

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
AGENDA OF THE REGULAR BOARD MEETING
March 26, 2025 at 11:00 a.m.
HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
2160 41st Avenue, Capitola, CA 95010

1. Roll Call

HOUSING AUTHORITY BOARD OF COMMISSIONERS:

Chairperson Providence Martinez Alaniz	4 year term expires, February 10, 2027
Vice Chairperson Annette Melendrez	4 year term expires, September 29, 2027
Commissioner Carol Berg	4 year term expires, May 21, 2025
Commissioner Ligaya Eligio	2 year term expires, October 18, 2026
Commissioner Silvia Morales	4 year term September 1, 2027
Commissioner Andy Schiffrin	4 year term expires, March 17, 2027
Commissioner Richard Schmale	2 year term expires, May 12, 2025

2. Consideration of Late Additions and Changes to the Agenda

3. Consent Agenda

A. Minutes of the Regular Meeting held February 26, 2025

Motion to Approve

B. Audited Financial Statements for Fiscal Year Ending June 30, 2024

Motion to Approve the Agency-Wide Audited Financial Statements for Fiscal Year Ending June 30, 2024

C. AB 282: Source of Income Discrimination

Motion to Endorse AB 282: Discrimination: Housing: Source of Income

4. Oral Communications (All oral communications must be directed to an item not listed on this agenda and must be within the jurisdiction of the Board. Presentations must not exceed three minutes in length. The Board will not take action or respond immediately to any Oral Communication presented, but may choose to follow up at a later time or schedule item for a subsequent agenda. The Board may limit the total amount of time allowed for oral communication). Anyone addressing the Board of Commissioners is asked to complete a card and leave it with the Board secretary so that their names may be accurately recorded in the Minutes.

5. Unfinished Business

6. New Business

A. Public Hearing, Review and Consideration of Draft 2025 Annual PHA Plan, 5 Year PHA Plan, Housing Choice Voucher Administrative Plan, and MTW Supplement for the Housing Authority of the County of Santa Cruz

Motion to Approve Drafts of the 2025 Annual PHA Plan, 5 Year PHA Plan, Housing Choice Voucher Program Administrative Plan, and Moving to Work Supplement to the PHA Plan.

Motion to Adopt Resolution No. 2025-05: Authorizing Execution of PHA Certification of Compliance with PHA Plans and Related Regulations; Board Resolution to Accompany the Annual PHA Plan for the Housing Authority of the County of Santa Cruz.

Motion to Adopt Resolution No. 2025-06: Authorizing Execution of MTW Certifications of Compliance with Regulations; Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan for the Housing Authority of the County of Santa Cruz.

B. Role of the Development Subcommittee

Motion to Expand the Role of the Development Subcommittee

7. Written Correspondence
8. Director's Report
9. Reports from Board Members
(Board members may report on meetings attended, if any, or other items of interest.)
10. Closed Session
11. Report on Closed Session
12. Adjournment

The Housing Authority complies with the Americans with Disabilities Act. If you are a person with disabilities and you require special assistance in order to participate, please contact the Board secretary at 831-454-9455, ext. 201 at least 72 hours in advance of the meeting in order to make arrangements. Persons with disabilities may request a copy of the agenda in an alternative format.

Spanish language translation is available on an as needed basis. Please make arrangements 72 hours in advance by contacting the Housing Authority at 831-454-9455, ext. 280.

Agendas can be obtained from the Housing Authority of the County of Santa Cruz Administration Department.

AGENDA ITEM NO. 1 Roll Call

Chairperson Martinez Alaniz called the meeting to order at 11:00 a.m. Members present Chairperson Martinez Alaniz, Vice Chairperson Melendrez, Commissioners Berg, Eligio, Morales, Schiffrin and Schmale

Members Absent

None

Staff Present

Jennifer Panetta, Tom Graham and Courtney Byrd of the Housing Authority

AGENDA ITEM NO. 2 Consideration of Late Additions or Changes to the Agenda

Secretary Panetta informed the Board that there are no late additions or changes to the agenda but wanted to inform the Board that there is also a Merrill Road Housing Corporation Meeting, a New Horizons Affordable Housing and Development Inc. meeting and a Housing Authority of the County of Santa Cruz Closed Session Item. Secretary Panetta suggested recessing the Housing Authority meeting prior to closed session, conducting the Merrill Road and New Horizons meeting, and then calling the Housing Authority back to order for the Closed Session Item. The Board of Commissioners agreed.

AGENDA ITEM NO. 3 Consent Agenda

Chairperson Martinez Alaniz asked for a motion to approve the Consent Agenda unless any Board of Commissioners or members of the public would like to pull an item from the agenda or have comments/questions on an item.

Commissioner Schiffrin moved for the approval of the Consent Agenda; Commissioner Eligio seconded the motion and it was passed by the following vote:

AYES: Commissioners Berg, Eligio, Martinez Alaniz , Melendrez, Morales, Schiffrin and Schmale

NOES: None

ABSENT: None

ABSTAIN: None

Agenda Item 3A. Approved Minutes of the Regular Meeting held January 22, 2025

Agenda Item 3B. Received Report Quarterly Financials

Agenda Item 3C. Received Report Fall 2024 Project-Based Voucher Request for Proposals

Agenda Item 3D. Adopted Updated Salary Chart

AGENDA ITEM NO. 4 Oral Communications

None.

AGENDA ITEM NO. 5A Unfinished Business

None.

AGENDA ITEM NO. 6A Annual PHA Plan, 5-Year PHA Plan, Housing Choice Voucher Administrative Plan, and Moving to Work Supplement to the Annual PHA Plan

Secretary Panetta brought before the Board for review the Draft Annual Agency Plan and 5 Year Plan for the Housing Authority of the County of Santa Cruz along with the Housing Choice Voucher Administrative Plan and the MTW Supplement. A copy of these draft plans were provided to the Resident Advisory Board (RAB) for discussion and feedback. Secretary Panetta noted that the Draft plans are available for public review and comment on the Housing Authority website. The public hearings for the discussion of these plans will take place at the March 26, 2025 Regular Meeting. This meeting date is being publicized in a Public Notice in the Santa Cruz Sentinel, Pajaronian and Hollister Freelance. Secretary Panetta and the Board went through the changes to the Agency Plan, 5 Year Plan, HCV Administrative Plan and MTW Supplement that were included in this month's Board Packet. Staff noted that the information is presented for discussion and feedback only, and that the drafts will return to the Board at the March meeting for approval. A discussion followed. The Board questioned how many times these items should come before the Board. Staff agreed to update the approach related to Board review of the plans to eliminate the December discussion from future meetings, such that future plans will be provided to the Board two times (in February and March); once for discussion and once for approval, instead of three times.

AGENDA ITEM NO. 6B Rescinding Project-Based Voucher Awards

Secretary Panetta reminded the Board that the Project Based Voucher (PBV) Program has grown significantly over the last few years. PBVs are a scarce and valuable resource and are intended to support projects that are able to make demonstrable progress toward initially executing a Housing Assistance Payment Contract (AHAP), complete construction in a timely manner, and subsequently execute a Housing Assistance Payment Contract (HAP). Secretary Panetta informed the Board that in previous discussions with the PBV Subcommittee, Board Members had expressed concerns about projects that are not progressing and have encouraged staff to develop a policy for when the agency may consider rescinding an award of PBVs. Secretary Panetta stated that the staff proposed criteria for rescinding PBV awards are now before the Board for review and discussion.

Commissioner Schiffrin requested a quarterly matrix listing all PBV projects in the pipeline broken out by where they are in development process, particularly related to key milestones like execution of the AHAP. The Board of Commissioners agreed. Staff will take the Board's direction and begin providing this information on a quarterly basis. The Board of Commissioners thanked staff for their work on developing these criteria.

Commissioner Schiffrin moved to Adopt Proposed Criteria with the Additional Direction that any Project not under AHAP that is already over 36 Months from the date of conditional award would be eligible to receive one six month extension and any project under 36 months would be eligible to receive two six month extensions. Commissioner Melendrez seconded the motion and it was passed by the following vote:

AYES: Commissioners Berg, Eligio, Martinez Alaniz , Melendrez, Morales, Schiffrin and Schmale
NOES: None
ABSENT: None
ABSTAIN: None

AGENDA ITEM NO. 6C Gap Financing for Natural Bridges Apartments Project

Secretary Panetta introduced Deputy Executive Director Graham who informed the Board that staff is recommending the Board allocate funds in the amount of up to \$3.5M of MTW funding for New Horizons in the form of a loan and authorize the Executive Director to enter into all documents necessary to provide a loan including but not limited to a promissory note and deed of trust. Deputy Executive Director Graham informed the Board that the execution of Resolution 2025-01 will be used to document the Board's decision to allocate these funds for gap financing for the Natural Bridges Apartments project. A discussion followed.

Commissioner Schiffrin moved to Execute Resolution 2025-01 for the allocation of up to \$3.5M of MTW funding for gap financing to close-out the Natural Bridges Apartments project; Commissioner Eligio seconded the motion and it was passed by the following vote:

AYES: Commissioners Berg, Eligio, Martinez Alaniz, Melendrez, Morales, Schiffrin and Schmale
NOES: None
ABSENT: None
ABSTAIN: None

AGENDA ITEM NO. 6D Resolutions for 2021 Chanticleer Avenue, Santa Cruz County, and the allocation of \$1,240,000 for pre-development expenses

Deputy Executive Director Graham reminded the Board that the New Horizons Board of Directors authorized the Secretary to purchase the property located at 2021 – 2031 Chanticleer Avenue on October 2, 2024, during Closed Session.

Deputy Executive Director Graham informed the Board that staff are recommending the Board of Commissioners for the Housing Authority of the County of Santa Cruz further document this approval with the execution of Resolution 2025-02. Deputy Executive Director Graham informed the Board that the resolution will enable staff to provide the necessary supporting documentation to the Department of Housing and Urban Development (HUD) to draw down Moving to Work (MTW) funds to acquire the property upon execution of the Purchase and Sales Agreement. HUD will require the Housing Authority provide documentation to demonstrate the Boards approval of the acquisition, and Resolution 2025-02 will meet this requirement. A discussion followed.

Deputy Executive Director Graham also informed the Board that staff is recommending the Board allocate funds in the amount of up to \$1,240,000 for New Horizons in the form of a loan, and authorize the Executive Director to enter into all documents necessary to provide a loan including but not limited to a promissory note and deed of trust. These funds will be used for a portion of the indirect pre-development costs which include but are not limited to architecture, engineering, insurance, and legal expenses. Deputy Executive Director informed the Board that the execution of Resolution 2025-03 will be used to document the Board’s decision to allocate these funds for initial pre-development expenses associated with development project at 2021 – 2031 Chanticleer Avenue. A discussion followed.

Commissioner Schifffrin moved to Execute Resolution 2025-02 to further document the Board of Commissioners decision to authorize the acquisition of 2021 – 2031 Chanticleer Avenue for \$2,900,000, and Resolution 2025-03 for the allocation of \$1,240,000 for pre-development expenses; Commissioner Melendrez seconded the motion and it was passed by the following vote:

- AYES: Commissioners Berg, Eligio, Martinez Alaniz, Melendrez, Morales, Schifffrin and Schmale
NOES: None
ABSENT: None
ABSTAIN: None

Finance Director Aaron Pomeroy entered the Board meeting at 12:15 p.m.

AGENDA ITEM NO. 6E Funding of Section 115 Trust for Unfunded Pension Liability

Finance Director Pomeroy informed the Board of Commissioners that the Housing Authority established a Section 115 Trust through the Public Agency Retirement Services (PARS) to address its unfunded pension liability. Finance Director Pomeroy informed the Board that staff recommends authorizing up to \$8 million from the Housing Authority's former Public Housing reserves be used to fund the Section 115 Trust to address the unfunded pension liability. The Board thanked Finance Director Pomeroy and staff for their work on this.

Commissioner Schiffrin moved to Adopt Resolution No. 2025-04 Authorizing the Funding of up to \$8 Million From the Former Public Housing Reserves to the Section 115 Public Agencies Post-Employment Benefits Trust Administered by Public Agency Retirement Services (PARS); Commissioner Berg seconded the motion and it was passed by the following vote:

AYES: Commissioners Berg, Eligio, Martinez Alaniz, Melendrez, Morales, Schiffrin and Schmale
NOES: None
ABSENT: None
ABSTAIN: None

AGENDA ITEM NO. 6F Housing Choice Voucher Waiting List Re-Opening

Secretary Panetta reminded the Board that at the October Board of Commissioners meeting, staff provided the Board of Commissioners with information about various waiting list policies and practices utilized by public housing authorities nationally. Two primary approaches were presented for consideration and discussion. Standard Waiting List Model (Infrequent Waiting List Openings of a Finite Duration) and Alternative Waiting List Model (Continuously Open Waiting or Interest List). Secretary Panetta informed the Board that based on the complexity of the continuously open waiting list model, along with concerns about this model from HUD and from the Board of Commissioners, staff now recommends moving forward utilizing a standard, traditional waiting list opening of a finite duration. Secretary Panetta informed the Board that staff will completely exhaust and deplete the existing Housing Choice Voucher waiting list before using the new list once opened. A discussion followed.

AGENDA ITEM NO. 7 Written Correspondence
None.

AGENDA ITEM NO. 8 Report of Executive Director

Deputy Executive Director Graham updated the Board on the Natural Bridges Apartments and the start of the mural.

Deputy Executive Director Graham updated the Board on the Chanticleer Avenue property.

Executive Director Panetta updated the Board of progress of the Bill AB 282 Discrimination: Housing: Source of Income. The Board requested that a letter from the Board in support of this bill be on the March Agenda. Staff will follow the Board's direction.

Executive Director Panetta updated the Board on the potential battery storage facility in Watsonville that Board members expressed interest and concern about.

Executive Director Panetta updated the Board on the changes in HUD administration and provided a legislative and funding update.

AGENDA ITEM NO. 9 Reports from Board Members
None.

The Board of Commissioners recessed the meeting at 1:02 p.m.
The Board of Commissioners meeting was called back to order at 1:04 p.m.
The Board of Commissioners entered Closed Session at 1:04 p.m.

AGENDA ITEM NO. 10 Closed Session

A. Potential Litigation

AGENDA ITEM NO. 11 Report on Closed Session

No Reportable Action Taken.

The Board of Commissioners exited Closed Session at 1:30 p.m.

AGENDA ITEM NO. 12 Adjournment

The Board of Commissioners meeting was adjourned at 1:30 p.m.

I hereby certify that these minutes were approved by the Housing Authority of the County of Santa Cruz, on the Twenty Sixth Day of March 2025.

Chairperson of the Authority

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ, MINUTES OF THE REGULAR MEETING FEBRUARY 26, 2025, AT THE HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ, 2160 41ST AVENUE, CAPITOLA, CA 95010

ATTEST: _____

Secretary

AGENDA ITEM SUMMARY

MEETING DATE: March 26, 2025

ITEM NUMBER: 3B

FROM: Finance Director

SUBJECT: Audited Financial Statements for Fiscal Year Ending June 30, 2024

RECOMMENDATION: Approve the Agency-Wide Audited Financial Statements for Fiscal Year Ending June 30, 2024

BACKGROUND SUMMARY:

The financial statements for the fiscal year ending June 30, 2024 were prepared by the Housing Authority of the County of Santa Cruz in the format prescribed by the requirements of the Government Accounting Standards Board (GASB).

The agency's auditor, Novogradac & Company LLP, has issued an unmodified (clean) opinion on the financial statements after conducting an audit in accordance with Government Auditing Standards. A summary of the auditors' results can be found on page 58 of the report. No material weaknesses or significant deficiencies were identified regarding internal controls over financial reporting and federal awards. There were no findings relating to the financial statements and no findings or questioned costs relating to the federal awards. The auditor opined that the financial statements present fairly, in all material respects, the financial position of the agency as of June 30, 2024.

Upon approval by the Board of Commissioners, the audit report will be submitted to the appropriate regulatory bodies and will be available on the Housing Authority's website for review by other interested parties.

RECOMMENDATION:

Approve the Audited Financial Statements for Fiscal Year Ending June 30, 2024 for the Housing Authority of the County of Santa Cruz.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

JUNE 30, 2024

**WITH
REPORT OF INDEPENDENT AUDITORS**

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
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JUNE 30, 2024

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REPORT OF INDEPENDENT AUDITORS

To the Board of Commissioners
Housing Authority of the County of Santa Cruz:

Opinion

We have audited the accompanying financial statements of the Housing Authority of the County of Santa Cruz (the "Authority") as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, as listed in the accompanying table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the net position of the Authority as of June 30, 2024, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS 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.

