-951 Eddy Street	375,000
430 Turk Associates, L.P.	430 Turk Street	350,000
Robert Pitts Housing Partners, L.P.	1150 Scott Street/1825 Eddy Street	2,652,000
Hunters Point East West LP	1065 Oakdale Ave. & 798 Jerrold Ave.	500,000
	Total capitalized ground lease	10,232,000
	Less accumulated amortization	(714,862)
	Capitalized ground lease, net	**$ 9,517,138**

NOTE 12 – GROUND LEASES WITH OTHERS (Continued)

RAD Phase II Lessees - The Authority leased the land related to the project for 99 years to the lessees listed below. In October 2016, the lessees capitalized their lease payments through seller-financed notes with the Authority as discussed in Note 3 as follows:

Lessee	Project	Amount
Alemany Housing Associates, L.P.	938 Ellsworkth Street	$ 1,000,000
Westside Courts Housing Partners, L.P.	2501 Sutter Street	2,150,000
Westbrook Housing Partners, L.P.	40 Harbor Road	3,810,000
Ping Yuen, L.P.	655, 711-795 and 895 Pacific Avenue	5,110,000
North Ping Yuen, L.P.	838 Pacific Street	4,640,000
1760 Bush, L.P.	1760 Bush Street	1,670,000
RP Associates, L.P.	1251 Turk Street	350,000
Mission Dolores Housing Associates, L.P	1855 15th Street	150,000
Ellis 350 Associates, L.P.	350 Ellis Street	350,000
3850 18th Street Housing Associates, L.P	3840 & 3850 18th Street	150,000
Clementina Towers Associates, L.P.	320 & 330 Clementina Street	350,000
JFK Tower, L.P.	2451 Sacramento Street	1,930,000
2698 California, L.P.	2698 California Street	860,000
1750 McAllister, L.P.	1750 McAllister Street	1,980,000
	Total capitalized ground lease	24,500,000
	Less accumulated amortization	(1,464,226)
	Capitalized ground lease, net	**$ 23,035,774**

RAD 2020 Conversion Lessees - The Authority leased the land related to the project for 65 years to the lessees listed below. During the year ended September 30, 2022, the lessees capitalized their lease payments through seller-financed notes with the Authority as discussed in Note 3 as follows:

Lessee	Project	Amount
Hayes Valley IV, L.P.	401 Rose Street	$ 3,800,000
Bernal Homes, L.P.	3138 Kamille Court	5,470,000
	Total capitalized ground lease	9,270,000
	Less accumulated amortization	(374,854)
	Capitalized ground lease, net	**$ 8,895,146**

NOTE 12 – GROUND LEASES WITH OTHERS (Continued)

RAD 2021 Conversion Lessees - The Authority leased the land related to the project for 65 years to the lessees listed below. During the year ended September 30, 2022, the lessees capitalized their lease payments through seller-financed notes with the Authority as discussed in Note 3 as follows:

Lessee	Project	Amount
Hayes Valley III, L.P.	650 Linden Street	$ 3,200,000
	Less accumulated amortization	(86,154)
	Capitalized ground lease, net	**$ 3,113,846**

RAD 2022 Conversion and Accelerated Conversion Lessees - The Authority leased the land related to the Sunnydale-Velasco project and the Potrero Terrance and Potrero Annex project for 15 years to SFHA Housing Corporation with annual rent amount of $1 for each of the 4 phases of the projects. The Authority also leased the land related to the 5 scattered public housing sites for 99 years with annual rent amount of $3,000 payable on January 1 of each year commencing on January 1, 2024. For the year ended September 30, 2022, the Authority did not receive any ground lease rent for these leases.

NOTE 13 – DISCRETELY PRESENTED COMPONENT UNITS

The following partnerships are considered discretely presented component units of the Authority and are reported as of their respective financial year end, December 31, 2021. Certain items may have changed for presentation purposes from the separately issued audited financial statements to conform to the Authority's presentation. The following disclosures are those that are material to the Authority and are not meant to be a full representation of each component unit's required disclosures. A copy of each component unit's separately issued audited financial statements can be obtained from the Authority's management.

(a) Hayes Valley Apartments, L.P. (Hayes Valley I)

(i) RAD 2021 Conversion

In January 2021, Hayes Valley I sold all improvements and fixtures located on the land including the 84-unit apartment complex known as Hayes Valley North and all tangible and intangible personal property to a third party unrelated to the Authority in accordance with the Authority's RAD conversion efforts (Note 15).

(ii) Ground Lease

In November 1996, Hayes Valley I has executed a ground lease agreement with the Authority. The agreement is subject to various use restrictions and operating requirements, as defined in the agreement, including the requirements that 51 of the units be continuously set aside for occupancy by public housing eligible households and 33 units that will not be reserved as public housing units be restricted for occupancy by tax credit eligible households. The terms of the agreement provide rent of $10 per year throughout the 57-year term. Upon expiration of the agreement, all improvements, alterations, additions, equipment and fixtures shall become the property of the Authority without cost or charge. Upon the RAD 2021 conversion, the ground lease was terminated.

NOTE 13 – DISCRETELY PRESENTED COMPONENT UNITS (Continued)

(iii) Long-term Debt

Mortgage Note - Gershman Investment Corp. is providing a loan commitment of $1,601,300. The nonrecourse loan is insured by HUD under Section 221(d)(4) of the National Housing Act and is secured by a first deed of trust on the property. The loan interest rate was modified on November 1, 2015 decreasing the interest from 5.0% to 4.25%. Monthly principal and interest payments amount to $8,265. The balance of principal and interest, if any, remaining shall be due and payable January 1, 2038. Upon the RAD 2021 conversion, the loan was paid off.

Second Mortgage Loan - Construction and permanent financing is provided by the Authority under a loan commitment of $1,600,000. The nonrecourse loan is secured by a second leasehold deed of trust on the property. The loan currently bears interest at an annual rate of 7.02%. At initial closing of the construction loan, Hayes Valley I paid the Authority, solely from syndication proceeds, $235,000 as prepaid interest. All further interest, and all principal, are payable only from net available cash flow of the project, or from net proceeds or condemnation proceeds, as defined in the loan agreement. Payments are applied first to accrued interest and then against outstanding principal. Unpaid accrued interest compounds annually and is added to principal at the end of each year. Accrued interest added for the year ended December 31, 2021 amounted to $20,032. The loan matures on November 24, 2053. Upon the RAD 2021 conversion, the loan was converted and deemed to be retired.

(b) Plaza East Associates, L.P. (Plaza East)

(i) Uncertainty – Continuing Operations

Plaza East's financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America, which contemplate continuation of the partnership as a going concern. All of Plaza East's units are public housing units. As such, Plaza East relies heavily on the funding from the Authority, which as of December 31, 2021, the Authority owed $342,770 to Plaza East. In addition, $439,653 of management fees were payable at December 31, 2021. Plaza East has no required principal and interest payments from operations. Payments of principal and interest are only required when there is Net Available Cash Flow, of which there was none in 2021. The first mortgage balance has continued to increase every year by accrued interest. In 2021, the balance increased by accrued interest of $512,614.

These financial difficulties raise substantial doubt about Plaza East's ability to continue as a going concern within one year after the date the financial statements are issued. Management has evaluated the performance of its operations and believes these conditions are significant in relation to the entity's ability to meet its obligations. Management's plans have been ongoing for a while. As of May 6, 2022, the date of the other auditor's report for the year ended December 31, 2021, Plaza East is working on a plan to secure alternate financing. In view of these matters, the continued operations of Plaza East are dependent on the ability to refinance its existing debt. However, there can be no assurance that Plaza East will be successful in achieving its objectives.

Plaza East's financial statements do not include any adjustments to reflect the possible future effects on the recoverability and classification of assets or the amount and classification of liabilities that may result should the Plaza East be unable to continue as a going concern.

NOTE 13 – DISCRETELY PRESENTED COMPONENT UNITS (Continued)

(ii) Ground Lease

Plaza East has executed a 75-year ground lease agreement with the Authority. The agreement is subject to various use restrictions and operating requirements, as defined in the agreement, including the requirement that all 193 of the units be continuously set aside during the term of the Regulatory and Operating Agreement for occupancy be public housing eligible households. The terms of the agreement provide for rent of $10 per year throughout the term of the regulatory agreement. Upon expiration of the agreement, all improvements, alterations, additions, equipment and fixtures shall become the property of the Authority without cost or charge.

(iii) Long-Term Debt

Plaza East Housing Corporation Note - Construction and permanent financing is being provided by Plaza East Housing Corporation under a loan commitment of $2,700,000. The nonrecourse loan is secured by a first leasehold deed of trust on the property. Interest accrued on the loan at an annual rate of 10% through December 31, 2001. Thereafter, interest accrues at an annual rate of 6.09%. At initial closing of the construction loan, the Plaza East paid Plaza East Housing Corporation, solely from syndication proceeds, $270,000 as prepaid interest. All further interest, and all principal, are payable only from net available cash flow of the project, or from net proceeds or condemnation proceeds, as defined in the loan agreement. Payments are applied first to accrued interest and then against outstanding principal; unpaid accrued interest compounds annually. Unpaid accrued interest added to principal at December 31, 2021 was $6,229,918. The loan matures on September 2065. As of December 31, 2021, the outstanding loan balance including unpaid accrued interest was $8,929,918.

SFHA Housing Corporation Note - Construction and permanent financing is also provided by SFHA Housing Corporation under a loan commitment of $10,764,813. The nonrecourse loan is secured by a second leasehold deed of trust on the property. Interest accrued on the loan at an annual rate of 10% through December 31, 2001. No interest shall accrue on the loan thereafter. In 2004, Plaza East paid SFHA Housing Corporation, from development sources other than public housing funds, $443,000 for interest through December 31, 2001. All further interest, and all principal, are payable only from net available cash flow of the project, or from net proceeds or condemnation proceeds, as defined in the SFHA Loan Agreement. Payments are applied first to unpaid accrued interest, if any, and then against outstanding principal. Unpaid accrued interest at December 31, 2021 was $380,230. The loan matures in September 2065. As of December 31, 2021, the outstanding loan balance including unpaid accrued interest was $11,145,043.

City and County of San Francisco Loan – Funding for emergency life-safety repairs associated with the property is being provided by the City and County of San Francisco up to an amount of $2,698,000 and is secured by the Pledge of Work Product. The loan bear simple interest at a rate of 3% per annum. The outstanding balance of the note, together with all accrued and unpaid interest, will be due and payable on the earlier of April 30, 2024 or the transfer of the property. Unpaid accrued interest at December 31, 2021 was $7,806. As of December 31, 2021, the outstanding loan balance including unpaid accrued interest was $1,019,828.