Other Matters

Required Supplementary Information

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

Other Matters (continued)

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of expenditures of federal awards is presented for the purpose of additional analysis as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is not a required part of the basic financial statements. The accompanying financial data schedule is also not a required part of the financial statements and is presented for the purposes of additional analysis as required by the U.S. Department of Housing and Urban Development.

The schedule of expenditures of federal awards and the financial data schedule are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards and financial data schedule 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 February 12, 2025 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on 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.



February 12, 2025
Toms River, New Jersey

MANAGEMENT'S DISCUSSION AND ANALYSIS

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2024**

The Housing Authority of the County of Santa Cruz (the "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 fund issues or concerns.

Since the Management's Discussion and Analysis ("MD&A") is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements (beginning on page 14 of the Audit Report).

FINANCIAL CONTACT

The individual to be contacted regarding this report is the Finance Director of the Authority, at (831)454-9455. Specific requests may be submitted to the Finance Director, Housing Authority of the County of Santa Cruz, 2160 41st Avenue, Capitola, California, 95010.

FINANCIAL HIGHLIGHTS

- The Authority's net position increased by \$16.9 million or 45% during fiscal year ended June 30, 2024. Net Position was \$54.5 million in 2024 and \$37.6 million in 2023, respectively.
- Operating revenues increased by approximately \$26.5 million or 20.7% from \$128.2 million in 2023 to \$153.5 million in 2024. The increase in operating revenues is attributed mainly to the Authority being awarded a Moving to Work Demonstration grant during FY24 in the amount of \$124.4 million.
- Operating expenses for all Authority programs increased by approximately \$16.1 million or 13.2%. Total operating expenses were \$137.8 million in 2024 and \$121.7 million in 2023.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
MANAGEMENT’S DISCUSSION AND ANALYSIS
JUNE 30, 2024**

USING THIS ANNUAL REPORT

The Report includes three major sections, the MD&A, Financial Statements, and Other Required Supplementary Information:

MD&A
~ Management’s Discussion
and Analysis ~

Financial Statements
~ Authority-wide Financial Statements – pages 14 - 18
~ Notes to Financial Statements (expanded/restructured) – pages 19 - 50

Other Required Supplementary Information
~ Required Supplementary Information pages 56 - 80
(other than MD&A)

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be corporate-like in that all business type activities are consolidated into a total for the entire Authority.

These Statements include a Statement of Net Position which is similar to a Balance Sheet. The statement is presented in the format where assets plus deferred outflows of resources, minus liabilities plus deferred inflows of resources, equal, “Net Position”, formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as “Current” (convertible into cash within one year), and “Non-current”.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2024**

Authority-Wide Financial Statements (continued)

The focus of the Statement of Net Position (the "Unrestricted Net Position") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position (formerly equity) is reported in three broad categories:

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

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

Unrestricted Net Position: Consists of resources that do not meet the definition of "Net Investment in Capital Assets" or "Restricted Net Position".

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Net Position (similar to an Income Statement). This Statement includes operating revenues, such as rental income, operating expenses, such as administrative, utilities, and maintenance, and depreciation, and non-operating revenue and expenses, such as grant revenue, investment income and interest expense. The focus of the Statement of Revenues, Expenses and Changes in Net Position is similar to Net Income or Loss.

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

Financial Statements

Traditional users of governmental financial statements will find the Financial Statements presentation more familiar.

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

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2024**

The Authority's Programs

Section 8 Housing Choice Vouchers Program

Under the Housing Choice Voucher Program, commonly referred to as Section 8 tenant-based assistance, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment (HAP) made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent between 30% and 40% of household income. HUD provides the Authority with two separate funding amounts; one for housing assistance payments and the other for administrative expenses to operate the program.

Business Activities

Represents a variety of activities and accumulated unrestricted reserves with miscellaneous revenues and expenses that are not related to specific funds or projects. This includes the Housing Authority owned office buildings. These funds collect rents in the form of an occupancy expense that is tracked and allocated to programs based on payroll dollars. The occupancy expense comprises the interest portion of debt service, taxes, insurance and the cost of repairs, building services, utilities and either the principal portion of debt service or depreciation.

Moving to Work Demonstration Program

The purpose of this Moving to Work Demonstration Program is to give the Authority and HUD the flexibility to design and test various approaches for providing and administering housing assistance that: reduce cost and achieve greater cost effectiveness; give incentives to families to obtain employment and become economically self-sufficient; and increase housing choices for low-income families to obtain employment and become economically self-sufficient, and increase housing choices for low-income families.

Other Funds

In addition to the funds described above, the Authority also maintains the following programs.

Section 8 Moderate Rehabilitation
Rehabilitation Program - SRO
Mainstream Voucher
Continuum of Care
*HOME Investment Partnerships

Section 8 Moderate
USDA Farm Labor Housing
Emergency Housing Voucher
Other State and Local Programs
FSS Escrow Forfeitures

*The HOME program is a sub-recipient grants from local jurisdictions

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2024**

AUTHORITY-WIDE STATEMENT

The following table reflects the condensed Statements of Net Position compared to prior year.

**TABLE 1
STATEMENTS OF NET POSITION**

	2024	2023	Increase (Decrease)	Percent Variance
Assets:				
Cash & other current assets	\$ 42,982,705	\$ 32,420,806	\$ 10,561,899	32.58%
Capital assets, net	23,418,220	14,811,692	8,606,528	58.11%
Other assets	5,833,425	6,815,382	(981,957)	-14.41%
Deferred outflows of resources	4,991,517	4,908,345	83,172	1.69%
Total assets and deferred outflows of resources	<u>77,225,867</u>	<u>58,956,225</u>	<u>18,269,642</u>	30.99%
Liabilities:				
Current liabilities	3,135,676	1,997,659	1,138,017	56.97%
Noncurrent liabilities	17,144,638	16,399,785	744,853	4.54%
Deferred inflows of resources	2,408,214	2,934,286	(526,072)	-17.93%
Total liabilities and deferred inflows of resources	<u>22,688,528</u>	<u>21,331,730</u>	<u>1,356,798</u>	6.36%
Net position:				
Invested in capital assets	20,211,637	11,564,788	8,646,849	74.77%
Restricted net position	3,030,333	3,524,141	(493,808)	-14.01%
Unrestricted net position	31,295,369	22,535,566	8,759,803	38.87%
Total net position	<u>\$ 54,537,339</u>	<u>\$ 37,624,495</u>	<u>\$ 16,912,844</u>	44.95%

Major Factors Affecting the Statements of Net Position:

- During 2024, total net position increased by \$16.9 million, primarily due to an increase in unrestricted net position in the amount of \$8.8 million and an increase in invested in capital assets in the amount of \$8.6 million, which was partially offset by a decrease in restricted net position in the amount \$.5 million.
- Cash and other current assets increased \$10.6 million from FY 2023 to FY 2024, primarily due to the Authority increasing its cash position by \$9.6 million.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2024**

AUTHORITY-WIDE STATEMENT (continued)

- Other assets decreased \$1 million from FY 2023 to FY 2024, primarily due to the Authority amortizing annually the lease receivable and right-of-use asset and a decrease in restricted cash.
- Current liabilities increased \$1.1 million from \$2 million in FY 2023 to \$3.1 million in FY 2024. The increase is primarily due to an increase in accounts payable related to construction progress in the Authority's blended component units.

TABLE 2

CHANGE IN NET POSITION

	2024	2023	Increase (Decrease)	Percent Variance
Operating revenue & expense				
Operating revenue	\$ 153,481,680	\$ 128,191,634	\$ 25,290,046	19.73%
Operating expenses	137,845,813	121,749,779	16,096,034	13.22%
Operating gain	15,635,867	6,441,855	9,194,012	142.72%
Non-operating revenues & expenses	1,276,977	187,458	1,089,519	581.21%
Increase in net position	16,912,844	6,629,313	10,283,531	155.12%
Net position, beginning of year	37,624,495	30,995,182	6,629,313	21.39%
Net position, end of year	\$ 54,537,339	\$ 37,624,495	\$ 16,912,844	44.95%

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2024**

AUTHORITY-WIDE STATEMENT (continued)

TABLE 3 REVENUES BY SOURCE

	2024	2023	Increase (Decrease)	Percent Variance
Operating revenue				
Tenant revenue	\$ 3,093,807	\$ 3,039,950	\$ 53,857	1.77%
HUD and Other Governmental grants	149,758,089	124,635,136	25,122,953	20.16%
Other income	629,784	516,548	113,236	21.92%
Total operating revenue	<u>153,481,680</u>	<u>128,191,634</u>	<u>25,290,046</u>	<u>19.73%</u>
Non-operating revenues				
Investment income	1,336,262	114,890	1,221,372	1063.08%
Total non-operating revenues	<u>1,336,262</u>	<u>114,890</u>	<u>1,221,372</u>	<u>1063.08%</u>
Total revenues	<u>\$154,817,942</u>	<u>\$ 128,306,524</u>	<u>\$ 26,511,418</u>	<u>20.66%</u>

Total Revenue increased by approximately \$26.5 million or 20.66% in 2024 in comparison to 2023. This is primarily attributed to the following:

- An increase of \$25.1 million in HUD and Other Governmental grants from \$124.6 million in 2023 to \$149.8 million in 2024. The increase in operating grants was primarily due to the Authority entering to a Moving to Work Demonstration annual contributions contract which resulted in additional grant income in the amount of \$23.2 million.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2024**

AUTHORITY-WIDE STATEMENT (continued)

TABLE 4

OPERATING EXPENSES

	2024	2023	Increase (Decrease)	Percent Variance
Administrative	\$ 9,694,379	\$ 6,757,887	\$ 2,936,492	43.45%
Tenant services	1,419,815	1,394,148	25,667	1.84%
Utilities	615,012	478,842	136,170	28.44%
Maintenance	1,371,456	1,358,293	13,163	0.97%
General expense	844,909	1,250,747	(405,838)	-32.45%
Depreciation and amortization	298,946	614,068	(315,122)	-51.32%
Housing assistance payments	123,601,296	109,895,794	13,705,502	12.47%
Total expenses	\$ 137,845,813	\$ 121,749,779	\$ 16,096,034	13.22%

Operating expenses increased by 13.2% during 2024 in comparison to 2023.

Major factors affecting expenses is as follows:

- Administrative expense increased by \$2.9 million primarily due to an increase in administrative salaries and employee benefits expense related to the Authority's pension and OPEB plans during 2024.
- Housing assistance payments expense increased \$13.7 million primarily due to the Authority entering into a Moving to Work Demonstration annual contributions contract, increasing its unit months leased by approximately 170 from 2023 to 2024.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2024**

CAPITAL ASSETS AND DEBT ADMINISTRATION

As of June 30, 2024, the Authority had \$23.4 million invested in a variety of capital assets as reflected in the following schedule, which represents a net increase over the previous fiscal year (additions, deductions and depreciation) of \$8.6 million or 58%.

	2024	2023	Increase (Decrease)	Percent Variance
Land	\$ 8,130,533	\$ 8,130,533	\$ -	0.00%
Buildings	18,713,755	18,216,735	497,020	2.73%
Equipment	345,657	339,734	5,923	1.74%
Construction in progress	9,662,379	1,259,848	8,402,531	666.95%
	<u>36,852,324</u>	<u>27,946,850</u>	<u>8,905,474</u>	<u>31.87%</u>
Less: accumulated depreciation	<u>(13,434,104)</u>	<u>(13,135,158)</u>	<u>(298,946)</u>	<u>2.28%</u>
Capital assets, net	<u>\$ 23,418,220</u>	<u>\$ 14,811,692</u>	<u>\$ 8,606,528</u>	<u>58.11%</u>

This year's major additions are primarily capital expenditures related to modernizing the Authority's housing developments.

Depreciation expense for the year ended June 30, 2024 amounted to \$.3 million.

The Authority had capital purchases of \$8.9 million for the year ended June 30, 2024.

DEBT ADMINISTRATION

As of the year-ended June 30, 2024, the Authority had \$3,096,398 in debt (bonds, notes, etc.) outstanding, compared to \$3,246,904 in fiscal year-ended 2023, representing a \$150,506 decrease, or 4.6%. A more detailed presentation of the Authority's debt, summarized below, can be found in Note 10 to the basic financial statements.

	2024	2023	Increase (Decrease)	Percent Variance
USDA Farm Worker Housing	\$ -	\$ 12,789	\$ (12,789)	-100.00%
State of California HCD Loan (Brommer)	18,557	210,000	(191,443)	-91.16%
State of California HCD Loan (Merrill Road Associates)	1,195,167	1,195,167	-	0.00%
State of California HCD Loan (Merrill Road Associates)	300,000	300,000	-	0.00%
Affordable Housing Preservation Revolving Loan	1,582,674	1,528,948	53,726	3.51%
	<u>3,096,398</u>	<u>3,246,904</u>	<u>(150,506)</u>	<u>-4.64%</u>

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2024**

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs.

OTHER MATTERS

The following events are expected to have a significant effect on the financial position of the Authority.

- (1) In recent years, the Section 8 Housing Choice Vouchers Program has received a flat fee for administrative expenses determined by HUD based on program size, historical lease up numbers, and available appropriations. As of January 1, 2009, HUD changed the method for calculating administrative fees for the Voucher Program back to a per unit leased fee. The rates are published by HUD, and subject to pro-rations based on available funding levels. These admin fee proration levels have a significant impact on the Authority's primary source of funding for administrative expenses in the largest program area.

FINANCIAL STATEMENTS

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
STATEMENT OF NET POSITION
AS OF JUNE 30, 2024**

ASSETS

Current assets:	
Cash and cash equivalents	\$ 41,462,802
Tenant security deposits	276,212
Accounts receivable, net	631,549
Prepaid expenses	249,117
Current portion of lease receivable	<u>363,025</u>
Total current assets	<u>42,982,705</u>
Non-current assets:	
Restricted cash	3,318,090
Notes receivable	61,504
Accrued interest on notes receivable, net	14,119
Capital assets, net	23,418,220
Lease receivable, net of current portion	1,889,687
Right-of-use asset - leases	<u>550,025</u>
Total non-current assets	<u>29,251,645</u>
Total assets	<u>72,234,350</u>

DEFERRED OUTFLOWS OF RESOURCES

Pension plan	4,664,029
OPEB Plan	<u>327,488</u>
Total deferred outflows of resources	<u>4,991,517</u>
Total assets and deferred outflows of resources	<u>\$ 77,225,867</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
STATEMENT OF NET POSITION (continued)
AS OF JUNE 30, 2024

LIABILITIES

Current liabilities:	
Accounts payable	\$ 1,870,300
Accrued expenses	264,833
Accrued compensated absences, current portion	65,725
Tenant security deposits	276,212
Current portion of lease liability	173,615
Unearned revenue	<u>484,991</u>
Total current liabilities	<u>3,135,676</u>
Non-current liabilities:	
Accrued compensated absences, net of current portion	601,088
Long-term portion of loans and notes payable	3,096,398
Accrued pension liability	11,477,028
Accrued OPEB liability	294,393
Lease liability, net of current portion	486,595
Other non-current liabilities	<u>1,189,136</u>
Total non-current liabilities	<u>17,144,638</u>
Total liabilities	<u>20,280,314</u>

DEFERRED INFLOWS OF RESOURCES

Pension plan	422,526
OPEB plan	183,437
Leased asset	<u>1,802,251</u>
Total deferred inflows of resources	<u>2,408,214</u>

NET POSITION

Net position:	
Net investment in capital assets	20,211,637
Restricted	3,030,333
Unrestricted	<u>31,295,369</u>
Total net position	<u>54,537,339</u>
Total liabilities, deferred inflows of resources, and net position	\$ <u>77,225,867</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2024**

Operating revenues:	
Tenant revenue	\$ 3,093,807
HUD operating grants	148,755,778
Other government grants	1,002,311
Fraud recovery revenue	22,531
Other revenues	<u>607,253</u>
Total operating revenues	<u>153,481,680</u>
Operating expenses:	
Administrative	9,694,379
Tenant services	1,419,815
Utilities	615,012
Ordinary repairs and maintenance	1,371,456
Insurance	487,980
General	356,929
Housing assistance payments	123,601,296
Depreciation	<u>298,946</u>
Total operating expenses	<u>137,845,813</u>
Operating income	<u>15,635,867</u>
Non-operating revenues (expenses):	
Investment income	1,336,262
Interest expense	<u>(59,285)</u>
Net non-operating revenues	<u>1,276,977</u>
Change in net position	16,912,844
Net position, beginning of year	<u>37,624,495</u>
Net position, end of year	<u>\$ 54,537,339</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2024**

Cash Flows from Operating Activities:	
Cash received from tenants and other	\$ 3,543,783
Cash received from grantors	149,625,534
Cash paid to suppliers and vendors	(126,179,228)
Cash paid to employees	<u>(9,730,687)</u>
Net cash provided by operating activities	<u>17,259,402</u>
Cash Flows from Capital and Related Financing Activities:	
Purchase of capital assets	(8,905,474)
Proceeds from loans and notes payable	53,726
Principal payments on loans and notes payable	(204,232)
Interest paid on loans and notes payable	<u>(59,285)</u>
Net cash used in capital and related financing activities	<u>(9,115,265)</u>
Cash Flows from Investing Activities:	
Issuance of notes receivable	(42,000)
Interest received on investments	<u>1,469,340</u>
Net cash provided by investing activities	<u>1,427,340</u>
Net increase in cash, cash equivalents, and restricted cash	9,571,477
Cash, cash equivalents, and restricted cash, beginning of year	<u>35,485,627</u>
Cash, cash equivalents, and restricted cash, end of year	<u>\$ 45,057,104</u>
Reconciliation of cash, cash equivalents, and restricted cash to the Statement of Net Position is as follows:	
Cash and cash equivalents	\$ 41,462,802
Tenant security deposits	276,212
Restricted cash	<u>3,318,090</u>
Cash, cash equivalents, and restricted cash	<u>\$ 45,057,104</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
STATEMENT OF CASH FLOWS (continued)
FOR THE YEAR ENDED JUNE 30, 2024**

Reconciliation of operating income to net cash provided by operating activities:	
Operating income	\$ 15,635,867
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	298,946
Bad debts	18,506
Changes in assets, deferred outflows of resources, liabilities, and deferred inflows of resources:	
Accounts receivable, net	(225,204)
Prepaid expenses	(35,521)
Other assets	91,002
Lease receivable	321,828
Right-of-use asset	(270,154)
Deferred outflows of resources	(152,639)
Accounts payable	1,241,302
Accrued compensated absences	111,521
Accrued expenses	(36,308)
Tenant security deposits	11,814
Unearned revenue	(118,021)
Lease liability	48,851
Deferred inflows of resources	(456,605)
Accrued pension liability	997,954
Accrued OPEB liability	(35,025)
Other non-current liabilities	<u>(188,712)</u>
Net cash provided by operating activities	<u>\$ 17,259,402</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The Housing Authority of the County of Santa Cruz (the "Authority") is a governmental, public corporation, established in 1969, by a resolution of the Santa Cruz County Board of Supervisors. The Authority is governed by a seven member Board of Commissioners. At-large commissioners are appointed for terms of four years and tenant commissioners are appointed for terms of two years by the Santa Cruz County Board of Supervisors. The Authority is responsible for operating certain low-rent housing programs in the County of Santa Cruz under programs administered by the U.S. Department of Housing and Urban Development ("HUD"). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended.

B. Basis of Accounting / Financial Statements Presentation

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

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

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

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

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

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

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

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

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

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

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

C. Reporting Entity

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

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Reporting Entity (continued)

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

Based on the above criteria, the financial statements include the following blended component units:

Blended Component Units:

Merrill Road Associates, A California Limited Partnership

Merrill Road Associates (the "Partnership") was formed as a limited partnership on September 19, 1995, for the purpose of developing and operating a 15-unit affordable housing complex located in the unincorporated area in Santa Cruz County known as Aptos, California. The Partnership qualified for federal low-income tax credits under Section 42 of the Internal Revenue Code. Such projects are regulated under terms of a regulatory agreement including rent charges, operating methods and other matters.

The managing general partner of the Partnership is Merrill Road Housing Corporation. The officers and directors of Merrill Road Housing Corporation are the same as the members of the Authority's Board of Commissioners.

As of September 30, 2011, Edison Housing Investment withdrew as the Limited Partner of the Partnership. Upon their withdrawal, the Authority was admitted as the new, and sole, Limited Partner. The Partnership has hired and executed a management agreement with the Authority to manage the property. Since the governing body of the Partnership is essentially the same as that of the Authority and since a financial benefit or burden relationship exists between Merrill Road Associates and the Authority, the Partnership has been included in the Authority's financial statements as a blended component unit.

New Horizons Affordable Housing and Development, Inc.

New Horizons Affordable Housing and Development, Inc. (the "Corporation") is a California nonprofit public benefit corporation. The Corporation was created as an instrumentality of the Authority, to aid in the Authority's mission of acquiring, providing, developing, financing, rehabilitating, owning, and operating decent, safe and sanitary housing affordable to persons and households of low- income; lessening the burdens of government by assisting the Authority in development, ownership, and management of housing targeted to low-income households; assisting the Authority in the administration of affordable housing programs and the provision of related services to low-income households who are seeking or receiving such affordable housing programs; providing benefits, services, or incentives to landlords, owners, or property managers who rent to low-income households; working to eliminate housing discrimination and prejudice; promoting social welfare through community-based activities and services targeted for low-income households; and carrying out such other activities as the board of directors of this Corporation determines will benefit and support the Authority and its programs. Since the governing body of the Corporation is essentially the same as that of the Authority, and since a financial benefit or burden relationship exists between the Corporation and the Authority, the Corporation has been included in the Authority's financial statements as a blended component unit.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Reporting Entity (continued)

Separate audited financial statements are issued for the aforementioned component units and may be obtained by writing the Finance Director at the Housing Authority of the County of Santa Cruz, 41st Avenue, Capitola, CA 95010.

D. Description of Programs

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

Section 8 Housing Choice Vouchers Program

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

Mainstream Vouchers Program

The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families whose head of household has a disability. The program provides payments covering the difference between the maximum rent on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating household.

Section 8 Moderate Rehabilitation Program - Single Room Occupancy

Provides for the rehabilitation of housing units, which then must be rented to low-income individuals for a contracted period of time. Both for profit and not-for-profit developers may participate in this program. Under this program, developers must obtain their own rehabilitation financing and HUD subsidizes rents once the units are occupied in such amounts sufficient to cover the developers' debt service payments on the financing.

Moving to Work Demonstration Program

The purpose of this Moving to Work Demonstration Program is to give the Authority and HUD the flexibility to design and test various approaches for providing and administering housing assistance that: reduce cost and achieve greater cost effectiveness; give incentives to families to obtain employment and become economically self-sufficient; and increase housing choices for low-income families to obtain employment and become economically self-sufficient, and increase housing choices for low-income families.

Continuum of Care Program

The Continuum of Care Program is designed to promote community-wide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly re-house homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Description of Programs (continued)

Business Activities

The Authority owns non-federal housing units and various interests in low income housing tax credit partnerships. Revenues earned from these activities are recorded in the Business Activities fund.

State and Local Programs

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

PIH Family Self Sufficiency Program

The purpose of the Family Self-Sufficiency Program is to promote the development of local strategies to coordinate the use of assistance under the Section 8 Housing Choice Vouchers and Public Housing programs with public and private resources to enable participating families to increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.

Home Investment Partnership Program

The purpose of the Home Investment Partnership Program is to expand the supply of affordable housing, particularly rental housing, for low and very low income Americans; to strengthen the abilities of State and local governments to design and implement strategies for achieving adequate supplies of decent, affordable housing; and to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation

To aid very low income families in obtaining decent, safe and sanitary rental housing.

Rural Rental Assistance Program

The United States Department of Agriculture ("USDA") provides homeownership opportunities to rural Americans, and home renovation and repair programs. USDA also provides financing to elderly, disabled, or low income rural residents in multi-unit housing complexes to ensure that they are able to make rent payments.

Emergency Housing Vouchers

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

FSS Forfeiture Program

During the year ended June 30, 2024, the Authority was awarded FSS forfeiture funding as part of the FSS Program. These funds are to be used to support participants in good standing, to train FSS program coordinators or other eligible activities.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Use of Management Estimates

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

F. Cash and Cash Equivalents

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

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

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

G. Accounts Receivable, Net

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

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

H. Allowance for Doubtful Accounts

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

I. Prepaid Expenses

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

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

J. Notes Receivable

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

K. Lease Receivable

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

L. Right-of-Use Assets and Liabilities

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

The Authority uses its risk-free rate at the commencement date in determining the present value of lease payments. Amortization of the right-of-use asset is recognized on a straight-line basis over the lease term.

M. Capital Assets, Net

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

- | | |
|---------------------------|---------------|
| • Buildings | 25 - 30 Years |
| • Site improvements | 10 - 19 Years |
| • Furniture and equipment | 5 - 10 Years |

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

N. Impairment of Long Lived Assets

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that the impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. During the year ended June 30, 2024, there were no impairment losses incurred.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

O. Deferred Outflows and Inflows of Resources

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

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

P. Taxes

The Authority is exempt from Federal Income and California Franchise Taxes.

Q. Inter-Program Receivables and Payables

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

R. Accounts Payable and Accrued Liabilities

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

S. Unearned Revenue

The Authority's unearned revenue primarily consist of the prepayment of rent by residents and the receipt of HUD and other grant funding applicable to future periods prior to incurring the corresponding expense.

T. Accrued Compensated Absences

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

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

U. Pension Plan

The Authority participates in a cost-sharing multi-employer defined benefit retirement plan ("the Plan") that is administered by the California Public Employees Retirement System ("CalPERS"). Contributions to CalPERS are made on a current basis as required by the Plan and are charged to expenditures. The Authority used actuarial reports supplied by CalPERS for the purpose of measuring the net pension liability, deferred outflows of resources, and deferred inflows of resources and expenses related to the Plan. The valuation date of the latest actuarial report was June 30, 2022.

V. Other Post Employment Benefits ("OPEB")

The Authority provides a defined benefit health care program to its retired employees and their dependents. The Authority has established a trust account to administer the funding of the OPEB plan. The OPEB trust fund is presented as a fiduciary fund of the Authority. The Authority used actuarial valuation reports supplied by OPEB consultants for the purpose of measuring the net OPEB liability, deferred outflows and inflows of resources, and expenses related to the plan in accordance with GASB 75 *Accounting and Financial Reporting for Postemployment Benefits Other than Pension*. The valuation date of the latest actuarial report was June 30, 2022.

W. Net Position Classifications

Net position is displayed in three components:

Net investment in capital assets - Consists of resources including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net position - Consists of resources with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

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

X. Use of Restricted Assets

When both restricted and unrestricted resources are available for a particular restricted use, it is the Authority's policy to use restricted resources first, and then unrestricted resources as needed.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Y. Operating Revenues and Expenses

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

Z. Regulated Leases

The Authority is a lessor of residential dwelling units under regulated leases as defined by GASB 87 and as such recognizes rental revenue in accordance with the terms of the lease contract. The leases which are twelve months in length are regulated by HUD as to rent, unit size, household composition and tenant income. For the year ended June 30, 2024, rental revenue earned under the aforementioned leases totaled \$2,894,296.

AA. Budgets and Budgetary Accounting

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

BB. Economic Dependency

The Section 8 Housing Choice Vouchers and Public and Indian Housing programs of the Authority are economically dependent on operating grants and subsidies from HUD. The programs operate at a loss prior to receiving the grants.

CC. Risk Management

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

NOTE 2. CASH AND CASH EQUIVALENTS AND RESTRICTED CASH

As of June 30, 2024, the Authority had funds on deposit in checking, savings and money market accounts. The carrying amount of the primary government's cash and cash equivalents (including restricted cash) was \$45,057,104, and the bank balances were \$45,427,864.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 2. CASH AND CASH EQUIVALENTS AND RESTRICTED CASH (continued)

<u>Cash Category</u>	<u>Amount</u>
Unrestricted	\$ 41,462,802
Tenant security deposits	276,212
Restricted	3,318,090
Total cash, cash equivalents, and restricted cash	\$ 45,057,104

Of the Authority's bank balances, \$500,000 was covered by federal depository insurance and the remaining \$44,927,864 was collateralized with the pledging financial institution as of June 30, 2024.

Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. As of June 30, 2024, the Authority's bank balances were not exposed to custodial credit risk.

Investments in State Investment Pool

The Authority is a voluntary participant in the Local Agency Investment Fund ("LAIF") that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. The LAIF is a special fund of the California State Treasury through which local governments may pool investments. Each government agency may invest up to \$30,000,000 in each account in the fund. Investments in LAIF are highly liquid, as deposits can be converted to cash within twenty-four hours without loss of interest or principal. The full faith and credit of the State of California secure investments in LAIF.

At June 30, 2024, an account was maintained in the name of the Authority for \$2,022,627. The total cost value of investment in LAIF was \$2,022,627. The total fair value of investments in LAIF was \$2,016,161. For the year ended June 30, 2024, the Authority recognized an unrealized loss of \$7,455. The loss was based on a fair value adjustment factor of 0.996316042 that was calculated by the State of California Treasurer's Office.

LAIF is a part of the State of California Pooled Money Investment Account (PMIA). At June 30, 2024, the fair value of the PMIA, including accrued interest, was \$179,046,993,600.

The PMIA portfolio had securities in the form of structured notes totaling \$2,900 million and asset-backed securities totaling \$1,670,585 million. The PMIA has policies, goals and objectives for the portfolio to make certain that the goals of safety, liquidity, and yield are not jeopardized. These policies are formulated by investment staff and reviewed by both the PMIA and LAIF Advisory Boards on an annual basis.

During 2002, California Government code was added to the LAIF's enabling legislation stating that "the right of a city, county...special district...to withdraw its deposited money from the LAIF upon demand may not be altered, impaired, or denied in any way by any state official or state agency based upon the State's failure to adopt a State Budget by July 1 of each new fiscal year." In addition, it has been determined that the State of California cannot declare bankruptcy under Federal regulations. This allows other government code stating that "money placed with the state treasurer for deposit in the LAIF shall not be subject to ...transfer or loan...or impound or seizure by any state official or state agency" to stand.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 3. ACCOUNTS RECEIVABLE, NET

Accounts receivable, net consists of the following as of June 30, 2024:

<u>Description</u>	<u>Amount</u>
Accounts receivable - HUD	\$ 116,693
Accounts receivable - PHA Projects	6,269
Accounts receivable - other government	289,375
Accounts receivable - tenants, net	77,113
Accounts receivable - miscellaneous	<u>142,099</u>
 Total accounts receivable, net	 \$ <u><u>631,549</u></u>

Accounts Receivable - HUD

As of June 30, 2024, Accounts receivable - HUD consisted of amounts due to the Authority for amounts expended under grant agreements that have not yet been reimbursed. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

Accounts Receivable - PHA Projects

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

Accounts Receivable - Other Government

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

Accounts Receivable - Tenants, Net

Tenant accounts receivable represents amounts owed to the Authority by tenants for outstanding rent. The balance is shown net of an allowance for doubtful accounts of \$446.

Accounts Receivable - Miscellaneous

Accounts receivable - miscellaneous consists of amounts owed from managed properties and other miscellaneous sources from normal ongoing operations. The balance is shown net of an allowance for doubtful accounts of \$60,204.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 4. CAPITAL ASSETS, NET

The following is a summary of the Authority's changes in capital assets for the year ended June 30, 2024:

Description	June 30, 2023	Additions	Dispositions	June 30, 2024
<u>Non-depreciable capital assets:</u>				
Land	\$ 8,130,533	\$ -	\$ -	\$ 8,130,533
Construction in progress	<u>1,259,848</u>	<u>8,402,531</u>	-	<u>9,662,379</u>
Total	<u>9,390,381</u>	<u>8,402,531</u>	-	<u>17,792,912</u>
<u>Depreciable capital assets:</u>				
Buildings	18,216,735	497,020	-	18,713,755
Furniture and equipment	<u>339,734</u>	<u>5,923</u>	-	<u>345,657</u>
Total	<u>18,556,469</u>	<u>502,943</u>	-	<u>19,059,412</u>
Less: accumulated depreciation	<u>13,135,158</u>	<u>298,946</u>	-	<u>13,434,104</u>
Net capital assets	<u>\$ 14,811,692</u>	<u>\$ 8,606,528</u>	<u>\$ -</u>	<u>\$ 23,418,220</u>

Depreciation expense for the year ended June 30, 2024, amounted to \$298,946.