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Notes to Financial Statements (Continued)
For the Year Ended September 30, 2022

NOTE 13 – DISCRETELY PRESENTED COMPONENT UNITS (Continued)

Condensed financial information for the discretely presented component units as of and for the year ended December 31, 2021 is as follows:

	Hayes Valley Apartments, L.P.	Plaza East Associates, L.P.	Total
Assets:			
Unrestricted cash and cash equivalents	$ -	$ 231,539	$ 231,539
Restricted cash and cash equivalents	-	71,942	71,942
Accounts receivable and other current assets	-	432,127	432,127
Other noncurrent assets	-	972,118	972,118
Capital assets, net	-	13,044,953	13,044,953
Total assets	-	14,752,679	14,752,679
Liabilities:			
Current liabilities	-	1,580,728	1,580,728
Long-term interest due to primary government	-	6,610,148	6,610,148
Long-term debt due to primary government	-	13,464,813	13,464,813
Long-term debt to others, net of current portion	-	1,019,828	1,019,828
Other noncurrent liabilities	-	809,845	809,845
Total liabilities	-	23,485,362	23,485,362
Total net position	$ -	$ (8,732,683)	$ (8,732,683)
Operating revenues	$ 46,227	$ 2,393,953	$ 2,440,180
Operating expenses	(132,296)	(3,598,604)	(3,730,900)
Operating loss	(86,069)	(1,204,651)	(1,290,720)
Nonoperating revenues	70	3	73
Nonoperating expenses	(4,360)	(539,019)	(543,379)
Loss before special items	(90,359)	(1,743,667)	(1,834,026)
Special item	2,695,499	-	2,695,499
Change in net position	2,605,140	(1,743,667)	861,473
Net position, beginning of year	(2,605,140)	(6,989,016)	(9,594,156)
Net position, end of year	$ -	$ (8,732,683)	$ (8,732,683)

NOTE 14 – SUMMARIZED FINANCIAL INFORMATION OF THE BLENDED COMPONENT UNITS

Condensed financial information for the blended component units is presented below as of and for the year ended December 31, 2021:

	SFHA Housing Corporation	Plaza East Housing Corporation	Total
Assets:			
Cash and cash equivalents	$ 222,011	$ 115,644	$ 337,655
Notes receivable	26,267,134	2,700,000	28,967,134
Total assets	26,489,145	2,815,644	29,304,789
Total net position	$ 26,489,145	$ 2,815,644	$ 29,304,789
Nonoperating revenue (expenses)	$ -	$ -	$ -
Net position, beginning of year	26,489,145	2,815,644	29,304,789
Net position, end of year	$ 26,489,145	$ 2,815,644	$ 29,304,789
Cash and cash equivalents, beginning of year	$ 222,011	$ 115,644	$ 337,655
Cash and cash equivalents, end of year	$ 222,011	$ 115,644	$ 337,655
Noncash noncapital financing activities:			
Write down of long-term receivables	$ -	$ 128,251	$ 128,251

NOTE 15 – SPECIAL ITEMS

During the year ended September 30, 2022, the Authority completed the RAD 2022 Conversion and Accelerated Conversion ownership transfer of the following projects and recognized gains from these dispositions as special items as follows:

AMP Number	Book Value of Assets Received Notes Receivable	Book Value of Assets Retired Capital Assets to Buyer	Gain on RAD Conversion
967	$ 31,674,900	$ 16,317,714	$ 15,357,186
968	44,560,270	30,860,755	13,699,515
971	14,270,900	4,869,491	9,401,409
985	22,000,000	597,458	21,402,542
Total	$ 112,506,070	$ 52,645,418	$ 59,860,652

During the year ended December 31, 2021, Hayes Valley completed the RAD 2021 Conversion ownership transfer and recognized a gain from the disposition as special items as follows:

Book Value of Assets Retired			Book Value of Liabilities Retired			
Assets Other than Capital Assets	Capital Assets	Total Assets Retired	Current Liabilities	Long-Term Liabilities	Total Liabiltiies Retired	Gain on RAD Conversion
$ 1,637,574	$ 3,500,813	$ 5,138,387	$ 828,453	$ 7,005,433	$ 7,833,886	$ 2,695,499

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Schedule of Changes in the Net Pension Liability and Related Ratios (Unaudited)
Miscellaneous Plan
Last 10 Years*

Measurement Period	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**
Total Pension Liability							
Service cost	$ 584,170	$ 1,733,503	$ 1,664,642	$ 1,879,432	$ 1,886,495	$ 1,854,872	$ 2,047,378
Interest on the total pension liability	8,575,052	8,420,829	8,279,655	8,331,076	8,399,765	8,244,228	8,217,837
Changes of assumptions	-	-	(3,134,268)	6,649,955	-	(1,918,301)	-
Differences between expected and actual experience	(113,615)	(1,373,425)	(890,029)	(3,426,181)	(1,672,545)	(3,948,271)	-
Benefit payments, including refunds of employee contributions	(7,994,275)	(6,623,925)	(6,637,754)	(6,958,195)	(6,619,492)	(6,198,883)	(6,012,848)
Net change in total pension liability during measurement period	1,051,332	2,156,982	(717,754)	6,476,087	1,994,223	(1,966,355)	4,252,367
Total pension liability, beginning	123,749,448	121,592,466	122,310,220	115,834,133	113,839,910	115,806,265	111,553,898
Total pension liability, ending	**$ 124,800,780**	**$ 123,749,448**	**$ 121,592,466**	**$ 122,310,220**	**$ 115,834,133**	**$ 113,839,910**	**$ 115,806,265**
Plan Fiduciary Net Position							
Contributions - employer	$ 2,077,400	$ 2,208,380	$ 1,931,093	$ 1,575,615	$ 1,549,425	$ 1,422,186	$ 1,268,058
Contributions - employees	406,228	695,026	719,348	696,542	771,266	829,354	981,140
Net investment income	5,301,814	6,708,752	8,327,107	10,462,029	483,088	2,214,386	15,277,147
Benefit payments, including refunds of employee contributions	(7,994,275)	(6,623,925)	(6,637,754)	(6,958,195)	(6,619,492)	(6,198,883)	(6,012,848)
Net plan to plan resource movement	-	-	(244)	-	-	-	-
Administrative expense	(152,030)	(74,879)	(157,456)	(140,866)	(60,510)	(111,804)	-
Other miscellaneous income (expense)	-	244	(299,011)	-	-	-	-
Net change in plan fiduciary net position	(360,863)	2,913,598	3,883,083	5,635,125	(3,876,223)	(1,844,761)	11,513,497
Plan fiduciary net position, beginning	107,841,551	104,927,953	101,044,870	95,409,745	99,285,968	101,130,729	89,617,232
Plan fiduciary net position, ending	**$ 107,480,688**	**$ 107,841,551**	**$ 104,927,953**	**$ 101,044,870**	**$ 95,409,745**	**$ 99,285,968**	**$ 101,130,729**
Plan Net Pension Liability, ending	**$ 17,320,092**	**$ 15,907,897**	**$ 16,664,513**	**$ 21,265,350**	**$ 20,424,388**	**$ 14,553,942**	**$ 14,675,536**
Plan fiduciary net position as a percentage of the total pension liability	86.12%	87.15%	86.29%	82.61%	82.37%	87.22%	87.33%
Covered payroll	$ 3,555,507	$ 10,530,969	$ 10,138,508	$ 11,194,425	$ 12,351,831	$ 11,924,600	$ 12,708,743
Plan net pension liability as a percentage of covered payroll	487.13%	151.06%	164.37%	189.96%	165.36%	122.05%	115.48%

* Fiscal year 2015 was the first year of implementation of GASB Statement No. 68. During the year ended September 30, 2021, the Miscellaneous Plan was converted from an agent multiple-employer defined benefit pension plan to a cost sharing multiple-employer defined benefit pension plan as the number of active employees decreased. Therefore only seven years are shown.

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

Benefit changes: The figures above do not include any liability impact that may have resulted from the plan changes, which occurred after the June 30, 2019 valuation date. This applies to voluntary benefit changes as well as any offers of Two Years Additional Service Credit.

Assumptions changes: During measurement period 2014, the discount rate was 7.50%. During measurement period 2015, the discount rate was increased from 7.50% to 7.65%. There was no change in assumptions during measurement period 2016. During measurement period 2017, the discount rate was reduced from 7.65% to 7.15%. During measurement period 2018, the demographic assumptions and inflation rate were changed in accordance to the CalPERS Experience Study and Review of Actuarial Assumptions December 2017. There were no change in assumptions during measurement periods 2019 and 2020.

Schedule of Proportionate Share of the Net Pension Liability and Related Ratios (Unaudited)
Last 10 Years*

Safety Plan

Measurement period	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**
Plan's proportion of the net pension liability	0.00534%	0.00838%	0.00549%	0.00573%	0.00591%	0.00564%	0.00570%	0.00669%	0.00696%
Plan's proportionate share of the net pension liability	$ 616,645	$ 453,238	$ 597,145	$ 587,595	$ 569,435	$ 559,738	$ 493,114	$ 459,172	$ 422,112
Plan's covered payroll (the Authority has no active members)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Plan's proportionate share of the net pension liability as a percentage of its covered payroll	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Plan's fiducary net pension as a percentage of the plan's total pension liability	76.68%	88.29%	75.10%	75.26%	75.26%	73.31%	74.06%	78.40%	80.43%

Miscellaneous Plan

Measurement period	**2022**	**2021**
Plan's proportion of the net pension liability (asset)	0.14922%	-0.06378%
Plan's proportionate share of the net pension liability (asset)	$17,236,411	#########
Plan's covered payroll	$ 3,944,389	$ 3,555,507
Plan's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	436.99%	-97.02%
Plan's fiducary net pension as a percentage of the plan's total pension liability	76.68%	88.29%

* Fiscal year 2015 was the first year of implementation of GASB Statement No. 68, therefore only nine years are shown for the Safety Plan. For the Miscellaneous Plan, during the year ended September 30, 2021, the plan was converted from an agent multiple-employer defined benefit pension plan to a cost sharing multiple-employer defined benefit pension plan as the number of active employees decreased. Therefore only two year are shown.

Notes to Schedule of Proportionate Share of the Net Pension Liability and Related Ratios:
Benefit changes: The figures above do not include any liability impact that may have resulted from the plan changes, which occurred after the June 30, 2021 valuation date. This applies to voluntary benefit changes as well as any offers of Two Years Additional Service Credit.

Assumptions changes: During measurement period 2014, the discount rate was 7.50%. During measurement period 2015, the discount rate was increased from 7.50% to 7.65%. There was no change in assumptions during measurement period 2016. During measurement period 2017, the discount rate was reduced from 7.65% to 7.15%. During measurement period 2018, the demographic assumptions and inflation rate assumption were changed in accordance to the 2017 CalPERS Experience Study. There were no change in assumptions during measurement periods 2019, 2020, and 2021. During measurement period 2022, the discount rate was reduced from 7.15% to 6.90% and inflation rate was reduced from 2.50% to 2.30%. Demographic assumptions were changed in accordance with the 2021 CalPERS Experience Study.