NOTE 5. RESTRICTED DEPOSITS

Restricted deposits consist of the following as of June 30, 2024:

<u>Cash Category</u>	<u>Amount</u>
Section 8 Housing Choice Vouchers housing assistance payment reserves	\$ 265,898
USDA project replacement	875,322
Merrill Road Associates replacement and operating reserves	190,705
Brommer Street replacement reserve	16,890
Emergency housing voucher reserves	82,984
FSS escrow forfeitures	98,844
Affordable housing preservation reserves	1,582,674
Family self-sufficiency escrows	204,773
Tenant security deposits	<u>276,212</u>
Total restricted deposits	<u>\$ 3,594,302</u>

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

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 5. RESTRICTED DEPOSITS (continued)

Replacement and operating reserves of the USDA, Brommer Street and Merrill Road Associates properties cannot be disbursed without the prior written approval of either the USDA, Rural Economic and Community Development Department or the State of California, Department of Housing and Community Development.

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

FSS escrows forfeitures are used to fund eligible expenses of FSS participants in good standing.

Affordable housing preservation reserves are restricted for the purchase of at risk properties, which will then be re-sold to low income families. The funds from the sale of the properties will go back into the program to help preserve additional units in the future.

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

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

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024**

NOTE 6. NOTES RECEIVABLE

Outstanding notes receivable consisted of the following as of June 30, 2024:

<u>Description</u>	<u>Amount</u>
Loans have been made by the Authority to moderate and lower income, first-time homebuyers, qualified to purchase homes in the Arroyo Verde housing development. These loans are secured by deeds of trust. Payment on the loans are deferred until the property is sold or transferred, the borrower defaults on the note, or the first and second liens are refinanced. Interest on each loan is based on the appreciation of the property at the time of the payoff.	\$ 19,504
The Authority entered into a preservation loan agreement with a borrower on June 11, 2024 in the amount of \$42,000. The loan does not accrue interest and is secured by a deed of trust on the property. Payment on the loans are deferred until the property is sold or transferred, the borrower defaults on the note, or the first and second liens are refinanced.	<u>42,000</u>
Total notes receivable	<u>\$ 61,504</u>

NOTE 7. LEASE RECEIVABLE

On February 4, 2019, the Authority entered into a lease agreement (the “commercial lease”) as a lessor to rent office space. The term of the commercial lease was for ten years, commencing on August 1, 2019 and terminating on July 31, 2029. The commercial lease was amended on October 1, 2021. An initial lease receivable was recorded in the amount of \$3,106,337. As of June 30, 2024, the value of the lease receivable was \$2,252,712. At commencement of the commercial lease, base rent in the amount of \$30,073 was due on the first of each month. Beginning January 1, 2022, an additional \$418 was due on the first of each month, due to under payment of rent during 2020 and 2021. The implicit interest rate on the commercial lease was 3%. The value of the deferred inflows of resources as of June 30, 2024 was \$1,802,251. For the year ended June 30, 2024, the Authority recognized lease revenue of \$349,728 and interest revenue in the amount of \$72,412.

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

	<u>Principal</u>	<u>Interest</u>	<u>Total Payment</u>
2025	\$ 363,025	\$ 61,702	\$ 424,727
2026	406,837	50,253	457,090
2027	422,335	37,797	460,132
2028	460,563	24,637	485,200
2029	476,923	10,565	487,488
Thereafter	<u>123,029</u>	<u>232</u>	<u>123,261</u>
	<u>\$ 2,252,712</u>	<u>\$ 185,186</u>	<u>\$ 2,437,898</u>

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 8. RIGHT-OF-USE ASSETS AND LIABILITIES

On October 30, 2017, the Authority entered into a lease agreement (the “administrative lease”) as a lessee to rent administrative office space. The term of the administrative lease was for ten years, commencing on January 1, 2018 and terminating on December 31, 2027. At commencement of the administrative lease, base rent in the amount of \$9,796 was due on the first of each month, and the lease had an implicit interest rate of 3%. As of June 30, 2024, the value of the right-of-use asset was \$1,089,267, which is shown net of accumulated amortization in the amount of \$708,024. Amortization expense for the year ended June 30, 2024 totaled \$108,927. Rent and interest expense for the year ended June 30, 2024 amounted to \$112,709 and \$16,693, respectively.

The lease liability as of June 30, 2024 was \$489,750.

On November 29, 2023, the Authority entered into a lease agreement (the “office lease”) as a lessee to rent office space. The term of the office lease was for three years, commencing on January 1, 2018 and terminating on February 15, 2024. At commencement of the office lease, base rent in the amount of \$3,087 was due on the first of each month, and the lease had an implicit interest rate of 3%. As of June 30, 2024, the value of the right-of-use asset was \$184,856, which is shown net of accumulated amortization in the amount of \$16,074. Amortization expense for the year ended June 30, 2024 totaled \$16,074. Rent and interest expense for the year ended June 30, 2024 amounted to \$14,396 and \$2,598, respectively.

The lease liability as of June 30, 2024 was \$170,460.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

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

The following is a summary of the Authority's changes in right-of-use asset for the year ended June 30, 2024:

Description	June 30, 2023	Additions	Dispositions	June 30, 2024
Right-of-use asset	\$ 1,089,267	\$ 184,856	\$ -	\$ 1,274,123
Less: accumulated amortization	<u>599,097</u>	<u>125,001</u>	<u>-</u>	<u>724,098</u>
Net right-of-use asset	<u>\$ 490,170</u>	<u>\$ 59,855</u>	<u>\$ -</u>	<u>\$ 550,025</u>

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

	<u>Principal</u>	<u>Interest</u>	<u>Total Payment</u>
2025	\$ 173,615	\$ 20,466	\$ 194,081
2026	185,492	14,182	199,674
2027	197,983	11,710	209,693
2028	<u>103,120</u>	<u>1,063</u>	<u>104,183</u>
	<u>\$ 660,210</u>	<u>\$ 47,421</u>	<u>\$ 707,631</u>

NOTE 9. COMPENSATED ABSENCES

It is the Authority's policy to permit employees to accumulate earned but unused vacation leave, which will be paid to employees upon separation from the Authority's service or used in future periods. The Authority permits employees to accumulate earned but unused sick leave. This leave will either be used in future periods or paid to employees upon separation from the Authority in the amount of 50%, after five years of service; 75%, after ten years of service; and 100%, after fifteen years of service, of the value of the unused sick leave. Accrued vacation and vested sick leave have been valued by the Authority; allocated to all the programs, including Merrill Road Associates; and recorded as "Compensated Absences". As of June 30, 2024, accrued vacation and vested sick leave were valued at \$666,813. Of this amount, \$601,088 is considered by management to be a long-term liability.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 10. LOANS AND NOTES PAYABLE

Debt activity for the year ended June 30, 2024 consisted of the following:

Description	June 30, 2023	Advances	Principal Reductions	June 30, 2024
Loans and notes payable	\$ <u>3,246,904</u>	\$ <u>53,726</u>	\$ <u>(204,232)</u>	\$ <u>3,096,398</u>

Loans and notes payable consisted of the following as of June 30, 2024:

<u>Description</u>	<u>Amount</u>
The Authority entered into a loan with the U.S. Department of Agriculture in the amount of \$110,000, which accrues interest at 1% per annum and require monthly payments of \$886. The loan matures on December 15, 2031, and is secured by real property. The loan was determined to be paid in full on June 20, 2024.	\$ -
The Authority entered into a loan with the California Department of Housing and Community Development dated October 31, 2001. This \$210,000 note carries a simple interest rate of 3% per annum and is secured by the underlying property. The payment of principal and interest on this note is deferred until November 30, 2056; or until the project generates surplus cash, to the extent of 80% of surplus cash generated, paid first to outstanding interest, then to principal.	18,557
On September 15, 1995, the Partnership, entered into a promissory note with the State of California, Department of Housing and Community Development, Rental Housing Construction Program ("RHCP"). The note, for \$1,195,167, is secured by a deed of trust on the property owned by the Partnership, bears simple interest at a rate of 3% per annum, and is due 40 years from the anniversary of the Initial Assisted Unit Date, or September 1, 2036. Payments are due annually on this loan only to the extent of surplus cash earned by the project.	1,195,167
In September 1996, the Partnership received a \$300,000 loan from the Santa Cruz County Redevelopment Agency ("RDA"). This loan is unsecured, bears simple interest at a rate of 8% per annum, and was intended to be forgiven if the Authority exercised the option to purchase the property after 20 years and maintained the units according to the RHCP loan provisions for an additional 20 years. The option to purchase was exercised in 2011. No forgiveness has occurred on this loan to date, and since it is assumed that the loan will be forgiven at some future date due to the Authority exercising the option to purchase, no interest has accrued on this loan.	300,000

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 10. LOANS AND NOTES PAYABLE (continued)

<u>Description</u>	<u>Amount</u>
<p>The Authority entered into an affordable housing preservation loan with the County of Santa Cruz (the "County") on July 3, 2018. The Authority administers this loan on behalf of the County. The County transferred an initial balance of \$1,500,000, which is held by the Authority on behalf of the County. The County identifies potential affordable housing units at risk of losing affordability covenants through foreclosure and that are suitable for preservation through this program. The funds are designed to be used to purchase at risk properties which will then be re-sold to another low income family in order to preserve the affordability covenants. The funds from the sale of the property would go back into the program to help preserve additional units in the future. As a result, there is no maturity date or interest rate associated with the use of the funds. Any interest that is earned during the year from the funds being on deposit in the bank account is credited to the liability account since the funds belong to the County. To date, the funds have not yet been used to preserve any at-risk affordable properties. For the year ended June 30, 2024, the Authority earned \$53,726 of interest on loan proceeds which have been added to the principal amount of the loan.</p>	<p><u>1,582,674</u></p>
<p>Total loans and notes payable</p>	<p><u>\$ 3,096,398</u></p>

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

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ -	\$ -	\$ -
2026	-	-	-
2027	-	-	-
2028	-	-	-
2029	-	-	-
2030-2034	1,882,674	1,434,200	3,316,874
2035-2039	1,195,167	-	1,195,167
2040-2044	-	-	-
2045-2049	-	-	-
2050-2054	-	-	-
2055-2056	<u>18,557</u>	<u>346,500</u>	<u>365,057</u>
	<u>\$ 3,096,398</u>	<u>\$ 1,780,700</u>	<u>\$ 4,877,098</u>

Accrued interest on these notes and loans totaled \$984,198 as of June 30, 2024.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 11. OTHER LIABILITIES

As of June 30, 2024, other liabilities totaled \$1,189,136, and consisted of the following activity for the year then ended:

<u>Description</u>	<u>Balances at June 30, 2023</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balances at June 30, 2024</u>	<u>Amounts due within one Year</u>
Accrued compensated absences	\$ 555,292	\$ 113,471	\$ (1,950)	\$ 666,813	\$ 65,725
Accrued interest payable	1,009,574	47,075	(72,451)	984,198	-
Loans and notes payable	3,246,904	53,726	(204,232)	3,096,398	-
FSS Escrow	368,274	(163,336)	-	204,938	-
Accrued pension liability	10,581,784	1,352,178	(456,934)	11,477,028	-
Accrued OPEB liability	226,711	67,682	-	294,393	-
Lease liability	<u>611,359</u>	<u>184,856</u>	<u>(136,005)</u>	<u>660,210</u>	<u>173,615</u>
Total	<u>\$ 16,599,898</u>	<u>\$ 1,655,652</u>	<u>\$ (871,572)</u>	<u>\$ 17,383,978</u>	<u>\$ 239,340</u>

NOTE 12. RESTRICTED NET POSITION

Restricted net position consists of the following as of June 30, 2024:

<u>Cash Category</u>	<u>Amount</u>
Section 8 Housing Choice Vouchers housing assistance payment reserves	\$ 265,898
USDA project replacement	875,322
Merrill Road Associates replacement and operating reserves	190,705
Affordable housing preservation reserves	1,582,674
EFF FSS escrow reserves	98,844
Brommer Street replacement reserve	<u>16,890</u>
Total restricted net position	<u>\$ 3,030,333</u>

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

The amounts held for the replacement and operating reserves of the USDA, Brommer Street, and Merrill Road Associates properties are restricted for repairs and replacement of buildings and equipment and operating deficits, and cannot be disbursed without the prior written approval of either the USDA, Rural Economic and Community Development Department or the State of California, Department of Housing and Community Development.

Affordable housing preservation reserves are restricted for the purchase of at risk properties, which will then be re-sold to low income families. The funds from the sale of the properties will go back into the program to help preserve additional units in the future.

EFF FSS reserves are restricted for use only in the EFF FSS program for future program expenditures.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 13. COMMITMENTS AND CONTINGENCIES

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

As of June 30, 2024, the Authority estimates that no material liabilities will result from such audits.

NOTE 14. PENSION PLAN

A. Plan Description

The Plan is a cost-sharing multiple-employer defined benefit pension plan administered by CalPERS. A full description of the pension plan benefit provisions, assumptions for funding purposes but not accounting purposes and membership information, is listed in the June 30, 2021 Annual Actuarial Valuation Report. This report is a publicly available valuation report that can be obtained at CalPERS' website under "Forms and Publications". All qualified permanent and probationary employees are eligible to participate in the Authority's cost-sharing multiple-employer defined benefit pension plans administered by CalPERS. Benefit provisions under the plans are established by State statute and the Authority's resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

The Authority's plan is made up of 4 tiers. Tier 1, 3% at 60 covers all employees hired before March 5, 2006. Tier 2, 2% at 55 covers all employees hired between March 5, 2006 and July 29, 2012. Tier 3, 2% at 60 covers all employees hired between July 29, 2012 and January 1, 2013. Tier 4, 2% at 62 covers all employees hired after January 1, 2013. The fourth tier is the result of State legislation AB 340, the Public Employees' Pension Reform Act. The number of employees across all four tiers as of the June 30, 2022 valuation date was 26 active and 1 retired.

B. Funding Policy

The total plan contributions are determined through the CalPERS' annual actuarial valuation process. The Plan's actuarially determined rate is based on the estimated amount necessary to pay the Plan's allocated share of the risk pool's costs of benefits earned by employees during the year, and any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of the employees. Employer contribution rates may change if plan contracts are amended. The contribution requirements of plan members and the Authority are established and may be amended by PERS.

Participants in the Authority's first tier are required to contribute 8% of their annual covered salary, participants in the second and third tiers contribute 7%, while participants in the fourth tier contribute 7.75% during the fiscal year ended June 30, 2024.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 14. PENSION PLAN (continued)

B. Funding Policy (continued)

Employer rates are as follows:

	<u>1st Tier</u>	<u>2nd Tier</u>	<u>3rd Tier</u>	<u>4th Tier</u>
2023/2024	18.240 %	13.260 %	10.100 %	7.680 %
2024/2025	18.320 %	13.310 %	10.150 %	7.870 %
2025/2026	18.390 %	13.380 %	10.190 %	8.000 %
2026/2027 (projected)	18.400 %	13.400 %	10.200 %	8.000 %
2027/2028 (projected)	18.400 %	13.400 %	10.200 %	8.000 %
2028/2029 (projected)	18.400 %	13.400 %	10.200 %	8.000 %
2029/2030 (projected)	18.400 %	13.400 %	10.200 %	8.000 %
2030/2031 (projected)	18.400 %	13.400 %	10.200 %	8.000 %

In addition, CalPERS requires employer contributions toward the Authority's unfunded liability and side fund as a dollar amount paid either in 12 monthly payments or as a lump sum at the beginning of the year. The Authority has historically chosen to pay the lump sum at the beginning of each fiscal year. The dollar amounts of these contributions are projected by CalPERS to be as follows:

	<u>1st Tier</u>	<u>2nd Tier</u>	<u>3rd Tier</u>	<u>4th Tier</u>
2023/2024	\$ 743,024	\$ 38,721	-	-
2024/2025	\$ 859,103	\$ 52,219	\$ 4,726	\$ 12,723
2025/2026	\$ 996,533	\$ 65,480	\$ 5,790	\$ 15,506
2026/2027 (projected)	\$ 1,069,000	\$ 72,000	\$ 5,900	\$ 16,000
2027/2028 (projected)	\$ 1,128,000	\$ 77,000	\$ 6,000	\$ 16,000
2028/2029 (projected)	\$ 1,260,000	\$ 91,000	\$ 6,100	\$ 16,000
2029/2030 (projected)	\$ 1,289,000	\$ 93,000	\$ 6,100	\$ 16,000
2030/2031 (projected)	\$ 1,313,000	\$ 94,000	\$ 6,100	\$ 16,000

The amounts contributed to the pension plan for the fiscal year ended June 30, 2024 are as follows:

	<u>Employer Contributions</u>	<u>Employee Contributions</u>	<u>Total</u>
Tier 1	\$ 1,004,682	\$ 138,515	\$ 1,143,197
Tier 2	114,473	40,651	155,124
Tier 3	30,425	21,087	51,512
Tier 4	<u>202,597</u>	<u>204,440</u>	<u>407,037</u>
Total required contributions made	1,352,177	404,693	1,756,870
Miscellaneous employee contributions	-	-	-
Total payments made to CalPERS	<u>\$ 1,352,177</u>	<u>\$ 404,693</u>	<u>\$ 1,756,870</u>

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 14. PENSION PLAN (continued)

C. Actuarial Methods and Assumptions

The collective total pension liability for the June 30, 2023 measurement period was determined using the annual funding valuation as of June 30, 2022, with updated procedures used to roll forward the total pension liability to June 30, 2022. The collective total pension liability was based on the following assumptions:

Discount rate	6.90%
Inflation	2.30%
Salary increase	Varies by entry age and service
Mortality rate tables	Derived using CalPERS membership data for all funds
Post retirement benefits	Contract COLA up to 2.30% until Purchasing Power Protection Allowance Floor on purchasing power applies

The mortality table was developed based on CalPERS-specific data. The rates incorporate Generational Mortality to capture ongoing mortality improvement using 80% of Scale MP 2020 published by the Society of Actuaries. For more details, please refer to the 2021 experience study report that can be found on the CalPERS website.