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Schedule of Pension Contributions (Unaudited)
For the Year Ended June 30 - Last 10 Years*

Fiscal Year	2021-22	2020-21	2019-20	2018-19	2017-18	2016-17	2015-16	2014-15	2013-14
Miscellaneous Plan									
Actuarially determined contribution / contractually required contribution	$ 2,160,947	$ 1,965,905	$ 2,077,400	$ 2,208,380	$ 1,931,093	$ 1,575,615	$ 1,549,425	$ 1,422,186	$ 1,268,058
Contributions in relation to the actuarially determined contribution / contractually required contribution	(2,160,947)	(1,965,905)	(2,077,400)	(2,208,380)	(1,931,093)	(1,575,615)	(1,549,425)	(1,422,186)	(1,268,058)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 4,136,568	$ 3,944,389	$ 3,555,507	$ 10,530,969	$ 10,138,508	$ 11,194,425	$ 12,351,831	$ 11,924,600	$ 12,708,743
Contributions as a percentage of covered payroll	52.24%	49.84%	58.43%	20.97%	19.05%	14.07%	12.54%	11.93%	9.98%
Safety Plan									
Contractually required contribution	$ 57,011	$ 55,183	$ 34,278	$ 38,375	$ 51,896	$ 18,102	$ 4,459	$ 95,116	$ 89,845
Contributions in relation to the contractually required contribution	(57,011)	(55,183)	(34,278)	(38,375)	(51,896)	(18,102)	(4,459)	(95,116)	(89,845)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll (Authority has no active employees)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Contributions as a percentage of covered payroll	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* Fiscal year 2015 was the first year of implementation of GASB Statement No. 68, therefore only nine years are shown. For the Miscellaneous Plan, during the year ended September 30, 2021, the plan was converted from an agent multiple-employer defined benefit pension plan to a cost sharing multiple-employer defined benefit pension plan as the number of active employees decreased.

Fiscal Year	2021-22	2020-21	2019-20	2018-19	2017-18	2016-17	2015-16	2014-15	2013-14

The actuarial methods and assumptions used are as follows:

Valuation dates	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015	June 30, 2014	June 30, 2013	June 30, 2012	June 30, 2011
Actuarial cost method	Entry-age normal cost method								
Amortization method	Level percent of payroll								
Asset valuation method	Actuarial value of assets								
Inflation	2.500%		2.625%	2.75%					
Payroll growth	2.750%		2.875%	3.00%					
Projected salary increases	Varies by Entry Age and Service								
Investment rate of return	7.00%, net of pension plans' investment expenses, including inflation		7.25%, net of pension plans' investment expenses, including inflation	7.375%, net of pension plans' investment expenses, including inflation	7.50%, net of pension plans' investment expenses, including inflation				
Retirement age	The probabilities of Retirement are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015.			The probabilities of Retirement are based on the 2014 CalPERS Experience Study for the period from 1997 to 2011.			The probabilities of Retirement are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007.		
Mortality	The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and Post-retirement mortality rates include 15 years of projected mortality improvement using 90% of Scale MP-2016 published by the Society of Actuaries.			The probabilities of mortality are based on the 2014 CalPERS Experience Study for the period from 1997 to 2011. Pre-retirement and Post-retirement mortality rates include 20 years of projected mortality improvement using Scale BB published by the Society of Actuaries.			The probabilities of mortality are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007. Pre-retirement and Post-retirement mortality rates include 5 years of projected mortality improvement using Scale AA published by the Society of Actuaries.		

* Fiscal year 2015 was the first year of implementation of GASB Statement No. 68, therefore only nine years are shown.

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Schedule of Changes in the Total Other Postemployment Benefits Liability and Related Ratios (Unaudited)
Retiree Health Plan
Last 10 Years*

Measurement Period	**2022**	**2021**	**2020**	**2019**	**2018**
Total Other Postemployment Benefit (OPEB) Liability					
Service cost	$ 337,576	$ 312,263	$ 974,651	$ 744,076	$ 750,072
Interest on the total OPEB liability	497,374	542,879	664,156	773,662	723,233
Differences between expected and actual experience	-	(1,382,284)	-	-	-
Changes in assumptions	(4,462,622)	(636,800)	1,211,664	3,233,839	-
Benefit payments (includes implicit subsidy)	(1,381,547)	(1,222,978)	(1,151,034)	(910,368)	(891,179)
Net change in total OPEB liability during measurement period	(5,009,219)	(2,386,920)	1,699,437	3,841,209	582,126
Total OPEB liability, beginning	23,060,613	25,447,533	23,748,096	19,906,887	19,324,761
Total OPEB liability, ending	**$ 18,051,394**	**$ 23,060,613**	**$ 25,447,533**	**$ 23,748,096**	**$ 19,906,887**
Covered-employee payroll	$ 4,136,568	$ 3,944,389	$ 3,555,507	$ 10,530,969	$ 11,620,492
Plan total OPEB liability as a percentage of covered-employee payroll	436.39%	584.64%	715.72%	225.51%	171.31%

* Fiscal year 2018 was the first year of implementation of GASB Statement No. 75, therefore only five years are shown

Notes to Schedule of Changes in Net OPEB Liability and Related Ratios
Assumptions changes: During measurement period 2019, the discount rate was decreased from 3.83% to 2.75%. During measurement period 2020, the discount rate was reduced to 2.41%. During measurement 2021, the discount rate reduced from 2.41% to 2.19%, the inflation rate decreased from 3.00% to 2.75%, while healthcare cost trend rate and mortality assumptions were updated. During measurement period 2022, the discount rate was increased to 4.40%.

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Schedule of Other Postemployment Benefits Contributions (Unaudited)
For the Year Ended September 30 - Last 10 Years*

Fiscal Year	**2021-22**	**2020-21**	**2019-20**	**2018-19**	**2017-18**
Actuarially determined contribution	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Contributions in relation to the actuarially determined contribution	$ (1,381,547)	$ (1,222,978)	$ (1,151,034)	$ (910,368)	$ (891,179)
Contribution deficiency (excess)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Covered payroll	$ 4,136,568	$ 3,944,389	$ 3,555,507	$ 10,530,969	$ 11,620,492
Contributions as a Percentage of Covered Payroll	33.40%	31.01%	32.37%	8.64%	7.67%

* Fiscal year 2018 was the first year of implementation of GASB Statement No. 75, therefore only five years are shown

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Schedule of Other Postemployment Benefits Contributions (Continued) (Unaudited)
For the Year Ended September 30 - Last 10 Years*

Fiscal Year	**2021-22**	**2020-21**	**2019-20**	**2018-19**	**2017-18**
The actuarial methods and assumptions used are as follows:					
Valuation dates	**September 30, 2021**	**September 30, 2020**	**September 30, 2018**	**September 30, 2018**	**September 30, 2018**
Actuarial cost method	Entry-age normal cost method				
Amortization method	Level percent of payroll				
Asset valuation method	Actuarial value of assets				
Inflation	2.75%		3.00%		
Payroll growth	3.00%				
Projected salary increases	Varies by Entry Age and Service				
Investment rate of return	4.40%	2.19%	2.41%	2.75%	3.83%
Healthcare trend	5.80% for 2021, 5.60% for 2022, and decreasing to 4.00% by 2070		5.50% for 2019, 5.25% for 2020, and 5.00% for 2021 and later years		
Mortality	Pre-retirement rates and post-retirement mortality rates for healthy recipients were based on CalPERS Experience Study for the period from 2000 to 2019.		Pre-retirement mortality rates were based on the RP-2014 Employee Mortality Table for males or females, as appropriate, without projection. Post-retirement mortality rates were based on the RP-2014 Health Annuitant Mortality Table for males or females, as appropriate, without projection.		

* Fiscal year 2018 was the first year of implementation of GASB Statement No. 75, therefore only five years are shown

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Discretely Presented Component Units
Combining Statement of Net Position
December 31, 2021

	Hayes Valley Apartments, L.P.	Plaza East Associates, L.P.	Total
Assets:			
Current assets:			
Unrestricted:			
Cash and cash equivalents	$ -	$ 231,539	$ 231,539
Tenants receivable, net	-	80,928	80,928
Accounts receivable from others	-	-	-
Due from primary government	-	342,770	342,770
Prepaid expenses	-	8,429	8,429
Total unrestricted current assets	-	663,666	663,666
Restricted:			
Cash and cash equivalents:			
Replacement and other reserves	-	277	277
Tenant security deposits	-	71,665	71,665
Total restricted cash and cash equivalents	-	71,942	71,942
Total current assets	-	735,608	735,608
Noncurrent assets:			
Other noncurrent assets	-	972,118	972,118
Capital assets:			
Nondepreciable	-	4,273,360	4,273,360
Depreciable, net	-	8,771,593	8,771,593
Total capital assets	-	13,044,953	13,044,953
Total noncurrent assets	-	14,017,071	14,017,071
Total assets	-	14,752,679	14,752,679
Liabilities:			
Current liabilities:			
Accounts payable	-	817,595	817,595
Accrued salaries and benefits	-	1,843	1,843
Unearned revenues	-	111,845	111,845
Other current liabilities	-	577,780	577,780
Tenant security deposits	-	71,665	71,665
Total current liabilities	-	1,580,728	1,580,728
Noncurrent liabilities:			
Long-term interest payable due to primary government	-	6,610,148	6,610,148
Long-term debt due to primary government	-	13,464,813	13,464,813
Long-term debt to others, net of current portion	-	1,019,828	1,019,828
Other noncurrent liabilities	-	809,845	809,845
Total noncurrent liabilities	-	21,904,634	21,904,634
Total liabilities	-	23,485,362	23,485,362
Net position:			
Net investment in capital assets	-	(8,049,836)	(8,049,836)
Restricted	-	277	277
Unrestricted	-	(683,124)	(683,124)
Total net position	$ -	$ (8,732,683)	$ (8,732,683)

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Discretely Presented Component Units
Combining Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended December 31, 2021

	Hayes Valley Apartments, L.P.	Plaza East Associates, L.P.	Total
Operating revenues:			
Tenant revenues, net	$ 46,227	$ 2,391,899	$ 2,438,126
Operating subsidy from primary government	-	-	-
Miscellaneous and other revenues	-	2,054	2,054
Total operating revenues	46,227	2,393,953	2,440,180
Operating expenses:			
Administrative	20,738	435,480	456,218
Utilities	33,276	994,930	1,028,206
Maintenance	39,278	645,723	685,001
Protective services	-	22,950	22,950
General	28,012	790,912	818,924
Depreciation	10,992	708,609	719,601
Total operating expenses	132,296	3,598,604	3,730,900
Operating loss	(86,069)	(1,204,651)	(1,290,720)
Nonoperating revenues (expenses):			
Investment income	70	3	73
Interest expense	(4,360)	(539,019)	(543,379)
Total nonoperating expenses	(4,290)	(539,016)	(543,306)
Loss before special items	(90,359)	(1,743,667)	(1,834,026)
Special item	2,695,499	-	2,695,499
Change in net position	2,605,140	(1,743,667)	861,473
Net position, beginning of year	(2,605,140)	(6,989,016)	(9,594,156)
Net position, end of year	$ -	$ (8,732,683)	$ (8,732,683)

Housing Authority of the City and County of San Francisco, California
Entity-Wide Balance Sheet Summary
September 30, 2022 (With Discretely Presented Component Units as of December 31, 202