D. Discount Rate

The discount rate used to measure the total pension liability was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members.

E. Long-Term Expected Rate of Return

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

In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. Projected returns for all asset classes are estimated and, combined with risk estimates, are used to project compound (geometric) returns over the long term. The discount rate used to discount liabilities was informed by the long-term projected portfolio return.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 14. PENSION PLAN (continued)

E. Long-Term Expected Rate of Return (continued)

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

Asset Class	Assumed Asset Allocation	Real Return Year 1 - 10 (a)
Global equity - cap-weighted	30.00%	4.54%
Global equity non-cap-weighted	12.00%	3.84%
Private Equity	13.00%	7.28%
Treasury	5.00%	0.27%
Mortgage-backed Securities	5.00%	0.50%
Investment Grade Corporates	10.00%	1.56%
High Yield	5.00%	2.27%
Emerging Market Debt	5.00%	2.48%
Private Debt	5.00%	3.57%
Real Assets	15.00%	3.21%
Leverage	-5.00%	-0.59%%
	<u>100.00%</u>	

a. An expected inflation of 2.30% is used for this period.

F. Net Pension Liability

The following table shows the changes in net pension liability recognized over the measurement period for the Miscellaneous Risk Pool:

	Total Pension <u>Liability</u>	Fiduciary <u>Net Position</u>	Net Pension <u>Liability</u>
Balance at June 30, 2022	\$ <u>21,449,898,398</u>	\$ <u>16,770,671,339</u>	\$ <u>4,679,227,059</u>
Changes for the year:			
Service cost	525,033,498	-	525,033,498
Interest	1,482,271,223	-	1,482,271,223
Change of benefit terms	172,170	-	172,170
Differences between expected and actual experience	303,271,782	-	303,271,782
Net plan to plan resource movement	-	20,255	(20,255)
Contributions - employer	-	735,524,264	(735,524,264)
Contributions - employee	-	230,175,787	(230,175,787)
Net investment income	-	1,036,096,150	(1,036,096,150)
Benefit payments, including refunds of employee contributions	(1,067,334,918)	(1,067,334,918)	-
Administrative expense	<u>-</u>	<u>(12,257,801)</u>	<u>12,257,801</u>
Net changes	<u>1,243,413,755</u>	<u>922,223,737</u>	<u>321,190,018</u>
Balance at June 30, 2023	\$ <u>22,693,312,153</u>	\$ <u>17,692,895,076</u>	\$ <u>5,000,417,077</u>

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 14. PENSION PLAN (continued)

F. Net Pension Liability (continued)

Participating employers' allocations for the components of net position liability were calculated by BDO USA, LLP and a report issued January 8, 2024. Based on this report, the Authority's proportionate shares of the risk pool's total pension liability, fiduciary net position, and net pension liability were as follows:

	<u>Total Pension Liability</u>	<u>Fiduciary Net Position</u>	<u>Net Pension Liability</u>
Balance as of June 30, 2024	\$ <u>44,610,513</u>	\$ <u>33,133,485</u>	\$ <u>11,477,028</u>
Percentage of the pool	<u>0.001966 %</u>	<u>0.001873 %</u>	<u>0.251540 %</u>

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

The following presents the Authority's proportionate share of the net pension liability, calculated using the discount rate of 6.90%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.90%) or one percentage point higher (7.90%) than the current rate:

	<u>1% Decrease (5.90%)</u>	<u>Current Discount Rate (6.90%)</u>	<u>1% Increase (7.90%)</u>
Risk pool's net pension liability	\$ <u>8,069,591,033</u>	\$ <u>5,000,417,077</u>	\$ <u>2,474,223,419</u>
Authority's net pension liability	\$ <u>17,510,410</u>	\$ <u>11,477,028</u>	\$ <u>6,511,037</u>

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

The Authority has recorded pension expense, deferred outflows of resources and deferred inflows of resources based on the GASB 68 Accounting Report and the Schedules of Employer Allocations for Components of Net Pension Liability and Schedule of Collective Pension Amounts prepared by CalPERS. The measurement date of these reports and schedules was June 30, 2023. For the year ended June 30, 2024, the Authority recognized pension expense of \$714,145. As of June 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to the Authority's pension plan from the following sources:

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 14. PENSION PLAN (continued)

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

Risk Pool's Portion

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes in Assumptions	\$ 301,897,706	\$ -
Differences between expected and actual experience	255,448,351	(39,626,181)
Net differences between actual and projected earnings on pension plan investments	<u>809,612,518</u>	<u>-</u>
Total	<u>\$ 1,366,958,575</u>	<u>\$ (39,626,181)</u>

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

Authority's Portion

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes in Assumptions	\$ 692,920	\$ -
Changes in employer's proportion	174,388	-
Differences between expected and actual experience	586,309	90,951
Net differences between actual and projected earnings on pension plan investments	1,858,234	-
Net differences between employer's contributions and the employer's proportionate share of contributions	-	331,575
Contribution subsequent to the measurement date	<u>1,352,178</u>	<u>-</u>
Total	<u>\$ 4,664,029</u>	<u>\$ 422,526</u>

Amounts reported as deferred outflows and deferred inflows of resources, other than the contributions made after the measurement date, will be recognized in future pension expense as follows:

Years ending June 30:	<u>Amount</u>
2025	\$ 845,685
2026	579,304
2027	1,411,016
2028	<u>53,320</u>
	<u>\$ 2,889,325</u>

The amounts reported as deferred outflows of resources related to pensions, contributions made after the measurement date of June 30, 2023, should have the effect of reducing net pension liability during the next actuarial measurement period.

See also the Required Supplementary Information section of this report. This section includes schedules that present multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 15. OTHER POST EMPLOYMENT BENEFITS

A. OPEB Plan Description

The Authority provides post-retirement pre-Medicare healthcare benefits for retirees. These benefits are provided for those retirees, as well as their surviving spouses, who are enrolled in a medical plan at the time of retirement and file an application for monthly retirement benefits through CalPERS at the time of separation. The Authority will contribute the minimum employer contribution required by CalPERS. Coverage may be continued for the retiree's and surviving spouse's lifetime. No dental, vision, or other post-retirement benefits are provided to retired employees or surviving spouses. The OPEB plan may be amended by action of the Authority. The plan does not issue a stand alone financial report.

B. Benefits

The Authority has contracted with CalPERS to provide medical benefits to qualified retirees and their surviving spouses. The Authority makes actual payments of \$151 per month in 2023 and \$157 per month in 2024, per eligible retiree, to the healthcare benefit provider. The OPEB plan minimum payments are expected to increase on an annual basis. Eligible retirees pay the remaining monthly balance due for insurance. Active employees make no payments toward OPEB until retirement.

C. Eligibility

Eligibility for retiree medical benefits is extended to those retirees, as well as their surviving spouses, who are enrolled in a medical plan at the time of retirement and file an application for monthly retirement benefits through CalPERS at the time of separation. Further eligibility requires the employee to retire after age 50 and with at least 5 years of service. As of June 30, 2023, 16 employees were eligible and receiving these benefits. The Authority had another 60 employees who are eligible for the program, but are not receiving benefits due to the fact that they are not retired from the Authority as of June 30, 2024.

D. Contributions

The Authority has established a trust account with CalPERS to administer the funding of the projected benefits of the OPEB plan. Monthly, the Authority makes healthcare premium payments for its current retirees to its CalPERS medical benefit provider. These monthly payments are limited to the monthly amounts noted in the section above titled "Benefits". The retiree contributes any amount exceeding these established plan limits. The Authority then makes deposits into their CalPERS trust account for the difference between the actuarially determined annual OPEB cost and the out-of-pocket payments made to CalPERS health.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 15. OTHER POST EMPLOYMENT BENEFITS (continued)

D. Contributions (continued)

The contributions were as follows:

	<u>Balances at June 30, 2024</u>	<u>Balances at June 30, 2023</u>
Contributions made to CalPERS trust	\$ -	\$ -
Payments made to CalPERS for retiree premiums	<u>31,857</u>	<u>31,192</u>
Total	<u><u>\$ 31,857</u></u>	<u><u>\$ 31,192</u></u>

E. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources related to OPEB

	<u>Total OPEB Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Net OPEB Liability</u>
Balance at June 30, 2023	\$ <u>1,126,287</u>	\$ <u>899,576</u>	\$ <u>226,711</u>
Changes for the year:			
Service cost	38,876	-	38,876
Interest	72,195	-	72,195
Differences between expected and actual experience	(66,347)	-	(66,347)
Changes in assumptions	111,649	-	111,649
Contributions - employer	-	31,192	(31,192)
Net investment income	-	57,760	(57,760)
Benefit payments	(31,192)	(31,192)	-
Administrative expense	-	(261)	261
Net changes	<u>125,181</u>	<u>57,499</u>	<u>67,682</u>
Balance at June 30, 2024	<u><u>\$ 1,251,468</u></u>	<u><u>\$ 957,075</u></u>	<u><u>\$ 294,393</u></u>

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

The following table represents the net OPEB liability, calculated using the current discount rate of 6.00%, as well as what it would be if it were calculated using a discount rate that is one percentage point lower (5.00%) or one percentage point higher (7.00%) than the current rate:

	<u>1% Decrease (5.00%)</u>	<u>Current Discount Rate (6.00%)</u>	<u>1% Increase (7.00%)</u>
Net OPEB liability (asset)	\$ <u>542,288</u>	\$ <u>294,393</u>	\$ <u>102,162</u>

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 15. OTHER POST EMPLOYMENT BENEFITS (continued)

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

The following presents the net OPEB liability of the plan as of June 30, 2023 calculated using the healthcare cost trend rate of 4%, as well as what the net OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1 percentage point lower or higher than the current rate:

	1% Decrease <u>(3.00%)</u>	Current Trend Rate <u>(4.00%)</u>	1% Increase <u>(5.00%)</u>
Net OPEB liability	\$ <u>99,832</u>	\$ <u>294,393</u>	\$ <u>544,581</u>

The components of the annual OPEB expense are as follows:

Service Cost	\$ 38,876
Interest	72,195
Expected investment return	(58,464)
Administrative expenses	261
Recognition of difference between actual and expected experience	(13,721)
Recognition of changes in assumptions	17,935
Recognition of differences between projected and actual earnings on investments	<u>14,619</u>
Total OPEB expense for the year ended June 30, 2024	<u>\$ 71,701</u>

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

As of June 30, 2024, the Authority recognized an OPEB expense of \$71,701. At June 30, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes in Assumptions	\$ 143,171	\$ -
Differences between expected and actual experience	24,204	121,547
Net differences between actual and projected earnings on OPEB plan investments	128,256	61,890
Contribution subsequent to the measurement date	<u>31,857</u>	<u>-</u>
Total	<u>\$ 327,488</u>	<u>\$ 183,437</u>

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024**

NOTE 15. OTHER POST EMPLOYMENT BENEFITS (continued)

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

The deferred outflow and deferred inflows of resources, other than the employer contributions noted above, will be recognized in future pension expense as follows:

Years ending June 30:	Recognized Deferred Outflows/Inflows of <u>Resources</u>
2025	\$ 18,478
2026	14,723
2027	45,667
2028	4,354
2029	4,214
Thereafter	<u>24,758</u>
Total	<u>\$ 112,194</u>

H. Actuarial Assumptions

The following are the assumptions as of the measurement date of June 30, 2021:

Actuarial Methods and Assumptions

Inflation	2.75%
Payroll growth	3.25%
Investment rate of return	6.50% per year
Healthcare cost trend rates	CalPERS medical premiums are assumed to increase 4% per year
Discount rate	6.00%
Measurement date	June 30, 2023
Mortality	Rates taken from the 2021 CalPERS valuation

The long-term expected rate of return on investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) are developed for each major asset class. The asset class percentages are taken from the current composition of the CERBT trust, and the expected yields are taken from a recent CalPERS publication for the Pension Fund (except for the estimated yield for commodities, which is taken from other sources):

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 15. OTHER POST EMPLOYMENT BENEFITS (continued)

H. Actuarial Assumptions (continued)

Asset Class	Assumed Asset Allocation	Real Return Year 1 - 10 (a)
Global equity - cap-weighted	30.00%	4.54%
Global equity non-cap-weighted	12.00%	3.84%
Private Equity	13.00%	7.28%
Treasury	5.00%	0.27%
Mortgage-backed Securities	5.00%	0.50%
Investment Grade Corporates	10.00%	1.56%
High Yield	5.00%	2.27%
Emerging Market Debt	5.00%	2.48%
Private Debt	5.00%	3.57%
Real Assets	15.00%	3.21%
Leverage	-5.00%	-0.59%
	<u>100.00%</u>	

Using these figures, an expected inflation rate of 2.3% was used for this period. The figures are based on the 2021-2022 asset liability management study. The discount rate has been set equal to the long-term expected rate of return on investment of 6.0%. The cash flows of the OPEB plan were projected to future years, assuming that the Authority will contribute an amount so that the assets always exceed expected benefits to retirees. Under that projection, the plan assets are projected to be adequate to pay all benefits to retirees in all future years, so the discount rate has been set equal to the long-term expected rate of return on investments, 6.0%.

Change of assumption: All actuarial assumptions are unchanged from the July 1, 2021 valuation, except as follows. The assumed rates of retirement, turnover and mortality have been changed from the 2017 GASB OPEB Assumptions Model rates to the 2021 CalPERS pension valuation rates. The effect of this change was to increase the APVPBP by \$99,870.

NOTE 16. CONDENSED FINANCIAL INFORMATION FOR THE BLENDED COMPONENT UNITS

	Merrill Road Associates	New Horizons Affordable Housing and Development Inc.	Total Blended Component Units
Assets:			
Current assets	\$ 430,160	\$ 28,585,974	\$ 29,016,134
Capital assets, net	1,944,620	16,924,202	18,868,822
Other non-current assets	<u>190,705</u>	<u>16,890</u>	<u>207,595</u>
Total assets	<u>2,565,485</u>	<u>45,527,066</u>	<u>48,092,551</u>
Liabilities:			
Current	53,233	8,795,375	8,848,608
Non-current	<u>3,336,704</u>	<u>8,265,304</u>	<u>11,602,008</u>
Total liabilities	<u>3,389,937</u>	<u>17,060,679</u>	<u>20,450,616</u>
Net Position:			
Net investment in capital assets	(257,670)	8,659,045	8,401,375
Restricted	190,705	16,890	207,595
Unrestricted	<u>(757,487)</u>	<u>19,790,452</u>	<u>19,032,965</u>
Net position	<u>\$ (824,452)</u>	<u>\$ 28,466,387</u>	<u>\$ 27,641,935</u>

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO FINANCIAL STATEMENTS (continued)
JUNE 30, 2024

NOTE 16. CONDENSED FINANCIAL INFORMATION FOR THE BLENDED COMPONENT UNITS (continued)

	Merrill Road Associates	New Horizons Affordable Housing and Development Inc.	Total Blended Component Units
Operating revenues:			
Tenant revenue	\$ 622,415	\$ 9,141,934	\$ 9,764,349
Other revenues	<u>-</u>	<u>369,152</u>	<u>369,152</u>
Total operating revenues	<u>622,415</u>	<u>9,511,086</u>	<u>10,133,501</u>
Operating expenses:			
Administrative	85,609	1,202,596	1,288,205
Tenant services	3,289	158,169	161,458
Maintenance and utilities	113,329	1,195,441	1,308,770
Taxes and Insurance	16,583	245,767	262,350
Depreciation	<u>75,906</u>	<u>146,734</u>	<u>222,640</u>
Total operating expenses	<u>294,716</u>	<u>2,948,707</u>	<u>3,243,423</u>
Other income (expense)			
Interest income	14,103	808,742	822,845
Interest expense	<u>(43,438)</u>	<u>(3,830)</u>	<u>(47,268)</u>
Net other (expense) revenue	<u>(29,335)</u>	<u>804,912</u>	<u>775,577</u>
Net income	<u>\$ 298,364</u>	<u>\$ 7,367,291</u>	<u>\$ 7,665,655</u>

NOTE 17. SUBSEQUENT EVENTS

Events that occur after the financial statement date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the financial statement date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the financial statement date require disclosure in the accompanying notes to the financial statements. Management evaluated the activity of the Authority through February 12, 2025 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

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

To the Board of Commissioners
Housing Authority of the County of Santa Cruz:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the County of Santa Cruz (the "Authority") as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's financial statements, and have issued our report thereon dated February 12, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Novogradac & Company LLP

February 12, 2025
Toms River, New Jersey

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

To the Board of Commissioners
Housing Authority of the County of Santa Cruz:

Opinion on Each Major Federal Program

We have audited Housing Authority of the County of Santa Cruz's (the "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 June 30, 2024. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditors' Responsibilities for the Audit of Compliance

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

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

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

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

Report on Internal Control Over Compliance

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

Report on Internal Control over Compliance (continued)

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that have not been identified. Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

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

Purpose of this Report

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

A handwritten signature in blue ink that reads "Novogrudac & Company LLP". The signature is written in a cursive, flowing style.

February 12, 2025
Toms River, New Jersey

SUPPLEMENTARY INFORMATION

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2024**

<u>Federal Grantor/Program Title</u>	<u>Federal AL Number</u>	<u>Grant Expenditures</u>
U.S. Department of Housing and Urban Development:		
Housing Voucher Cluster		
Section 8 Housing Choice Vouchers	14.871	\$ 11,346,001
Mainstream Vouchers	14.879	4,042,039
Emergency Housing Vouchers	14.EHV	<u>7,228,081</u>
Total Housing Voucher Cluster		22,616,121
Section 8 Project-Based Rental Assistance (PBRA) Cluster		
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	111,960
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	<u>217,690</u>
Total Section 8 Project-Based Rental Assistance (PBRA) Cluster		329,650
Moving to Work Demonstration Program	14.881	116,056,429
Continuum of Care Program	14.267	960,834
Family Self Sufficiency Program	14.896	<u>193,338</u>
Subtotal United States Department of Housing and Urban Development - Direct Awards		<u>140,156,372</u>
U.S. Department of Housing and Urban Development - Pass Through Programs:		
County of Santa Cruz; HOME Investment Partnership Program	14.239	<u>553,773</u>
Subtotal Pass Through Programs - County of Santa Cruz		<u>553,773</u>
Total U.S. Department of Housing and Urban Development		<u>140,710,145</u>
U.S. Department of Agriculture:		
Rural Rental Assistance Payments	10.427	<u>11,444</u>
Total U.S. Department of Agriculture		<u>11,444</u>
Total Expenditures of Federal Awards		<u>\$ 140,721,589</u>

See Notes to Schedule of Expenditures of Federal Awards.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2024**

NOTE 1. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal grant activity of the Authority under programs of the federal government for the year ended June 30, 2024. The information in the Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of the Authority. Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

NOTE 3. INDIRECT COST RATE

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

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2024**

I. Summary of Auditors' Results

Financial Statement Section

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

Federal Awards Section

- | | | |
|----|---|---------------|
| 1. | Internal control over compliance: | |
| | a. Material weakness(es) identified? | No |
| | b. Significant deficiency(ies) identified? | None Reported |
| 2. | Type of auditors' report on compliance
for major programs: | Unmodified |
| 3. | Any audit findings disclosed that are required
to be reported in accordance with 2 CFR 200.516(a)? | No |

4. Identification of major programs:

<u>AL Number</u>	<u>Name of Federal Program</u>
	Housing Voucher Cluster:
14.871	Section 8 Housing Choice Vouchers
14.879	Mainstream Vouchers
14.EHV	Emergency Housing Vouchers
14.881	Moving to Work Demonstration Program

- | | | |
|----|---|-------------|
| 5. | Dollar threshold used to distinguish between
Type A and Type B Programs: | \$3,000,000 |
| 6. | Auditee qualified as low-risk Auditee? | Yes |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
FOR THE YEAR ENDED JUNE 30, 2024**

II. Financial Statement Findings

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

III. Federal Award Findings and Questioned Costs

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

IV. Schedule of Prior Year Audit Findings

Finding 2023-001:

Observation: Tenant Files. The PHA must do the following: As a condition of admission or continued occupancy, require the tenant and other family member to provide necessary information, documentation, and releases for the PHA to verify income eligibility (24 CFR sections 5.230, 5.609, and 982.516). These files are required to be maintained and available for examination at the time of audit. Based upon inspection of the Authority's files and on discussion with management, there were documents that were unavailable for examination at the time of audit. There are approximately 5,295 units. Of a sample size of seventy-one (71) tenant files, the following was noted:

- HUD 9886 Form was missing in 1 file
- Annual HUD 50058 recertification form and related verification of income and assets was missing in 1 file

Status: The finding has been cleared.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
REQUIRED SUPPLEMENTARY PENSION INFORMATION
FOR THE YEAR ENDED JUNE 30, 2024**

SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY FOR CALPERS DEFINED BENEFIT RETIREMENT PLAN

<u>Measurement Date</u>	<u>Total Pension Liability</u>	<u>Fiduciary Net Position</u>	<u>Net Pension Liability ("NPL")</u>	<u>Funded Ratio</u>	<u>Covered Payroll</u>	<u>NPL/Payroll Ratio</u>
PERF C Public Agency Cost Sharing Plan:						
06/30/2014	30,829,966,631	24,607,502,515	6,222,464,116	79.82 %		
06/30/2015	31,771,217,402	24,907,305,871	6,863,911,531	78.40 %		
06/30/2016	33,358,627,624	24,705,532,291	8,653,095,333	74.06 %		
06/30/2017	37,161,348,332	27,244,095,376	9,917,252,956	73.31 %		
06/30/2018	38,944,855,364	29,308,589,559	9,636,265,805	75.26 %		
06/30/2019	41,426,453,489	31,179,414,067	10,247,039,422	75.26 %		
06/30/2020	43,702,930,887	32,822,501,335	10,880,429,552	75.10 %		
06/30/2021	46,174,942,264	40,766,653,876	5,408,288,388	88.29 %		
06/30/2022	49,525,975,138	37,975,170,163	11,550,804,975	76.68 %		
06/30/2023	52,441,984,274	39,966,633,692	12,475,350,582	76.21 %		
Miscellaneous Risk Pool in Total:						
06/30/2014	13,110,948,452	10,639,461,174	2,471,487,278	81.15 %		
06/30/2015	13,639,503,084	10,896,036,068	2,743,467,016	79.89 %		
06/30/2016	14,397,353,530	10,923,476,287	3,473,877,243	75.87 %		
06/30/2017	16,016,547,402	12,074,499,781	3,942,047,621	75.39 %		
06/30/2018	16,891,153,209	13,122,440,092	3,768,713,117	77.69 %		
06/30/2019	17,984,188,264	13,979,687,268	4,004,500,996	77.73 %		
06/30/2021	18,920,437,526	14,702,361,183	4,218,076,343	77.71 %		
06/30/2022	19,964,594,105	18,065,791,524	1,898,802,581	90.49 %		
06/30/2023	21,449,898,398	16,770,671,339	4,679,227,059	78.19 %		
06/30/2024	22,693,312,153	17,692,895,076	5,000,417,077	77.97 %		

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
REQUIRED SUPPLEMENTARY PENSION INFORMATION (continued)
FOR THE YEAR ENDED JUNE 30, 2024**

<u>Measurement Date</u>	<u>Total Pension Liability</u>	<u>Fiduciary Net Position</u>	<u>Net Pension Liability ("NPL")</u>	<u>Funded Ratio</u>	<u>Covered Payroll</u>	<u>NPL/Payroll Ratio</u>
Authority's Proportionate Share of the Miscellaneous Risk Pool (\$):						
06/30/2014	\$ 26,368,790	\$ 19,694,701	\$ 6,674,089	74.69 %	3,420,738	195.11 %
06/30/2015	27,567,183	22,128,324	5,438,859	80.27 %	3,460,606	157.16 %
06/30/2016	28,826,381	22,106,931	6,719,450	76.69 %	3,328,404	201.88 %
06/30/2017	32,223,692	24,745,480	7,478,212	76.79 %	3,326,175	224.83 %
06/30/2018	33,554,276	26,235,694	7,318,582	78.19 %	3,567,491	205.15 %
06/30/2019	35,367,705	27,289,748	8,077,957	77.16 %	3,754,306	215.17 %
06/30/2020	36,030,280	27,113,310	8,916,970	75.25 %	3,866,637	230.61 %
06/30/2021	37,983,848	28,155,613	9,828,235	74.13 %	3,985,360	246.61 %
06/30/2022	40,652,803	34,268,824	6,383,979	84.30 %	4,099,698	155.72 %
06/30/2024	44,610,513	33,133,485	11,477,028	74.27 %	4,493,690	255.40 %

Authority's Proportionate Share of the Miscellaneous Risk Pool (%):

06/30/2014	0.20110 %	0.18511 %	0.270043 %
06/30/2015	0.20130 %	0.20309 %	0.194202 %
06/30/2016	0.20022 %	0.20238 %	0.193428 %
06/30/2017	0.20119 %	0.20494 %	0.189704 %
06/30/2018	0.19865 %	0.19993 %	0.194193 %
06/30/2019	0.19967 %	0.19521 %	0.201722 %
06/30/2020	0.19588 %	0.19193 %	0.209650 %
06/30/2021	0.19541 %	0.18951 %	0.251540 %
06/30/2022	0.19550 %	0.18695 %	0.38245 %
06/30/2024	0.22952 %	0.18727 %	0.38245 %

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
 REQUIRED SUPPLEMENTARY PENSION INFORMATION (continued)
 FOR THE YEAR ENDED JUNE 30, 2024**

SCHEDULE OF EMPLOYER CONTRIBUTIONS FOR CALPERS

Fiscal Year Ended	Actuarially Determined Contributions ("ADC")	Contribution in relation to ADC	Contribution Deficiency (Excess)	Covered Employee Payroll	Contributions to Payroll Ratio
06/30/2015	838,251	2,523,285	(1,685,034)	3,460,606	72.91 %
06/30/2016	965,609	965,609	-	3,328,404	29.01 %
06/30/2017	620,373	620,373	-	3,326,175	18.65 %
06/30/2018	691,803	691,803	-	3,567,491	19.39 %
06/30/2019	822,772	822,772	-	3,754,306	21.92 %
06/30/2020	951,081	951,081	-	3,866,637	24.60 %
06/30/2021	1,083,614	1,083,614	-	3,985,360	27.19 %
06/30/2022	1,175,621	1,175,621	-	4,099,698	28.68 %
06/30/2023	1,275,956	1,275,956	-	4,493,690	28.39 %
06/30/2024	1,352,178	1,352,178	-	5,251,386	25.75 %

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
REQUIRED SUPPLEMENTARY OPEB INFORMATION
FOR THE YEAR ENDED JUNE 30, 2024**

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

Total OPEB Liability:	<u>June 30, 2017</u>	<u>June 30, 2018</u>	<u>June 30, 2019</u>	<u>June 30, 2020</u>	<u>June 30, 2021</u>	<u>June 30, 2022</u>	<u>June 30, 2023</u>
Service cost	\$ 45,176	\$ 46,644	\$ 48,160	\$ 67,619	\$ 69,817	\$ 37,652	\$ 38,876
Interest	81,826	88,177	94,421	108,642	117,143	67,291	72,195
Change of benefit terms	-	-	-	-	(821,966)	-	-
Differences between expected and actual experience	-	-	41,489	-	(92,766)	-	(66,347)
Changes of assumptions	-	-	74,185	-	-	-	111,649
Benefit paid to retirees	<u>(19,682)</u>	<u>(38,920)</u>	<u>(38,573)</u>	<u>(40,393)</u>	<u>(50,558)</u>	<u>(27,800)</u>	<u>(31,192)</u>
Net change in total OPEB liability	<u>107,320</u>	<u>95,901</u>	<u>219,682</u>	<u>135,868</u>	<u>(778,330)</u>	<u>77,143</u>	<u>125,181</u>
Plan fiduciary net position - beginning	<u>1,268,703</u>	<u>1,376,023</u>	<u>1,471,924</u>	<u>1,601,606</u>	<u>1,827,474</u>	<u>1,049,144</u>	<u>1,126,287</u>
Plan fiduciary net position - ending	<u>\$ 1,376,023</u>	<u>\$ 1,471,924</u>	<u>\$ 1,691,606</u>	<u>\$ 1,827,474</u>	<u>\$ 1,049,144</u>	<u>\$ 1,126,287</u>	<u>\$ 1,251,468</u>
Plan Fiduciary Net Position:							
Employer contributions	\$ 42,275	\$ 99,103	\$ 102,591	\$ 121,837	\$ 149,870	\$ 27,800	\$ 31,192
Net investment income	39,593	35,088	33,119	22,387	202,638	(139,041)	57,760
Benefit paid to retirees	(19,682)	(38,920)	(38,573)	(40,393)	(50,558)	(27,800)	(31,192)
Administrative expense	<u>(194)</u>	<u>(236)</u>	<u>(115)</u>	<u>(310)</u>	<u>(279)</u>	<u>(263)</u>	<u>(261)</u>
Net change in plan fiduciary net position	61,992	95,935	97,022	103,521	301,671	(139,304)	57,499
Plan fiduciary net position - beginning	<u>379,639</u>	<u>441,631</u>	<u>536,666</u>	<u>633,688</u>	<u>737,209</u>	<u>1,038,880</u>	<u>899,576</u>
Plan fiduciary net position - ending	<u>\$ 441,631</u>	<u>\$ 536,666</u>	<u>\$ 633,688</u>	<u>\$ 737,209</u>	<u>\$ 1,038,880</u>	<u>\$ 899,576</u>	<u>\$ 957,075</u>
Authority's net OPEB liability	<u>\$ 934,392</u>	<u>\$ 935,258</u>	<u>\$ 1,057,918</u>	<u>\$ 1,090,265</u>	<u>\$ 87,407</u>	<u>\$ 236,711</u>	<u>\$ 294,393</u>
Plan fiduciary net position as a percentage of the total OPEB liability	32.09 %	36.46 %	37.46 %	40.34 %	99.10 %	79.87 %	76.48 %
Covered payroll	<u>\$ 3,326,175</u>	<u>\$ 3,567,491</u>	<u>\$ 3,754,306</u>	<u>\$ 3,866,638</u>	<u>\$ 3,985,360</u>	<u>\$ 4,099,698</u>	<u>\$ 4,493,690</u>
Authority's net OPEB liability (asset) as a percentage of its covered-employee payroll	28.09 %	26.22 %	28.18 %	28.20 %	2.19 %	5.53 %	6.55 %

*** This schedule is required to present ten years of information. The information above is presented for the years currently available. A full ten-year trend will be built as the information becomes available in the future.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
REQUIRED SUPPLEMENTARY OPEB INFORMATION (continued)
FOR THE YEAR ENDED JUNE 30, 2024**

SCHEDULE OF EMPLOYER CONTRIBUTIONS FOR OPEB

Fiscal Year <u>Ended</u>	Actuarially Determined Contributions <u>("ADC")</u>	Contribution in relation to ADC	Contribution Deficiency <u>(Excess)</u>	Covered Employee <u>Payroll</u>	Contributions to Payroll <u>Ratio</u>
06/30/2018	80,541	81,541	-	3,567,491.00	2.26 %
06/30/2019	85,000	85,000	-	3,754,306.00	2.26 %
06/30/2020	104,000	104,000	-	3,866,638.00	2.69 %
06/30/2021	123,000	123,000	-	4,099,698.00	3.09 %
06/30/2022	27,800	27,800	-	4,099,698.00	0.01 %
06/30/2023	31,192	31,192	-	4,099,698.00	0.01 %
06/30/2024	31,192	31,192	-	4,493,690.00	0.01 %

*** This schedule is required to present ten years of information. The information above is presented for the years currently available. A full ten-year trend will be built as the information becomes available in the future.