	Project Total	Business Activities	6.2 Component Unit - Blended	COCC	COVID-19 Economic Relief (CAREs Act) HCV	14.856 Lower Income Housing Assistance Program_Section 8 Moderate Rehabilitation	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	97.109 Disaster Housing Assistance Program	14.879 Mainstream 5 Vouchers	14.871 Housing Choice Vouchers	14.EHV Emergency Housing Voucher	2 State/Local	Elimination	Total Primary Government	6.1 Component Units - Discretely Presented	REAC Total (Primary Government and Component Units)
111 Cash - Unrestricted	1,304,485	18,208,865	222,011	1,545,438	-	2,793,547	63,812	-	-	15,689,987	-	-	-	39,828,145	231,539	40,059,684
113 Cash - Other Restricted	-	-	115,644	-	-	-	-	33,390	175,900	14,788,085	6,473,751	-	-	21,586,770	277	21,587,047
114 Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	71,665	71,665
100 Total Cash	**1,304,485**	**18,208,865**	**337,655**	**1,545,438**	**-**	**2,793,547**	**63,812**	**33,390**	**175,900**	**30,478,072**	**6,473,751**	**-**	**-**	**61,414,915**	**303,481**	**61,718,396**
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	3,544,876	-	-	-	3,544,876	-	3,544,876
122 Accounts Receivable - HUD Other Projects	575,721	-	-	-	-	-	-	-	44,688	50,768	-	-	-	671,177	-	671,177
124 Accounts Receivable - Other Government	6,093,504	-	-	8,380	-	-	-	-	-	-	-	-	-	6,101,884	342,770	6,444,654
125 Accounts Receivable - Miscellaneous	-	-	-	2,396,450	-	-	-	-	-	-	-	-	-	2,396,450	-	2,396,450
126 Accounts Receivable - Tenants	5,057,954	-	-	-	-	-	-	-	-	-	-	-	-	5,057,954	950,974	6,008,928
126.1 Allowance for Doubtful Accounts -Tenants	(4,413,197)	-	-	-	-	-	-	-	-	-	-	-	-	(4,413,197)	(870,046)	(5,283,243)
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	(3,064,202)	-	-	-	(3,064,202)	-	(3,064,202)
127 Notes, Loans, & Mortgages Receivable - Current	120,000	345,000	-	-	-	-	-	-	-	-	-	-	-	465,000	-	465,000
120 Total Receivables, Net of Allowances for Doubtful Accounts	**7,433,982**	**345,000**	**-**	**2,404,830**	**-**	**-**	**-**	**-**	**44,688**	**531,442**	**-**	**-**	**-**	**10,759,942**	**423,698**	**11,183,640**
142 Prepaid Expenses and Other Assets	-	-	-	4,022	-	-	-	-	-	-	-	-	-	4,022	8,429	12,451
144 Inter Program Due From	-	745,006	-	-	-	-	-	-	-	247,195	-	-	(992,201)	-	-	-
150 Total Current Assets	**8,738,467**	**19,298,871**	**337,655**	**3,954,290**	**-**	**2,793,547**	**63,812**	**33,390**	**220,588**	**31,256,709**	**6,473,751**	**-**	**(992,201)**	**72,178,879**	**735,608**	**72,914,487**
161 Land	6,405,615	4,810,801	-	175,587	-	-	-	-	-	-	-	-	-	11,392,003	3,261,338	14,653,341
162 Buildings	-	-	-	600,791	-	-	-	-	-	-	-	-	-	600,791	26,224,186	26,824,977
164 Furniture, Equipment & Machinery - Administration	-	-	-	6,994,905	-	-	-	-	-	588,494	-	-	-	7,583,399	1,513,651	9,097,050
166 Accumulated Depreciation	-	-	-	(7,441,121)	-	-	-	-	-	(588,494)	-	-	-	(8,029,615)	(18,966,244)	(26,995,859)
167 Construction in Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,012,022	1,012,022
160 Total Capital Assets, Net of Accumulated Depreciation	**6,405,615**	**4,810,801**	**-**	**330,162**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**11,546,578**	**13,044,953**	**24,591,531**
171 Notes, Loans and Mortgages Receivable - Non-Current	378,183,400	581,845,580	28,967,134	-	-	-	-	-	-	-	-	-	-	988,996,114	-	988,996,114
174 Other Assets	34,970,578	44,707,873	-	11,125,443	-	-	-	-	-	-	-	-	-	90,803,894	972,118	91,776,012
180 Total Non-Current Assets	**419,559,593**	**631,364,254**	**28,967,134**	**11,455,605**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,091,346,586**	**14,017,071**	**1,105,363,657**
200 Deferred Outflow of Resources	**3,013,653**	**-**	**-**	**7,534,131**	**-**	**-**	**-**	**-**	**-**	**4,520,480**	**-**	**-**	**-**	**15,068,264**	**-**	**15,068,264**
290 Total Assets and Deferred Outflow of Resources	**431,311,713**	**650,663,125**	**29,304,789**	**22,944,026**	**-**	**2,793,547**	**63,812**	**33,390**	**220,588**	**35,777,189**	**6,473,751**	**-**	**(992,201)**	**1,178,593,729**	**14,752,679**	**1,193,346,408**
312 Accounts Payable <= 90 Days	129,473	-	-	1,125,066	-	-	-	-	-	2,532,088	-	-	-	3,786,627	817,595	4,604,222
321 Accrued Wage/Payroll Taxes Payable	-	-	-	130,366	-	-	-	-	-	2,708	2,708	-	-	135,782	1,843	137,625
322 Accrued Compensated Absences - Current Portion	-	-	-	126,390	-	-	-	-	-	2,527	-	-	-	128,917	-	128,917
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	109,213	-	-	-	29,083	-	-	-	138,296	-	138,296
341 Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	71,665	71,665
342 Unearned Revenues	-	-	-	-	-	-	-	-	-	-	970,829	-	-	970,829	111,845	1,082,674
345 Other Current Liabilities	1,583,849	361,765	-	695,707	-	-	-	-	-	-	-	-	-	2,641,321	627	2,641,948
346 Accrued Liabilities - Other	4,102	-	-	113,905	-	-	-	-	-	671,807	10,482	-	-	800,296	577,153	1,377,449
347 Inter Program - Due To	-	-	-	745,096	-	-	-	-	53,107	-	193,998	-	(992,201)	-	-	-
310 Total Current Liabilities	**1,717,424**	**361,765**	**-**	**2,936,530**	**-**	**109,213**	**-**	**-**	**53,107**	**3,238,213**	**1,178,017**	**-**	**(992,201)**	**8,602,068**	**1,580,728**	**10,182,796**
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		-	-	-	-	-	-	-	-	-	-	-	-	-	21,094,789	21,094,789
352 Long-term Debt, Net of Current - Operating Borrowings	24,646,910	-	-	-	-	-	-	-	-	17,018,391	-	-	-	41,665,301	-	41,665,301
353 Non-current Liabilities - Other	37,193,220	27,365,569	-	-	-	-	-	-	-	566,233	-	-	-	65,125,022	809,845	65,934,867
354 Accrued Compensated Absences - Non Current	-	-	-	84,261	-	-	-	-	-	1,685	-	-	-	85,946	-	85,946
357 Accrued OPEB Liabilities	3,544,302	-	-	8,860,758	-	329,879	-	-	-	5,316,455	-	-	-	18,051,394	-	18,051,394
358 Accrued Pension Liabilities	3,570,611	-	-	8,926,528	-	-	-	-	-	5,355,917	-	-	-	17,853,056	-	17,853,056
350 Total Non-Current Liabilities	**68,955,043**	**27,365,569**	**-**	**17,871,547**	**-**	**329,879**	**-**	**-**	**-**	**28,258,681**	**-**	**-**	**-**	**142,780,719**	**21,904,634**	**164,685,353**
300 Total Liabilities	**70,672,467**	**27,727,334**	**-**	**20,808,077**	**-**	**439,092**	**-**	**-**	**53,107**	**31,496,894**	**1,178,017**	**-**	**(992,201)**	**151,382,787**	**23,485,362**	**174,868,149**
400 Deferred Inflow of Resources	**1,482,356**	**-**	**-**	**3,705,891**	**-**	**-**	**-**	**-**	**-**	**2,223,535**	-	-	**-**	**7,411,782**	**-**	**7,411,782**
508.4 Net Investment in Capital Assets	6,405,615	4,810,801	-	330,162	-	-	-	-	-	-	-		-	11,546,578	(8,049,836)	3,496,742
511.4 Restricted Net Position	-	-	115,644	-	-	-	-	33,390	175,900	14,221,852	5,502,922		-	20,049,708	277	20,049,985
512.4 Unrestricted Net Position	352,751,275	618,124,990	29,189,145	(1,900,104)	-	2,354,455	63,812	-	(8,419)	(12,165,092)	(207,188)	-	-	988,202,874	(683,124)	987,519,750
513 Total Equity - Net Assets / Position	**359,156,890**	**622,935,791**	**29,304,789**	**(1,569,942)**	**-**	**2,354,455**	**63,812**	**33,390**	**167,481**	**2,056,760**	**5,295,734**	**-**	**-**	**1,019,799,160**	**(8,732,683)**	**1,011,066,477**
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	**431,311,713**	**650,663,125**	**29,304,789**	**22,944,026**	**-**	**2,793,547**	**63,812**	**33,390**	**220,588**	**35,777,189**	**6,473,751**	**-**	**(992,201)**	**1,178,593,729**	**14,752,679**	**1,193,346,408**

See accompanying notes to the financial data schedules.

Housing Authority of the City and County of San Francisco, California
Entity-Wide Revenue and Expense Summary
For the Year Ended September 30, 2022 (With Blended and Discretely Presented Component Units for the Year Ended December 31, 202

	Project Total	Business Activities	6.2 Component Unit - Blended	COCC	COVID-19 Economic Relief (CAREs Act) HCV	14.856 Lower Income Housing Assistance Program_Section 8 Moderate Rehabilitation	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	97.109 Disaster Housing Assistance Program	14.879 Mainstream 5 Vouchers	14.871 Housing Choice Vouchers	14.EHV Emergency Housing Voucher	2 State/Local	Elimination	Total Primary Government	6.1 Component Units - Discretely Presented	REAC Total (Primary Government and Component Units)
70300 Net Tenant Rental Revenue	3,402,723	-	-	-	-	-	-	-	-	-	-	-	-	3,402,723	2,438,126	5,840,849
70400 Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70500 Total Tenant Revenue	**3,402,723**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,402,723**	**2,438,126**	**5,840,849**
70600 HUD PHA Operating Grants	18,846,922	-	-	-	277,886	718,283	-	-	3,954,917	348,810,504	4,657,273	-	-	377,265,785	-	377,265,785
70610 Capital Grants	2,237,201	-	-	-	-	-	-	-	-	-	-	-	-	2,237,201	-	2,237,201
70710 Management Fee	-	-	-	5,975,385	-	-	-	-	-	-	-	-	(5,975,385)	-	-	-
70730 Book Keeping Fee	-	-	-	1,219,864	-	-	-	-	-	-	-	-	(1,219,864)	-	-	-
70700 Total Fee Revenue	**-**	**-**	**-**	**7,195,249**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(7,195,249)**	**-**	**-**	**-**
70800 Other Government Grants	6,947,972	-	-	-	-	-	-	-	-	-	-	2,561	-	6,950,533	-	6,950,533
71100 Investment Income - Unrestricted	-	-	-	331	-	24	(18)	2	-	1,144	-	-	-	1,483	73	1,556
71200 Mortgage Interest Income	8,165,812	11,863,130	128,251	-	-	-	-	-	-	-	-	-	-	20,157,193	-	20,157,193
71400 Fraud Recovery	-	-	-	-	-	-	-	-	-	758	-	-	-	758	-	758
71500 Other Revenue	1,959,896	1,126,133	-	3,182,466	-	-	-	-	-	9,156,996	-	-	-	15,425,491	2,054	15,427,545
71600 Gain or Loss on Sale of Capital Assets	(333,486)	-	-	-	-	-	-	-	-	-	-	-	-	(333,486)	-	(333,486)
70000 Total Revenue	**41,227,040**	**12,989,263**	**128,251**	**10,378,046**	**277,886**	**718,307**	**(18)**	**2**	**3,954,917**	**357,969,402**	**4,657,273**	**2,561**	**(7,195,249)**	**425,107,681**	**2,440,253**	**427,547,934**
91100 Administrative Salaries	1,114,949	-	-	2,818,530	-	-	-	-	-	80,598	84,094	-	-	4,098,171	183,943	4,282,114
91200 Auditing Fees	79,218	-	-	63,116	-	46	75	-	-	54,234	-	-	-	196,689	14,000	210,689
91300 Management Fee	2,244,157	-	-	-	-	5,594	-	-	18,333	3,705,961	1,340	-	(5,975,385)	-	106,846	106,846
91310 Bookkeeping Fee	39,090	-	-	-	-	6,255	-	-	11,790	1,127,363	35,366	-	(1,219,864)	-	-	-
91400 Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,245	4,245
91500 Employee Benefit contributions - Administrative	1,709,642	-	-	13,427,479	-	-	-	-	-	101,961	46,951	-	-	15,286,033	-	15,286,033
91600 Office Expenses	427,425	-	-	1,813,815	277,491	-	-	-	-	286,035	65,478	2,561	-	2,872,805	32,070	2,904,875
91700 Legal Expense	188,225	-	-	337,288	-	-	-	-	-	-	-	-	-	525,513	29,944	555,457
91800 Travel	-	-	-	2,440	-	-	-	-	-	-	-	-	-	2,440	27,743	30,183
91900 Other	946,503	-	-	448,380	-	-	-	-	63,242	10,924,577	94,939	-	-	12,477,641	57,427	12,535,068
91000 Total Operating - Administrative	**6,749,209**	**-**	**-**	**18,911,048**	**277,491**	**11,895**	**75**	**-**	**93,365**	**16,280,729**	**328,168**	**2,561**	**(7,195,249)**	**35,459,292**	**456,218**	**35,915,510**
92100 Tenant Services - Salaries	-	-	-	-	-	-	-	-	-	-	75,476	-	-	75,476	-	75,476
92200 Relocation Costs	295,691	-	-	-	-	-	-	-	-	-	-	-	-	295,691	-	295,691
92300 Employee Benefit Contributions - Tenant Services	-	-	-	-	-	-	-	-	-	-	53,988	-	-	53,988	-	53,988
92400 Tenant Services - Other	22,781	-	-	95,610	395	-	-	-	-	-	485,206	-	-	603,992	-	603,992
92500 Total Tenant Services	**318,472**	**-**	**-**	**95,610**	**395**	**-**	**-**	**-**	**-**	**-**	**614,670**	**-**	**-**	**1,029,147**	**-**	**1,029,147**
93100 Water	821,254	-	-	5,678	-	-	-	-	-	4,012	-	-	-	830,944	408,019	1,238,963
93200 Electricity	726,987	-	-	84,842	-	-	-	-	-	65,300	9,269	-	-	886,398	33,654	920,052
93300 Gas	833,838	-	-	1,612	-	-	-	-	-	-	-	-	-	835,450	61,167	896,617
93600 Sewer	327,563	-	-	5,597	-	-	-	-	-	3,954	-	-	-	337,114	525,366	862,480
93000 Total Utilities	**2,709,642**	**-**	**-**	**97,729**	**-**	**-**	**-**	**-**	**-**	**73,266**	**9,269**	**-**	**-**	**2,889,906**	**1,028,206**	**3,918,112**
94100 Ordinary Maintenance and Operations - Labor	3,557,841	-	-	766,045	-	-	-	-	-	-	-	-	-	4,323,886	133,713	4,457,599
94200 Ordinary Maintenance and Operations - Materials and Other	951,163	-	-	224,469	-	-	-	-	-	-	-	-	-	1,175,632	10,987	1,186,619
94300 Ordinary Maintenance and Operations Contracts	1,724,587	-	-	175,644	-	-	-	-	-	21,602	-	-	-	1,921,833	540,301	2,462,134
94500 Employee Benefit Contributions - Ordinary Maintenance	2,704,824	-	-	335,642	-	-	-	-	-	-	-	-	-	3,040,466	-	3,040,466
94000 Total Maintenance	**8,938,415**	**-**	**-**	**1,501,800**	**-**	**-**	**-**	**-**	**-**	**21,602**	**-**	**-**	**-**	**10,461,817**	**685,001**	**11,146,818**
95200 Protective Services - Other Contract Costs	198,216	-	-	-	-	-	-	-	-	-	-	-	-	198,216	22,950	221,166
95000 Total Protective Services	**198,216**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**198,216**	**22,950**	**221,166**
96110 Property Insurance	409,798	-	-	25,810	-	-	-	-	-	-	-	-	-	435,608	152,903	588,511
96120 Liability Insurance	629,147	-	-	153,548	-	-	-	-	-	-	-	-	-	782,695	-	782,695
96130 Workmen's Compensation	130,460	-	-	2,061,079	-	-	-	-	-	10,760	5,679	-	-	2,207,978	37,146	2,245,124
96140 All Other Insurance	31,959	-	-	168,086	-	-	-	-	-	-	-	-	-	200,045	-	200,045
96100 Total Insurance Premiums	**1,201,364**	**-**	**-**	**2,408,523**	**-**	**-**	**-**	**-**	**-**	**10,760**	**5,679**	**-**	**-**	**3,626,326**	**190,049**	**3,816,375**
96200 Other General Expenses	2,597,172	-	-	247,367	-	-	-	-	-	9,114	14,485	-	-	2,868,138	51,571	2,919,709
96400 Bad debt - Tenant Rents	2,541,827	-	-	-	-	-	-	-	-	-	-	-	-	2,541,827	577,304	3,119,131
96500 Bad debt - Mortgages	435,669	-	128,251	-	-	-	-	-	-	-	-	-	-	563,920	-	563,920
96600 Bad debt - Other	-	-	-	-	-	-	-	-	-	757,872	-	-	-	757,872	-	757,872
96800 Severance Expense	19,481,101	-	-	1,655,103	-	-	-	-	-	-	-	-	-	21,136,204	-	21,136,204
96000 Total Other General Expenses	**25,055,769**	**-**	**128,251**	**1,902,470**	**-**	**-**	**-**	**-**	**-**	**766,986**	**14,485**	**-**	**-**	**27,867,961**	**628,875**	**28,496,836**
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	526,731	526,731
96730 Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16,648	16,648
96700 Total Interest Expense and Amortization Cost	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**543,379**	**543,379**
96900 Total Operating Expenses	**45,171,087**	**-**	**128,251**	**24,917,180**	**277,886**	**11,895**	**75**	**-**	**93,365**	**17,153,343**	**972,271**	**2,561**	**(7,195,249)**	**81,532,665**	**3,554,678**	**85,087,343**
97000 Excess of Operating Revenue over Operating Expenses	**(3,944,047)**	**12,989,263**	**-**	**(14,539,134)**	**-**	**706,412**	**(93)**	**2**	**3,861,552**	**340,816,059**	**3,685,002**	**-**	**-**	**343,575,016**	**(1,114,425)**	**342,460,591**
97300 Housing Assistance Payments	123,740	-	-	-	-	736,931	-	-	4,256,253	323,699,947	4,873,994	-	-	333,690,865	-	333,690,865
97350 HAP Portability-In	-	-	-	-	-	-	-	-	-	4,682,097	-	-	-	4,682,097	-	4,682,097
97400 Depreciation Expense	1,848,765	-	-	16,174	-	-	-	-	-	-	-	-	-	1,864,939	719,601	2,584,540
90000 Total Expenses	**47,143,592**	**-**	**128,251**	**24,933,354**	**277,886**	**748,826**	**75**	**-**	**4,349,618**	**345,535,387**	**5,846,265**	**2,561**	**(7,195,249)**	**421,770,566**	**4,274,279**	**426,044,845**
10010 Operating Transfer In	7,667,518	-	-	-	-	-	-	-	-	-	-	-	(7,667,518)	-	-	-
10020 Operating Transfer Out	(6,502,580)	-	-	-	-	-	-	-	-	(1,164,938)	-	-	7,667,518	-	-	-
10080 Special Items (Net Gain/Loss)	59,860,652	-	-	-	-	-	-	-	-	-	-	-	-	59,860,652	2,695,499	62,556,151
10100 Total Other financing Sources (Uses)	**61,025,590**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(1,164,938)**	**-**	**-**	**-**	**59,860,652**	**2,695,499**	**62,556,151**
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	**55,109,038**	**12,989,263**	**-**	**(14,555,308)**	**-**	**(30,519)**	**(93)**	**2**	**(394,701)**	**11,269,077**	**(1,188,992)**	**-**	**-**	**63,197,767**	**861,473**	**64,059,240**
11030 Beginning Equity	418,797,355	495,197,025	29,304,789	12,985,366	-	2,384,974	63,905	33,388	562,182	(9,212,317)	6,484,726	-	-	956,601,393	(9,594,156)	947,007,237
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	(114,749,503)	114,749,503	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-	-	(12,165,092)	-	-	-	(12,165,092)	-	(12,165,092)
11180 Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	14,221,852	-	-	-	14,221,852	-	14,221,852
11190 Unit Months Available	11,243	-	-	-	-	1,296	1,176	-	1,188	194,733	-	-	-	209,636	5,164	214,800
11210 Number of Unit Months Leased	8,504	-	-	-	-	1,146	1,066	-	394	153,687	-	-	-	164,797	4,777	169,574
11270 Excess Cash	3,561,191	-	-	-	-	-	-	-	-	-	-	-	-	3,561,191	-	3,561,191
11620 Building Purchases	2,237,201	-	-	-	-	-	-	-	-	-	-	-	-	2,237,201	-	2,237,201

See accompanying notes to the financial data schedules.