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
NOTES TO THE REQUIRED SUPPLEMENTARY PENSION AND OPEB INFORMATION
FOR THE YEAR ENDED JUNE 30, 2024

- The Schedule of Proportionate Share of Net Pension Liability presents the Authority's portion of CalPERS Miscellaneous Risk Pool NPL as a dollar value as well as a percentage. The funded ratio represents the Authority's proportionate share of the Plan's Fiduciary Net Position as a percentage of the Authority's proportionate share of the Total Pension Liability. GASB 68 requires this schedule to include ten-year trend analysis. The trend analysis is intended to aid the reader in determining the financial health of the pension plan. The schedule contains all currently known information and will be built prospectively as the information becomes available, until the ten year requirement has been met. The Miscellaneous Risk Pool information is provided by CalPERS in its "GASB 68 Accounting Report for the measurement date of June 30, 2023. The Authority's proportionate share is calculated using information provided by CalPERS in its "Schedule of Employer Allocations for Components of Net Pension Liability and Schedule of Collective Pension Amounts, June 30, 2022.
- The Schedule of Employer Contributions to CalPERS presents information regarding the Authority's required contributions to CalPERS, the amounts actually contributed, and any excess or deficiency to the contributions required. This schedule reports only employer required contributions. See also footnote 15 to the Basic Financial Statements for the contributions, both employer and employee, for the current fiscal year. GASB 68 requires this schedule to include ten-year trend analysis. The trend analysis is intended to aid the reader in determining the financial health of the pension plan. The schedule contains all currently known information and will be built prospectively as the information becomes available, until the ten year requirement has been met.
- The Schedule of Changes in the Net OPEB Liability and Related Ratios present the changes in the Authority's Total OPEB Liability (TOL) and Fiduciary Net Position (FNP) of the plan. GASB 75 requires this schedule to include ten-year trend analysis. The trend analysis is intended to aid the reader in determining the financial health of the pension plan. The schedule contains all currently known information and will be built prospectively as the information becomes available, until the ten year requirement has been met. See also footnote 16 to the Financial Statements.
- The Schedule of Employer Contributions to OPEB presents information regarding the Authority's required contributions to their OPEB plan, the amounts actually contributed, and any excess or deficiency to the contributions required. This schedule reports only employer required contributions. See also footnote 16 to the Basic Financial Statements for the contributions, both employer and employee, for the current fiscal year. GASB 75 requires this schedule to include ten-year trend analysis. The trend analysis is intended to aid the reader in determining the financial health of the pension plan. The schedule contains all currently known information and will be built prospectively as the information becomes available, until the ten year requirement has been met.
- There were no changes to the benefit terms that applied to the Authority's plans.
- There were no changes to the assumptions applied to the Authority's plans, except as follows for the OPEB plan. The assumed rates for retirement, turnover, and mortality changed from the 2017 GASB OPEB Assumptions Model rates to the 2021 CalPERS pension valuation rates.

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 06/30/2024

	Project Total	14,879 Mainstream Vouchers	14,HCV MTW Demonstration Program for HCV program	14,239 HOME Investment Partnerships Program	14,249 Section 8 Moderate Rehabilitation Single Room Occupancy	14,896 PIH Family Self-Sufficiency Program	14,EFA FSS Escrow Forfeiture Account
111 Cash - Unrestricted	\$7,436,331	\$967,573	\$0	\$0	\$159,258	\$0	\$1,079
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0
113 Cash - Other Restricted	\$0	\$531	\$0	\$0	\$0	\$0	\$98,844
114 Cash - Tenant Security Deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
100 Total Cash	\$7,436,331	\$968,104	\$0	\$0	\$159,258	\$0	\$99,923
121 Accounts Receivable - PHA Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0
122 Accounts Receivable - HUD Other Projects	\$0	\$0	\$0	\$0	\$0	\$22,459	\$0
124 Accounts Receivable - Other Government	\$0	\$0	\$0	\$225,210	\$0	\$0	\$0
125 Accounts Receivable - Miscellaneous	\$0	\$17,487	\$0	\$0	\$0	\$0	\$0
126 Accounts Receivable - Tenants	\$0	\$0	\$0	\$0	\$0	\$0	\$0
126.1 Allowance for Doubtful Accounts -Tenants	\$0	\$0	\$0	\$0	\$0	\$0	\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0
128 Fraud Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	\$0	\$0	\$0
129 Accrued Interest Receivable	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$17,487	\$0	\$225,210	\$0	\$22,459	\$0
131 Investments - Unrestricted	\$0	\$0	\$0	\$0	\$0	\$0	\$0
132 Investments - Restricted	\$0	\$0	\$0	\$0	\$0	\$0	\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0
142 Prepaid Expenses and Other Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0
143 Inventories	\$0	\$0	\$0	\$0	\$0	\$0	\$0
143.1 Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0	\$0	\$0	\$0
144 Inter Program Due From	\$0	\$0	\$0	\$0	\$0	\$0	\$0
145 Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150 Total Current Assets	\$7,436,331	\$985,591	\$0	\$225,210	\$159,258	\$22,459	\$99,923
161 Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
162 Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0
163 Furniture, Equipment & Machinery - Dwellings	\$0	\$0	\$0	\$0	\$0	\$0	\$0
164 Furniture, Equipment & Machinery - Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0
165 Leasehold Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
166 Accumulated Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
167 Construction in Progress	\$0	\$0	\$0	\$0	\$0	\$0	\$0
168 Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0
173 Grants Receivable - Non Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0
174 Other Assets	\$0	\$2,611	\$0	\$0	\$0	\$0	\$0
176 Investments in Joint Ventures	\$0	\$0	\$0	\$0	\$0	\$0	\$0
180 Total Non-Current Assets	\$0	\$2,611	\$0	\$0	\$0	\$0	\$0
200 Deferred Outflow of Resources	\$354,080	\$76,353	\$0	\$0	\$3,869	\$0	\$0
290 Total Assets and Deferred Outflow of Resources	\$7,790,411	\$1,064,555	\$0	\$225,210	\$163,127	\$22,459	\$99,923

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 06/30/2024

	Project Total	14,879 Mainstream Vouchers	14,HCV MTW Demonstration Program for HCV program	14,239 HOME Investment Partnerships Program	14,249 Section 8 Moderate Rehabilitation Single Room Occupancy	14,896 PIH Family Self-Sufficiency Program	14,EFA FSS Escrow Forfeiture Account
311 Bank Overdraft	\$0	\$0	\$0	\$0	\$0	\$0	\$0
312 Accounts Payable <= 90 Days	\$0	\$0	\$0	\$0	\$0	\$0	\$0
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$0	\$4,359	\$0	\$2,431	\$185	\$7,514	\$0
322 Accrued Compensated Absences - Current Portion	\$0	\$712	\$0	\$0	\$28	\$0	\$0
324 Accrued Contingency Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0
325 Accrued Interest Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	\$11,437	\$0	\$1,079
332 Account Payable - PHA Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0
333 Accounts Payable - Other Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0
341 Tenant Security Deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
342 Unearned Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$0	\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345 Other Current Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
346 Accrued Liabilities - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
347 Inter Program - Due To	\$0	\$0	\$0	\$222,863	\$0	\$14,945	\$0
348 Loan Liability - Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0
310 Total Current Liabilities	\$0	\$5,071	\$0	\$225,294	\$11,630	\$22,459	\$1,079
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$0	\$0
353 Non-current Liabilities - Other	\$0	\$531	\$0	\$0	\$0	\$0	\$0
354 Accrued Compensated Absences - Non Current	\$0	\$12,260	\$0	\$0	\$476	\$0	\$0
355 Loan Liability - Non Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0
356 FASB 5 Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$1,379,852	\$155,853	\$0	\$0	\$9,228	\$0	\$0
350 Total Non-Current Liabilities	\$1,379,852	\$168,644	\$0	\$0	\$9,704	\$0	\$0
300 Total Liabilities	\$1,379,852	\$173,715	\$0	\$225,294	\$21,334	\$22,459	\$1,079
400 Deferred Inflow of Resources	\$91,861	\$5,493	\$0	\$0	\$1,416	\$0	\$0
508,4 Net Investment in Capital Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0
511,4 Restricted Net Position	\$0	\$0	\$0	\$0	\$0	\$0	\$98,844
512,4 Unrestricted Net Position	\$6,318,698	\$885,347	\$0	-\$84	\$140,377	\$0	\$0
513 Total Equity - Net Assets / Position	\$6,318,698	\$885,347	\$0	-\$84	\$140,377	\$0	\$98,844
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$7,790,411	\$1,064,555	\$0	\$225,210	\$163,127	\$22,459	\$99,923

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 06/30/2024

	14,267 Continuum of Care Program	14,881 Moving to Work Demonstration Program	1 Business Activities	2 State/Local	6,2 Component Unit - Blended	10,427 Rural Rental Assistance Payments	14,871 Housing Choice Vouchers
111 Cash - Unrestricted	\$0	\$4,642,826	\$4,405,202	\$713,340	\$21,331,567	\$454,024	\$106,893
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$0	\$1,582,674	\$132,747	\$875,322	\$0
113 Cash - Other Restricted	\$0	\$164,855	\$0	\$0	\$74,848	\$0	\$305,285
114 Cash - Tenant Security Deposits	\$0	\$0	\$11,455	\$0	\$214,624	\$50,133	\$0
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
100 Total Cash	\$0	\$4,807,681	\$4,416,657	\$2,296,014	\$21,753,786	\$1,379,479	\$412,178
121 Accounts Receivable - PHA Projects	\$0	\$6,269	\$0	\$0	\$0	\$0	\$0
122 Accounts Receivable - HUD Other Projects	\$94,234	\$0	\$0	\$0	\$0	\$0	\$0
124 Accounts Receivable - Other Government	\$0	\$0	\$0	\$60,233	\$0	\$3,932	\$0
125 Accounts Receivable - Miscellaneous	\$0	\$163,796	\$0	\$3,270	\$1,877	\$0	\$6,635
126 Accounts Receivable - Tenants	\$0	\$0	\$0	\$0	\$76,563	\$996	\$0
126.1 Allowance for Doubtful Accounts - Tenants	\$0	\$0	\$0	\$0	-\$51,199	-\$446	\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	-\$8,719	\$0	\$0	\$0	\$0	-\$286
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0
128 Fraud Recovery	\$0	\$276,223	\$0	\$0	\$0	\$0	\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	-\$276,223	\$0	\$0	\$0	\$0	\$0
129 Accrued Interest Receivable	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$94,234	\$161,346	\$0	\$63,503	\$27,241	\$4,482	\$6,349
131 Investments - Unrestricted	\$0	\$0	\$0	\$0	\$0	\$0	\$0
132 Investments - Restricted	\$0	\$0	\$0	\$0	\$0	\$0	\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0
142 Prepaid Expenses and Other Assets	\$0	\$0	\$129,841	\$0	\$119,276	\$0	\$0
143 Inventories	\$0	\$0	\$0	\$0	\$0	\$0	\$0
143.1 Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0	\$0	\$0	\$0
144 Inter Program Due From	\$0	\$969	\$378,284	\$0	\$3,912	\$0	\$0
145 Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150 Total Current Assets	\$94,234	\$4,969,896	\$4,924,782	\$2,359,517	\$21,904,215	\$1,383,961	\$418,527
161 Land	\$0	\$0	\$1,912,500	\$0	\$6,093,957	\$124,076	\$0
162 Buildings	\$0	\$0	\$6,372,831	\$0	\$6,009,544	\$6,239,646	\$0
163 Furniture, Equipment & Machinery - Dwellings	\$0	\$0	\$0	\$0	\$26,200	\$0	\$0
164 Furniture, Equipment & Machinery - Administration	\$0	\$0	\$319,457	\$0	\$0	\$0	\$0
165 Leasehold Improvements	\$0	\$0	\$641,759	\$0	\$0	\$0	\$0
166 Accumulated Depreciation	\$0	\$0	-\$5,184,915	\$0	-\$2,367,034	-\$5,882,155	\$0
167 Construction in Progress	\$0	\$0	\$0	\$0	\$9,106,156	\$556,223	\$0
168 Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$4,061,632	\$0	\$18,868,823	\$1,037,790	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$11,223,088	\$42,000	\$0	\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0
173 Grants Receivable - Non Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0
174 Other Assets	\$0	\$0	\$239,172	\$0	\$0	\$0	\$0
176 Investments in Joint Ventures	\$0	\$0	\$0	\$0	\$0	\$0	\$0
180 Total Non-Current Assets	\$0	\$0	\$15,523,892	\$42,000	\$18,868,823	\$1,037,790	\$0
200 Deferred Outflow of Resources	\$0	\$3,429,556	\$389,870	\$0	\$0	\$199,257	\$358,334
290 Total Assets and Deferred Outflow of Resources	\$94,234	\$8,399,452	\$20,838,544	\$2,401,517	\$40,773,038	\$2,621,008	\$776,861

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 06/30/2024

	14,267 Continuum of Care Program	14,881 Moving to Work Demonstration Program	1 Business Activities	2 State/Local	6,2 Component Unit - Blended	10,427 Rural Rental Assistance Payments	14,871 Housing Choice Vouchers
311 Bank Overdraft	\$0	\$0	\$0	\$0	\$0	\$0	\$0
312 Accounts Payable <= 90 Days	\$3,262	\$0	\$58,788	\$20,586	\$1,282,448	\$472,699	\$0
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0	\$0	\$2,547	\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$48	\$173,887	\$53,969	\$1,457	\$1,954	\$10,254	\$0
322 Accrued Compensated Absences - Current Portion	\$0	\$26,892	\$26,016	\$386	\$0	\$7,645	\$2,994
324 Accrued Contingency Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0
325 Accrued Interest Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
332 Account Payable - PHA Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0
333 Accounts Payable - Other Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0
341 Tenant Security Deposits	\$0	\$0	\$11,455	\$0	\$214,624	\$50,133	\$0
342 Unearned Revenue	\$0	\$57	\$0	\$398,963	\$1,852	\$1,135	\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$173,615	\$0	\$0	\$0	\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345 Other Current Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
346 Accrued Liabilities - Other	\$0	\$3	\$0	\$0	\$800	\$0	\$0
347 Inter Program - Due To	\$90,924	\$3,912	\$0	\$25,551	\$24,869	\$0	\$0
348 Loan Liability - Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0
310 Total Current Liabilities	\$94,234	\$204,751	\$323,843	\$446,943	\$1,529,094	\$541,866	\$2,994
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$0	\$0	\$486,595	\$1,582,674	\$10,464,596	\$0	\$0
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0	\$0	\$0	\$0	\$0	\$0
353 Non-current Liabilities - Other	\$0	\$164,855	\$0	\$0	\$1,131,395	\$0	\$39,387
354 Accrued Compensated Absences - Non Current	\$0	\$437,920	\$59,143	\$2,878	\$6,017	\$23,724	\$40,217
355 Loan Liability - Non Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0
356 FASB 5 Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$0	\$8,123,488	\$617,354	\$0	\$0	\$458,483	\$848,775
350 Total Non-Current Liabilities	\$0	\$8,726,263	\$1,163,092	\$1,585,552	\$11,602,008	\$482,207	\$928,379
300 Total Liabilities	\$94,234	\$8,931,014	\$1,486,935	\$2,032,495	\$13,131,102	\$1,024,073	\$931,373
400 Deferred Inflow of Resources	\$0	\$285,192	\$2,008,749	\$0	\$0	\$49,295	\$29,798
508,4 Net Investment in Capital Assets	\$0	\$0	\$3,401,422	-\$1,582,674	\$8,404,227	\$1,037,790	\$0
511,4 Restricted Net Position	\$0	\$0	\$0	\$1,582,674	\$207,595	\$875,322	\$265,898
512,4 Unrestricted Net Position	\$0	-\$816,754	\$13,941,438	\$369,022	\$19,030,114	-\$365,472	-\$450,208
513 Total Equity - Net Assets / Position	\$0	-\$816,754	\$17,342,860	\$369,022	\$27,641,936	\$1,547,640	-\$184,310
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$94,234	\$8,399,452	\$20,838,544	\$2,401,517	\$40,773,038	\$2,621,008	\$776,861