NOTE 1 – GENERAL

As required by HUD, the Authority prepares its financial data schedules in accordance with HUD requirements in a prescribed format. The schedules' format excludes depreciation expense, HAPs and extraordinary maintenance expense from operating activities, includes investment revenue, HUD capital grants revenue, gains and losses on the disposal of capital assets and interest expense in operating activities, differs in classifications of current and noncurrent assets, and reflects tenant and interest revenue separate from bad debt expense, which differs from the presentation of the Authority's basic financial statements in accordance with accounting principles generally accepted in the United States of America.

NOTE 2 – RELATIONSHIP TO BASIC FINANCIAL STATEMENTS

The schedules agree to or can be reconciled with the amounts reported in the Authority's basic financial statements.

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

Members of the Board of Commissioners of the
Housing Authority of the City and County of San Francisco, California
San Francisco, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the City and County of San Francisco, California (Authority) as of and for the year ended September 30, 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 30, 2023.

Our report includes emphasis of matter paragraphs discussing the Authority's revenue concentration risk with the U.S. Department of Housing and Urban Development and going concern related to the Plaza East Associates, L.P. Our report also includes a reference to other auditors who audited the financial statements of the Authority's discretely presented component units: Hayes Valley Apartments, L.P and Plaza East Associates, L.P., as described in our report on the Authority's financial statements. This report does not include the results of the other auditors testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors. The financial statements of Hayes Valley II, L.P. and Plaza East Associates, L.P. were not audited in accordance with *Government Auditing Standards*.

Report on Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified a deficiency in internal control, as described in the accompanying schedule of findings and questioned costs as item 2022-001 that we consider to be a material weakness.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial 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*.

Authority's Response to Findings

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

Purpose of This Report

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

Macias Gini & O'Connell LLP

Walnut Creek, California
July 30, 2023

MGO Certified Public Accountants

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

Members of the Board of Commissioners of the
Housing Authority of the City and County of San Francisco, California
San Francisco, California

Report on Compliance for Each Major Federal Program

Qualified and Unmodified Opinions

We have audited the Housing Authority of the City and County of San Francisco, California's (Authority) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended September 30, 2022. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Qualified Opinion on Major Federal Programs

In our opinion, except for the noncompliance described in the Basis for Qualified and Unmodified Opinions section of our report, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the major federal programs listed in the Matters Giving Rise to Qualified Opinion on Major Federal Programs paragraph for the year ended September 30, 2022.

Unmodified Opinion on Each of the Other Major Federal Programs

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its other major federal programs identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs for the year ended September 30, 2022.

Basis for Qualified and Unmodified Opinions

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

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

Matters Giving Rise to Qualified Opinion on Major Federal Programs

As described in Findings 2022-002 and 2022-003 in the accompanying schedule of findings and questioned costs, the Authority did not comply with the requirements regarding the following:

Finding Number	Assistance Listing Number	Program (or Cluster) Name	Compliance Requirement
2022-002	14.850	Public and Indian Housing	Eligibility
2022-003	14.871, 14.879	Housing Voucher Cluster	Special Tests and Provisions

Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to those programs.

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

Other Matters

The results of our auditing procedures disclosed another instance of noncompliance which is required to be reported in accordance with the Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as item 2022-004. Our opinion on each major federal program is not modified with respect to this matter.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The 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 Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses and 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. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2022-002 and 2022-003 to be material weaknesses.

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 deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 2022-004 to be a significant deficiency.

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 the Authority's response to the internal control over compliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. The 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.

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.

Macias Gini & O'Connell LLP

Walnut Creek, California
July 30, 2023

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2022

Grantor/Program Title	Grantor Identifying Number	Assistance Listing Number	Expenditures
U.S. Department of Housing and Urban Development:			
Direct:			
Public and Indian Housing	n/a	14.850	$ 11,398,572
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	n/a	14.856	718,283
Housing Voucher Cluster			
Section 8 Housing Choice Vouchers	n/a	14.871	348,810,504
Section 8 Housing Choice Vouchers - COVID-19	n/a	14.871	4,935,159
Subtotal Section 8 Housing Choice Vouchers			353,745,663
Mainstream Vouchers	n/a	14.879	3,954,917
Subtotal Housing Voucher Cluster			357,700,580
Public Housing Capital Fund	n/a	14.872	9,685,551
Total Expenditures of Federal Awards			$ 379,502,986

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Notes to Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2022

NOTE 1 – GENERAL

The accompanying schedule of expenditures of federal awards (Schedule) includes the federal grant activity of the Housing Authority of the City and County of San Francisco, California (Authority). The Authority's reporting entity is defined in Note 1 of the Authority's basic financial statements. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Federal programs are listed by their Assistance Listing Numbers (ALN).

NOTE 2 – BASIS OF PRESENTATION

In accordance with U.S. Department of Housing and Urban Development (HUD) guidance, HUD considers the net Annual Contributions Contract subsidy for a public housing agency's (PHA) fiscal year under audit to be an expenditure for the purposes of the Schedule. Specifically, the net low rent operating subsidy received and the net Section 8 funds received, net of year-end adjustments, by the PHA would be the federal awards expended for the fiscal period under audit. Therefore, the amount in the Schedule is the total amount received directly from HUD for the Section 8 Moderate Rehabilitation Single Room Occupancy program (ALN 14.249), Public and Indian Housing Program (ALN 14.850), Lower Income Housing Assistance Program – Section 8 Moderate Rehabilitation program (ALN 14.856), and the Housing Voucher Cluster (ALN 14.871 and 14.879).

Expenditures of other federal awards are reported in the Authority's basic financial statements as expenses for non-capital expenditures and as additions to capital assets for capital-related expenditures. Such expenditures are recognized following the cost principles contained in 2 CFR 200, Subpart E (Cost Principles), wherein certain types of expenditures are not allowable or are limited as to reimbursement. Therefore, some amounts presented in this Schedule may differ from amounts presented in the basic financial statements.

The Authority did not elect to use the 10% de minimus cost rate as covered in Title 2 CFR §200.414 *Indirect (F&A) costs*.

As a result of the COVID-19 pandemic, many new federal programs have been established and funding has been added to existing federal programs. Expenditures funded from the following acts are denoted by the prefix COVID-19 in the federal program title in the Schedule (as applicable):

- Coronavirus Preparedness and Response Supplemental Appropriations Act
- Families First Coronavirus Response Act
- Coronavirus Aid, Relief, and Economic Security Act (CARES Act)
- Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA)
- American Rescue Plan Act (ARP)

NOTE 3 – RELATIONSHIP TO BASIC FINANCIAL STATEMENTS

The Schedule agrees to or can be reconciled with the amounts reported in the Authority's basic financial statements.

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Schedule of Findings and Questioned Costs
For the Year Ended September 30, 2022

Section I – Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with U.S. GAAP:	Unmodified
Internal control over financial reporting:	
• Material weakness(es) identified?	Yes
• Significant deficienc(ies) identified?	No
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal control over major programs:	
• Material weakness(es) identified?	Yes
• Significant deficienc(ies) identified?	Yes

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

Qualified for:

- Public and Indian Housing (ALN 14.850) – Eligibility
- Housing Voucher Cluster (ALN 14.871 and 14.879) – Special Tests and Provisions (Housing Quality Standards)

Any audit findings disclosed that are required to be reported in accordance with 2 CFR §200.516(a)?	Yes

Identification of major programs:

1. Lower Income Housing Assistance Program – Section 8 Moderate Rehabilitation (ALN 14.856)
2. Public and Indian Housing (ALN 14.850)
3. Housing Voucher Cluster (ALN 14.871 and 14.879)

Dollar threshold used to distinguish between type A and type B programs:	$3,000,000
Auditee qualified as a low-risk auditee?	No

Section II – Financial Statement Finding

Comment 2022-001 **Lack of Sufficient Controls Over Financial Reporting Processes**
Material Weakness

Criteria
The Authority has a fiduciary responsibility as a steward of public funds and, as a recipient of federal awards, must comply with the internal control requirements established in the Uniform Guidance. In order to fulfill this responsibility, the Authority has implemented internal controls that serve as the first line of defense in safeguarding assets. Additionally, these controls are designed to ensure: (1) effective and efficient operations, (2) reliable financial reporting and (3) compliance with applicable laws and regulations. The Committee on Sponsoring Organizations of the Treadway Commission (COSO) has established a nationally recognized framework for internal control in its *Internal Control – Integrated Framework* and its related *Guidance for Smaller Public Companies: Reporting on Internal Controls over Financial Reporting*. The COSO framework establishes five elements of internal control: (1) Control Environment; (2) Risk Assessment; (3) Control Activities; (4) Information and Communication; and (5) Monitoring.

Condition
As part of our audit procedures, we assess the Authority's control environment, risk assessment, control activities, information and communication, and monitoring of controls and determine whether internal controls have been effective over the financial reporting processes. During our current year audit, we noted the following:

- Multiple versions of updated financial statements are provided throughout the audit, in which significant changes are made to the account balances for each updated version provided.
- Amounts reported on the financial statements do not agree to the general ledger for the earlier versions of the financial statements.
- Errors in the recording of non-routine transactions such as the Rental Assistance Demonstration 2022 Conversion and Accelerated Conversion.
- Numerous audit adjustments were recorded to adjust the unaudited balances to final reported balances.

Cause
The Authority experienced significant loss of Finance Department staffing during the year. The Authority was not adequately prepared for the decrease in staffing to perform the year-end financial reporting process.

Effect
Without sufficient trained staff to perform the year-end financial reporting process, the Authority is susceptible to material misstatements presented its financial statements which are not detected and corrected on a timely basis.

Recommendation
Management has the responsibility to ensure the financial statements are presented fairly in accordance with accounting principles generally accepted in the United States of America. We recommend the Authority to reevaluate its Finance Department capacity to ensure that its personnel are technically proficient, adequately trained and have adequate resources to ensure that financial information is accurate. The Authority should also evaluate the year-end financial reporting process and develop a reasonable timeline and milestones to ensure that financial information is timely available.

View of Responsible Officials and Planned Corrective Action
See separately prepared Corrective Action Plan.

Section III – Federal Award Findings and Questioned Costs

Finding Reference:	**2022-002**
Federal Agency:	**U.S. Department of Housing and Urban Development**
Federal Program Title:	**Public and Indian Housing**
Assistance Listing Number:	**14.850**
Federal Grant Number:	**Not Applicable**
Category of Finding:	**Eligibility**
Classification of Finding:	**Material Weakness in Internal Control over Compliance** **Material Noncompliance**

Criteria
In accordance with 24 CFR 960.257, for families who pay an income-based rent, the Authority must conduct a re-examination of family income and composition at least annually and must make appropriate adjustments in the rent after consultation with the family and upon verification of the information. For families who choose flat rents, the PHA must conduct a re-examination of family composition at least annually, and must conduct a re-examination of family income at least once every three years.

Pursuant to Section 7-I.C.of the Authority's Admissions and Continued Occupancy Policy dated October 6, 2021, the Authority must use the U.S. Department of Housing and Urban Development's (HUD) Enterprise Income Verification (EIV) system in its entirely as a third-party source to verify tenant employment and income information during mandatory re-examinations or re-certifications of family composition and income in accordance with 24 CFR 5.236 and administrative guidance issued by HUD. EIV will be used to verify that families claiming zero income and are not receiving income from any of these sources.

The Authority is required to submit HUD 50058, Family Report, electronically to HUD each time the PHA completes an admission, annual re-examination, interim re-examination, portability move-in, or other change of unit for a family. In the report, the Authority should include the tenant rent at line 13k or 3x based on the result of the examination and collect the amount from tenant properly.

24 CFR 960.257 also requires policies and internal controls be in place and complete and accurate tenant records to ensure compliance with HUD requirements.

Condition
We tested a statistically valid sample of one month for each of 59 participants selected from a population of 938 program participants who received public housing at the beginning of the fiscal year ended September 30, 2022. Identified issues are listed below:

1. For 12 participants, the Authority was not able to provide relevant documentation on eligibility redetermination and HUD 50058 reporting for our review.
2. For 12 participants, the internal Interim/Annual Review form used by the Authority to document completion and review of interim and annual reviews were not signed to support secondary or quality control reviews.

Cause of Condition
The Authority does not have adequate internal control procedures in place to ensure all relevant tenant records and documents are properly completed and filed.

Effect
The Authority is not in compliance with HUD requirements regarding eligibility, re-certifications and HUD-50058 reporting, which may result in assistance provided to ineligible participants.

Questioned Costs
Questioned costs cannot be determined as project costs are not directly assignable to participants.

Identification of Repeat Findings
This is a repeat of finding 2021-002 reported in the year ended September 30, 2021.

Recommendation
The Authority should correct the deficiencies noted in the tested files. In addition, the Authority should develop procedures, systems and controls to ensure documentation of proper compliance with tenant eligibility requirements, income calculations and third-party verifications.

View of Responsible Officials and Planned Corrective Action
See separately prepared Corrective Action Plan.

Finding Reference:	**2022-003**
Federal Agency:	**U.S. Department of Housing and Urban Development**
Federal Program Title:	**Housing Voucher Cluster**
Assistance Listing Number:	**14.871 and 14.879**
Federal Grant Number:	**Not Applicable**
Category of Finding:	**Special Tests and Provisions (Housing Quality Standards Inspections)**
Classification of Finding:	**Material Weakness in Internal Control over Compliance** **Material Noncompliance**

Criteria

Pursuant to 24 CFR 982.158 and 982.405, the Authority must inspect the unit leased to a family at least annually to determine if the unit meets Housing Quality Standards (HQS) and must also conduct quality control re-inspections. The PHA must prepare and maintain a unit inspection report for at least three years.

To provide relief during the coronavirus pandemic, HUD waived the biennial inspections through December 31, 2021. The Authority must resume biennial inspections by December 31, 2021. The Authority must conduct all delayed biennial inspections from calendar year 2020 as soon as reasonably possible but no later than June 30, 2022 and must conduct all delayed biennial inspections from calendar year 2021 as soon as reasonably possible but no later than December 31, 2022.

Condition

From a total population of about 15,000 tenants for the fiscal year ended September 30, 2022, we selected a statistically valid sample of one monthly subsidy payment for each of 62 selected tenants, and identified four tenants whose HQS inspections were completed past the due dates and two tenants whose HQS inspection reports were not provided for review.

Cause of Condition

The Authority's internal control procedures were not sufficient to ensure that all HQS inspections are completed within the specified due dates and that all related inspection records are properly filed.

Effect

The Authority is not in compliance with the HQS inspection requirements. The Authority may be paying Housing Assistance Payments (HAPs) to property owners whose units have inadequate housing quality.

Questioned Costs

Known questioned costs of $41,034 represent HAPs for the months for which compliance with housing assistance payments are questioned. Projecting the known questioned costs from the sample of 62 participants that totaled $1,256,435 in HAPs to the total HAPs of $347,949,755 for the year, results in likely questioned costs of $11,363,796.

Identification of Repeat Finding

This is not a repeat finding in the immediately prior audit.

Recommendation

The Authority should correct the deficiencies noted in the sampled participant files and consider the impact of the audit results over the entire population. In addition, the Authority should revisit its procedures, systems and controls to ensure the required HQS inspections are completed in a timely manner, and to strengthen its record retention and filing systems.

View of Responsible Officials and Planned Corrective Action

See separately prepared Corrective Action Plan.

Finding Reference:	**2022-004**
Federal Agency:	**U.S. Department of Housing and Urban Development**
Federal Program Title:	**Lower Income Housing Assistance Program – Section 8 Moderate Rehabilitation**
Assistance Listing Number:	**14.856**
Federal Grant Number:	**Not Applicable**
Category of Finding:	**Special Tests and Provisions (Housing Quality Standards Inspections)**
Classification of Finding:	**Significant Deficiency in Internal Control over Compliance** **Instance of Noncompliance**

Criteria
Pursuant to 24 CFR 882.516(b), the Authority is required to perform periodic inspection on each dwelling unit under contract at least annually and at such other times as needed to ensure the owner is meeting the obligations to maintain the unit in decent, safe, and sanitary condition and to provide the agreed upon utilities and other services.

The Coronavirus Aid, Relief and Economic Security (CARES) Act provides the U.S. Department of Housing and Urban Development (HUD) with broad authority to waive or establish alternative requirements for the Section 8 Moderate Rehabilitation (Mod Rehab) Program administered by the Office of Housing Voucher Programs, Office of Public and Indian Housing (PIH). HUD waived the annual inspection requirement and allowed public housing authorities to delay the annual inspections for Mod Rehab units by no later than 1 year from the date on which the annual inspection would have been required in the absence of a waiver.

Condition
During our audit we selected a statistically valid sample of 17 participants out of a total population of 77 active program participants and identified 1 participant for which the Authority did not complete the Housing Quality Standards (HQS) inspections by the due date.

Cause of Condition
As a result of the novel coronavirus (COVID-19) health emergency, the Health Officer of the City and County of San Francisco (City) issued a public health order requiring that residents remain in place, with the only exception being for essential needs, effective March 17, 2020. In response to the City's public health order and to protect the safety of its employees and clients, the Authority implemented administrative reliefs and waivers issued by HUD, and temporarily suspended all annual HQS inspections until late 2021. The requirement to perform inspections that were postponed from prior years and those that became due in the current year resulted in additional constraints to staffing resources.

Effect
Housing Assistance Payments (HAPs) may be paid on dwelling units that do not meet safety and other requirements.

Questioned Costs
Known questioned costs include $9,216 of HAPs for the months for which compliance with HQS requirements are questioned. Projecting the known questioned costs from the sample of 17 participants that totaled $155,483 in HAPs to the total HAPs of $706,873 for the year, results in likely questioned costs of $41,899.

Identification of Repeat Finding
This is a repeat of finding 2021-001 reported for the year ended September 30, 2021.

Recommendation
The Authority should correct the deficiencies noted in the sampled participant files and consider the impact of the audit results over the entire population. In addition, the Authority should develop procedures, systems and controls to ensure the required HQS inspections are conducted in a timely manner, and should take measures to improve its internal record retention and filing systems. Furthermore, staff needs to be continually trained and cross-trained on the rules and regulations to properly administer HQS inspections in accordance with HUD requirements.

View of Responsible Officials and Planned Corrective Action
See separately prepared Corrective Action Plan.

SAN FRANCISCO HOUSING AUTHORITY
Executive Office
1815 Egbert Avenue • San Francisco CA • 94124
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The following is the current status of findings that were reported in the Authority's Schedule of Findings and Questioned Costs for the year ended September 30, 2021:

Prior Year's Audit Findings – Major Federal Award Programs

Reference Number:	**2021-001 – Special Tests and Provisions (Housing Quality Standards)** Material Weakness in Internal Control over Compliance Material Noncompliance Section 8 Project Based Cluster ALN 14.249 and 14.856
Condition:	23 participants out of a statistically valid sample of 63 participants from a total population of 5,140 active program participants did not complete the Housing Quality Standards (HQS) inspections within the required timeframe.
Recommendation:	The Authority should continue to improve its internal record retention and filing system. Authority staff should be continually trained and cross-trained on the rules and regulations to properly administer eligibility determinations and re-examinations, and HQS inspections in accordance with HUD requirements.
Current Status:	Corrective action is in progress. See current year finding 2022-004.

Reference Number:	**2021-002 – Eligibility** Material Weakness in Internal Control over Compliance Material Noncompliance Public and Indian Housing ALN 14.850
Condition:	Document to support participants' eligibility or rent calculation were not maintained in the participant files. The Authority also was not able to provide documentation on the testing or remediation of environmental contaminates.
Recommendation:	The Authority should correct the deficiencies noted in the tested files. In addition, the Authority should develop procedures, systems and controls to ensure documentation of proper compliance with tenant eligibility requirements, income calculations and third-party verifications.
Current Status:	Corrective action is in progress. See current year finding 2022-002.

Prior Year's Audit Findings – Major Federal Award Programs (Continued)

Reference Number:	**2021-003 – Special Tests and Provisions (HQS Enforcement)** Material Weakness in Internal Control over Compliance Material Noncompliance Section 8 Housing Choice Vouchers Program ALN 14.871
Condition:	Follow-up inspections were not performed within the required timeframe and housing assistance payments were not abated for uncorrected defects. ss
Recommendation:	The Authority should develop procedures and strengthen its internal controls related to HQS enforcement. The Authority should also regularly review the list of failed inspections to verify that units with failed HQS inspections have the housing assistance payments properly withheld and that property owners whose units passed re-inspection are properly paid.
Current Status:	Corrective action has been implemented.

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO
1815 Egbert Avenue, San Francisco, CA 94124

July 30, 2023

Macias Gini & O'Connell LLP
2121 N California Blvd #750
Walnut Creek, CA 94596

To the Partners of Macias Gini & O'Connell LLP:

The Housing Authority of the City and County of San Francisco (Authority) thanks the staff of Macias Gini & O'Connell LLP for the completion of the audit of financial statements and single audit for Fiscal Year 2021-22. We appreciate the dedication exhibited by your staff and the level of thoroughness and due professional care exercised in conducting this audit.

Thank you to the entire staff of the Authority for your unwavering commitment to ensuring that it continues its trajectory toward becoming a high-performing, financially viable and fiscally responsible agency. To the Finance team, your dedication, unwavering commitment, and due diligence over the past four years in operationalizing appropriate financial processes and an effective internal controls system is making it possible for the Authority to achieve its goal. The Authority has taken a holistic approach to how it works with its third-party Housing Choice Voucher (HCV) contractors, developers, and other program stakeholders. The Authority understands that all audit findings and implementation of recommendations are ultimately its responsibility, and I am certain these findings will be fully mitigated in the near future.

We support the audit's findings and recommendations which will assist the Authority towards its goal of operating with financial excellence and complying with federal statutes and regulations, and the terms and conditions of the federal awards applicable to its HCV and Public Housing programs. To that end, the Authority presents its corrective action plans for each finding, including the contact person responsible and anticipated implementation date in accordance with the standards applicable to financial audits contained in Government Auditing Standards and with 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.*

Respectfully,

Tonia Lediju
Chief Executive Officer

Financial Statement Finding

Comment 2022-001: Material Weakness

Lack of Sufficient Controls Over Financial Reporting Processes

Authority's Response & Actions Taken
The City and County of San Francisco (City) continues to assume responsibility for the Authority's essential functions, including the Finance department. Key financial personnel from the City have been put in place to oversee the day-to-day financial operations of the Authority.

The Finance department has made significant strides in the past three years by implementing an effective internal controls system as illustrated by the mitigation of all the previous years' repeat financial findings. It will continue to enhance its processes and quality control measures to prevent inaccuracies in financial reporting.

In fiscal year 2021-22, the Authority along with the entire nation was faced with a multitude of challenges because of the COVID-19 pandemic, which significantly impacted our marginalized communities. During that period, the Authority provided additional services that enhanced safety, ensured food sustainability, and broadband access to the communities that we served. All while:

- Transitioning the HCV program vendor,
- Initiating the Emergency Housing Voucher program,
- Repositioning the Sunnydale-Valesco, Potrero Annex and Terrace and the scattered sites public housing properties, which resulted in a significant reduction of the Authority staff.

The reduction of staff had a direct impact on the Finance Department's normal process of timely completion of all the financial closing entries, year-end reconciliations, and the processing of the non-routine financial transactions. The required close-out of four public housing Asset Management Projects (AMPs) and the City and County of San Francisco's grants used to complete the rehabilitation of approximately 650 public housing units resulted in an unusual volume of transactions to process during year-end close out. The Finance team with the assistance of its external financial consultant, worked diligently to complete its financial closing processes and provided updated Financial Data Schedule (FDS) to the auditors as corrective entries were identified and processed in our financial system which is indicative of normal year-end work.

The Authority acknowledges that continuous work is always required to ensure that it has an effective internal control environment. With that said, we remain committed to continue to review and refine our key internal reporting processes and controls that will result in the development of a solid Financial Close Governance and Metrics for financial closing processes, including implementing:

- Financial Close Calendar – Develop and communicate a monthly close calendar and implement a mid-year soft close to ensure transactions are processed in a timely manner. Ensure better coordination with the external financial consultant and track progress against milestones.
- Metrics for financial close to track:
    - Adjusting entries – Identify root cause for a potential process weakness or system issues.

- Review of errors – Identify and correct underlying problems during the mid-year soft close.
- Completion times by Functional Area – i.e., time to close payroll and record accruals.

The Authority continues to collaborate closely with its external financial consultant to provide in-house trainings in areas such as the U.S. Department of Housing and Urban Development (HUD) Financial Data Schedule Submission, year-end close activities to the Authority's staff, and other as-needed finance and accounting services. The Chief Financial Officer will continue the dialogue with the Board of Commissioners and the Chief Executive Officer to further strengthen the agency's financial management capacity.

Anticipated Implementation Date
September 30, 2023

Name(s) and Title(s) of Contact Person(s) Responsible for Correction Action
Mamadou Gning, Chief Financial Officer

Public Housing

Reference Number:	**2022-002**
Federal Agency:	**U.S. Department of Housing and Urban Development**
Federal Program Title:	**Public and Indian Housing**
Federal Catalog Number:	**14.850**
Federal Grant Number:	**Not Applicable**
Category of Finding:	**Eligibility**
Classification of Finding:	**Material Weakness in Internal Control over Compliance** **Material Noncompliance**

Authority's Response & Actions Taken

No corrective action is required for this finding because the Authority's Sunnydale-Velasco, Potrero Annex and Terrace public housing properties, all part of HOPE SF initiative, have been transferred out of the Low Rent Public Housing Program (LRPH).

In 2020, the Authority began the accelerated conversion project (HQS conversion), a major undertaking to transform existing public housing sites owned by the Authority, Sunnydale-Velasco (Sunnydale) and Potrero Hill – including Potrero Annex and Terrace. The conversion transferred the ownership of the public housing units to SFHA Housing Corporation, a blended component unit. To comply with guidelines from the U.S. Department of Housing and Urban Development (HUD), the public housing department has reviewed and updated the tenant files for each phase of the HQS conversion to ensure completeness and accuracy and compliance of the documents with the HCV program for intake requirements. The Authority has completed the accelerated conversion and the transition of the public housing tenant files to the HCV program on September 30, 2022.

The public housing units were brought up to Section 8 physical standards (Housing Quality Standards, HQS) and assigned Project-Based Vouchers (PBV) Housing Assistance Payments (HAP) contracts through the Housing Choice Voucher (HCV) program. SFHA Housing Corporation will operate the properties as Project-Based Section 8, until the time that the units will be disposed to the developers for redevelopment, pursuant to their redevelopment schedule and agreement.

Anticipated Implementation Date
September 30, 2022

Name(s) and Title(s) of Contact Person(s) Responsible for Correction Action
Kendra Crawford, Director of Housing Operations

Federal Awards Findings

Reference Number: **2022-003**
Federal Agency: **U.S. Department of Housing and Urban Development**
Federal Program Title: **Section 8 Housing Choice Vouchers**
Federal Catalog Number: **14.871**
Federal Grant Number: **Not Applicable**
Category of Finding: **Special Tests and Provisions (Housing Quality Standards Inspections)**
Classification of Finding: **Material Weakness in Internal Control over Compliance**
Material Noncompliance

Authority's Response & Actions Taken

The Authority has made considerable progress in addressing the backlog of annual inspections. Since outsourcing the programmatic functions of the HCV program to a third-party contractor. The Authority acknowledges that more progress in this area is required and continues to work diligently with the third-party HCV contractor to ensure this occurs.

The Authority will continue to reinforce its current oversight process to ensure HQS inspections are performed in accordance with HUD requirements. The Authority adopted a series of HUD waivers following the COVID-19 pandemic, one of which HQS-5, under Notice PIH 2021-14, allowing the Authority to waive the completion of HQS Inspections through December 31, 2021. The Authority resumed the completion of HQS Inspections and was required by HUD to complete all delayed inspections by December 31, 2022.

During fiscal year 2022, the Authority had inspections not completed in a timely manner, however, was not out of compliance as waivers were in place. The Authority is committed to ensuring all units under contract are beyond safe, sanitary, and decent in accordance with HQS requirements and the Authority's Administrative Plan.

The Authority uses the Emphasys Elite software to check against HUD's PIH Information Center (PIC) system to identify units with outstanding Housing Quality Standards (HQS) Inspections. The Authority has scheduled HQS Inspections for the units identified to be out of compliance. Some key strategies and controls in place are as follows:

- Review the report of outstanding HQS Inspections on a weekly basis.
- Schedule outstanding HQS Inspections in order of aging date.
- Conduct HQS Inspections prior to anniversary date of previously completed inspection.
- Running a monthly report of failed inspections and comparing them with future scheduled inspections to ensure a timely scheduling of the second inspection.
- Running a monthly report to identify units with two failed inspections to ensure all have been abated correctly.
- Implement weekly monitoring to ensure all units are properly abated and lifted timely when units pass inspections and contracts are properly terminated after being in abatement for 180 days without a cure.

The Authority will continue to execute these sound procedures to prevent further findings related to inspections. The Authority has implemented a robust internal audit program starting fiscal year 2021-22 and will continue to select annually a statistically significant random sample of actions completed by the HCV contractor to ensure that all actions are in compliance and files contain all required documentation.

Although the HCV program subscribes to a quality control process, the Authority's internal audit program provides a method to reasonably understand the condition of the program as the Authority fully understands its responsibility to ensure the program complies to all applicable laws and regulations governing HCV operations. The HCV program is a part of our continuous monitoring process.

Anticipated Implementation Date
September 30, 2023

Name(s) and Title(s) of Contact Person(s) Responsible for Correction Action
HCV Contractor
Kendra Crawford, Director of Housing Operations

Reference Number: 2022-004

Federal Agency: **U.S. Department of Housing and Urban Development**
Federal Program Title: **Lower Income Housing Assistance Program – Section 8 Moderate Rehabilitation**
Federal Catalog Number: **14.856**
Federal Grant Number: **Not Applicable**
Category of Finding: **Eligibility and Special Tests and Provisions – Housing Quality Standards Inspections**
Classification of Finding: **Significant Deficiency in Internal Control over Compliance Material Noncompliance**

Authority's Response & Actions Taken

The Authority has made significant progress in addressing the backlog of annual inspections since outsourcing the programmatic functions of the HCV program to a third-party contractor. The Authority remains committed to proactively making substantial movement toward 100% completion of unit inspections by working diligently with its HCV contractor to ensure this occurs. With that said, the Authority maintains that this finding and questioned costs do not consider the three scheduled inspections of the unit in question, between March and August 2022, that all resulted in cancellation or no-show. The auditors refused to take in consideration the evidence of the repeat scheduled inspection dates for this unit and the "No Show" results. Notwithstanding the fact that in May 2023, the Authority completed the HQS inspection, and the unit passed. This is acceptable documentation which further evidence that the owner did meet its obligations to maintain the unit in decent, safe, and sanitary condition during the audit period.

In alignment with the Authority's HCV administrative plan, both the family and owner are to be provided reasonable notice for all inspections, at least 24 hours prior. The family must allow the Authority to inspect the unit at reasonable times with reasonable notice (24 CFR 982.51 (d)). When a family occupies the unit at the time of inspection, an adult family member must be present for the inspection. If the family misses two scheduled inspections without the Authority's approval, the Authority will consider the family to have violated its obligation to make the unit available for inspection. This may result in termination of the family's assistance in accordance with the termination procedures in the HCV administrative plan.

If the family's assistance is to be terminated, the Authority must notify the owner of its intent to terminate the family's program assistance so the owner can begin eviction procedures. The Authority is obligated to continue to pay the owner until the eviction is completed. Therefore, the potential effect and questionable costs assumed by the auditor are not applicable when the HQS deficiency is due to the tenant's failure to meet family obligations.

The California's statewide Declaration of Emergency and the City and County of San Francisco's proclamation of Local Emergency due to COVID-19 was also still in effect during fiscal year 2021-22. The impact COVID-19 pandemic had on housing stability and mental health has been devastating, and disproportionately affected the most vulnerable populations in San Francisco. California State and the City both implemented an eviction moratorium as a mitigating strategy to ensure housing stability. The Authority also made it a priority to ensure health, safety and housing stability of its residents comprised of some of the most vulnerable populations in San Francisco. To that effect, the Authority collaborated closely with landlords and service providers to assess tenants needs and provided needed assistance throughout the COVID-19 emergency period (i.e., processing interims to assist renters experiencing financial hardship, ensuring food security, and delivering personal protective equipment).

Anticipated Implementation Date
September 30, 2023

Name(s) and Title(s) of Contact Person(s) Responsible for Correction Action
HCV Contractor
Kendra Crawford, Director of Housing Operations