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 06/30/2024

	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	ELIM	Total
111 Cash - Unrestricted	\$414,934	\$829,775	\$0	\$41,462,802
112 Cash - Restricted - Modernization and Development		\$0	\$0	\$2,590,743
113 Cash - Other Restricted	\$82,984	\$0	\$0	\$727,347
114 Cash - Tenant Security Deposits		\$0	\$0	\$276,212
115 Cash - Restricted for Payment of Current Liabilities		\$0	\$0	\$0
100 Total Cash	\$497,918	\$829,775	\$0	\$45,057,104
121 Accounts Receivable - PHA Projects		\$0	\$0	\$6,269
122 Accounts Receivable - HUD Other Projects		\$0	\$0	\$116,693
124 Accounts Receivable - Other Government		\$0	\$0	\$289,375
125 Accounts Receivable - Miscellaneous	\$9,238	\$0	\$0	\$202,303
126 Accounts Receivable - Tenants		\$0	\$0	\$77,559
126.1 Allowance for Doubtful Accounts - Tenants		\$0	\$0	-\$51,645
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	-\$9,005
127 Notes, Loans, & Mortgages Receivable - Current		\$0	\$0	\$0
128 Fraud Recovery		\$0	\$0	\$276,223
128.1 Allowance for Doubtful Accounts - Fraud		\$0	\$0	-\$276,223
129 Accrued Interest Receivable		\$0	\$0	\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$9,238	\$0	\$0	\$631,549
131 Investments - Unrestricted		\$0	\$0	\$0
132 Investments - Restricted		\$0	\$0	\$0
135 Investments - Restricted for Payment of Current Liability		\$0	\$0	\$0
142 Prepaid Expenses and Other Assets		\$0	\$0	\$249,117
143 Inventories		\$0	\$0	\$0
143.1 Allowance for Obsolete Inventories		\$0	\$0	\$0
144 Inter Program Due From		\$0	-\$383,065	\$0
145 Assets Held for Sale		\$0	\$0	\$0
150 Total Current Assets	\$507,156	\$829,775	-\$383,065	\$45,937,770
161 Land		\$0	\$0	\$8,130,533
162 Buildings		\$0	\$0	\$18,622,021
163 Furniture, Equipment & Machinery - Dwellings		\$0	\$0	\$26,200
164 Furniture, Equipment & Machinery - Administration		\$0	\$0	\$319,457
165 Leasehold Improvements		\$0	\$0	\$641,759
166 Accumulated Depreciation		\$0	\$0	-\$13,434,104
167 Construction in Progress		\$0	\$0	\$9,662,379
168 Infrastructure		\$0	\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$23,968,245
171 Notes, Loans and Mortgages Receivable - Non-Current		\$0	-\$8,950,872	\$2,314,216
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due		\$0	\$0	\$0
173 Grants Receivable - Non Current		\$0	\$0	\$0
174 Other Assets		\$0	-\$227,664	\$14,119
176 Investments in Joint Ventures		\$0	\$0	\$0
180 Total Non-Current Assets	\$0	\$0	-\$9,178,536	\$26,296,580
200 Deferred Outflow of Resources	\$237,436	\$12,229	-\$69,467	\$4,991,517
290 Total Assets and Deferred Outflow of Resources	\$744,592	\$842,004	-\$9,531,068	\$77,225,867

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 06/30/2024

	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	ELIM	Total
311 Bank Overdraft		\$0	\$0	\$0
312 Accounts Payable <= 90 Days		\$0	\$0	\$1,837,783
313 Accounts Payable >90 Days Past Due		\$0	\$0	\$2,547
321 Accrued Wage/Payroll Taxes Payable	\$7,694	\$298	\$0	\$264,030
322 Accrued Compensated Absences - Current Portion	\$1,002	\$50	\$0	\$65,725
324 Accrued Contingency Liability		\$0	\$0	\$0
325 Accrued Interest Payable		\$0	\$0	\$0
331 Accounts Payable - HUD PHA Programs	\$839	\$16,615	\$0	\$29,970
332 Account Payable - PHA Projects		\$0	\$0	\$0
333 Accounts Payable - Other Government		\$0	\$0	\$0
341 Tenant Security Deposits		\$0	\$0	\$276,212
342 Unearned Revenue	\$82,984	\$0	\$0	\$484,991
344 Current Portion of Long-term Debt - Operating Borrowings		\$0	\$0	\$173,615
344 Current Portion of Long-term Debt - Operating Borrowings		\$0	\$0	\$0
345 Other Current Liabilities		\$0	\$0	\$0
346 Accrued Liabilities - Other		\$0	\$0	\$803
347 Inter Program - Due To		\$0	-\$383,064	\$0
348 Loan Liability - Current		\$0	\$0	\$0
310 Total Current Liabilities	\$92,519	\$16,963	-\$383,064	\$3,135,676
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		\$0	-\$8,950,872	\$3,582,993
352 Long-term Debt, Net of Current - Operating Borrowings		\$0	\$0	\$0
353 Non-current Liabilities - Other	\$165	\$0	-\$147,197	\$1,189,136
354 Accrued Compensated Absences - Non Current	\$17,767	\$686	\$0	\$601,088
355 Loan Liability - Non Current		\$0	\$0	\$0
356 FASB 5 Liabilities		\$0	\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$226,694	\$32,161	-\$80,467	\$11,771,421
350 Total Non-Current Liabilities	\$244,626	\$32,847	-\$9,178,536	\$17,144,638
300 Total Liabilities	\$337,145	\$49,810	-\$9,561,600	\$20,280,314
400 Deferred Inflow of Resources		\$5,877	-\$69,467	\$2,408,214
508.4 Net Investment in Capital Assets		\$0	\$8,950,872	\$20,211,637
511.4 Restricted Net Position	\$0	\$0	\$0	\$3,030,333
512.4 Unrestricted Net Position	\$407,447	\$786,317	-\$8,950,873	\$31,295,369
513 Total Equity - Net Assets / Position	\$407,447	\$786,317	-\$1	\$54,537,339
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$744,592	\$542,004	-\$9,631,068	\$77,225,867

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Revenue and Expense Summary

Fiscal Year End: 06/30/2024

	Project Total	14,879 Mainstream Vouchers	14,HCV MTW Demonstration Program for HCV program	14,239 HOME Investment Partnerships Program	14,249 Section 8 Moderate Rehabilitation Single Room Occupancy	14,896 PIH Family Self-Sufficiency Program	14,EFA FSS Escrow Forfeiture Account
70300 Net Tenant Rental Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70400 Tenant Revenue - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$0	\$4,184,759	\$124,394,058	\$0	\$111,960	\$193,338	\$0
70610 Capital Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70710 Management Fee							
70720 Asset Management Fee							
70730 Book Keeping Fee							
70740 Front Line Service Fee							
70750 Other Fees							
70700 Total Fee Revenue							
70800 Other Government Grants	\$0	\$0	\$0	\$553,773	\$0	\$0	\$0
71100 Investment Income - Unrestricted	\$119,519	\$13,976	\$0	\$0	\$2,374	\$0	\$0
71200 Mortgage Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71310 Cost of Sale of Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71400 Fraud Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71500 Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$36,814
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0
72000 Investment Income - Restricted	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70000 Total Revenue	\$119,519	\$4,198,735	\$124,394,058	\$553,773	\$114,334	\$193,338	\$36,814
91100 Administrative Salaries	\$0	\$98,893	\$0	\$36,920	\$3,907	\$0	\$0
91200 Auditing Fees	\$0	\$778	\$0	\$81	\$28	\$0	\$0
91300 Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
91310 Book-keeping Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
91400 Advertising and Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
91500 Employee Benefit contributions - Administrative	\$0	\$57,935	\$0	\$11,644	\$2,259	\$0	\$0
91600 Office Expenses	\$0	\$12,417	\$0	\$4,618	\$491	\$0	\$0
91700 Legal Expense	\$0	\$142	\$0	\$79	\$5	\$0	\$0
91800 Travel	\$0	\$652	\$0	\$240	\$32	\$0	\$0
91810 Allocated Overhead	\$0	\$10,521	\$0	\$4,112	\$416	\$0	\$0
91900 Other	\$0	\$10,803	\$0	\$4,314	\$406	\$0	\$0
91000 Total Operating - Administrative	\$0	\$192,141	\$0	\$62,008	\$7,544	\$0	\$0
92000 Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
92100 Tenant Services - Salaries	\$0	\$0	\$0	\$0	\$0	\$144,806	\$0
92200 Relocation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0	\$0	\$0	\$0	\$47,617	\$0
92400 Tenant Services - Other	\$0	\$0	\$0	\$528,375	\$0	\$915	\$0
92500 Total Tenant Services	\$0	\$0	\$0	\$528,375	\$0	\$193,338	\$0
93100 Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93200 Electricity	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93300 Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93400 Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93500 Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93600 Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93700 Employee Benefit Contributions - Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93800 Other Utilities Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93000 Total Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Revenue and Expense Summary

Fiscal Year End: 06/30/2024

	Project Total	14,879 Mainstream Vouchers	14,HCV MTW Demonstration Program for HCV program	14,239 HOME Investment Partnerships Program	14,249 Section 8 Moderate Rehabilitation Single Room Occupancy	14,896 PIH Family Self-Sufficiency Program	14,EFA FSS Escrow Forfeiture Account
94100 Ordinary Maintenance and Operations - Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0
94200 Ordinary Maintenance and Operations - Materials and Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
94300 Ordinary Maintenance and Operations Contracts	\$0	\$0	\$0	\$0	\$0	\$0	\$0
94500 Employee Benefit Contributions - Ordinary Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
94000 Total Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95100 Protective Services - Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95300 Protective Services - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance		\$0	\$0	\$0	\$0	\$0	\$0
96120 Liability Insurance		\$2,485	\$0	\$317	\$149	\$0	\$0
96130 Workmen's Compensation		\$893	\$0	\$921	\$35	\$0	\$0
96140 All Other Insurance		\$0	\$0	\$0	\$0	\$0	\$0
96100 Total Insurance Premiums	\$0	\$3,378	\$0	\$1,238	\$184	\$0	\$0
96200 Other General Expenses	\$0	\$1,235	\$0	\$0	\$0	\$0	\$0
96210 Compensated Absences	\$0	\$2,050	\$0	\$0	\$65	\$0	\$0
96300 Payments in Lieu of Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96400 Bad debt - Tenant Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96600 Bad debt - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96800 Severance Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96000 Total Other General Expenses	\$0	\$3,285	\$0	\$0	\$65	\$0	\$0
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$0	\$198,804	\$0	\$591,621	\$7,793	\$193,338	\$0
97000 Excess of Operating Revenue over Operating Expenses	\$119,519	\$3,999,931	\$124,394,058	-\$37,848	\$106,541	\$0	\$36,814
97100 Extraordinary Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97300 Housing Assistance Payments	\$0	\$3,843,235	\$0	\$0	\$91,838	\$0	\$0
97350 HAP Portability-In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97400 Depreciation Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97500 Fraud Losses	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97600 Capital Outlays - Governmental Funds							
97700 Debt Principal Payment - Governmental Funds							
97800 Dwelling Units Rent Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
90000 Total Expenses	\$0	\$4,042,039	\$0	\$591,621	\$99,631	\$193,338	\$0

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Revenue and Expense Summary

Fiscal Year End: 06/30/2024

	Project Total	14,879 Mainstream Vouchers	14,HCV MTW Demonstration Program for HCV program	14,239 HOME Investment Partnerships Program	14,249 Section 8 Moderate Rehabilitation Single Room Occupancy	14,896 PIH Family Self-Sufficiency Program	14,EFA FSS Escrow Forfeiture Account
10010 Operating Transfer In	\$0	\$0	\$0	\$37,848	\$0	\$0	\$0
10020 Operating transfer Out	\$0	\$0	-\$124,394,058	\$0	\$0	\$0	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds							
10060 Proceeds from Property Sales							
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10080 Special Items (Net Gain/Loss)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10091 Inter Project Excess Cash Transfer In	\$0						
10092 Inter Project Excess Cash Transfer Out	\$0						
10093 Transfers between Program and Project - In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10094 Transfers between Project and Program - Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	-\$124,394,058	\$37,848	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$119,519	\$156,696	\$0	\$0	\$14,703	\$0	\$36,814
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$6,199,179	\$728,651	\$0	-\$84	\$125,674	\$0	\$62,030
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11050 Changes in Compensated Absence Balance							
11060 Changes in Contingent Liability Balance							
11070 Changes in Unrecognized Pension Transition Liability							
11080 Changes in Special Term/Severance Benefits Liability							
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents							
11100 Changes in Allowance for Doubtful Accounts - Other							
11170 Administrative Fee Equity							
11180 Housing Assistance Payments Equity							
11190 Unit Months Available	0	2880	0	0	132	0	0
11210 Number of Unit Months Leased	0	1983	0	0	124	0	0

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Revenue and Expense Summary

Fiscal Year End: 06/30/2024

	14,267 Continuum of Care Program	14,881 Moving to Work Demonstration Program	1 Business Activities	2 State/Local	6,2 Component Unit - Blended	10,427 Rural Rental Assistance Payments	14,871 Housing Choice Vouchers
70300 Net Tenant Rental Revenue	\$0	\$0	\$23,508	\$0	\$9,764,222	\$675,512	\$0
70400 Tenant Revenue - Other	\$0	\$0	\$0	\$0	\$168,002	\$31,509	\$0
70500 Total Tenant Revenue	\$0	\$0	\$23,508	\$0	\$9,932,224	\$707,021	\$0
70600 HUD PHA Operating Grants	\$960,834	\$0	\$0	\$0	\$0	\$0	\$11,621,030
70610 Capital Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70710 Management Fee							
70720 Asset Management Fee							
70730 Book Keeping Fee							
70740 Front Line Service Fee							
70750 Other Fees			\$0				
70700 Total Fee Revenue							
70800 Other Government Grants	\$0	\$0	\$0	\$437,094	\$0	\$11,444	\$0
71100 Investment Income - Unrestricted	\$0	\$65,122	\$220,153	\$12,605	\$815,348	\$3,379	\$0
71200 Mortgage Interest Income	\$0	\$0	\$7,583	\$0	\$0	\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71310 Cost of Sale of Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71400 Fraud Recovery	\$0	\$22,531	\$0	\$0	\$0	\$0	\$0
71500 Other Revenue	\$0	\$126,732	\$2,135,004	\$14,705	\$0	\$0	\$0
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0
72000 Investment Income - Restricted	\$0	\$0	\$0	\$0	\$7,500	\$55,874	\$0
70000 Total Revenue	\$960,834	\$214,385	\$2,386,248	\$464,404	\$10,755,072	\$777,718	\$11,621,030
91100 Administrative Salaries	\$452	\$3,545,489	\$1,910,757	\$19,501	\$34,620	\$201,931	\$385,208
91200 Auditing Fees	\$12	\$28,870	\$3,827	\$126	\$15,859	\$1,608	\$3,137
91300 Management Fee	\$0	\$0	\$0	\$0	\$1,107,800	\$0	\$0
91310 Book-keeping Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
91400 Advertising and Marketing	\$0	\$18,204	\$8,024	\$0	\$986	\$0	\$1,978
91500 Employee Benefit Contributions - Administrative	\$233	\$2,105,265	\$780,179	\$4,842	\$9,220	\$97,372	\$226,557
91600 Office Expenses	\$31	\$459,148	\$654,980	\$2,445	\$63,801	\$31,678	\$49,885
91700 Legal Expense	\$1	\$30,663	\$8,812	\$34	\$5,386	\$5,013	\$3,331
91800 Travel	\$18	\$26,480	\$35,014	\$125	\$724	\$1,726	\$2,675
91810 Allocated Overhead	\$48	\$378,620	-\$3,097,932	\$2,118	\$0	\$26,097	\$41,136
91900 Other	\$51	\$497,808	\$690,053	\$2,142	\$10,924	\$26,512	\$52,793
91000 Total Operating - Administrative	\$846	\$7,090,527	\$993,714	\$31,333	\$1,249,320	\$391,937	\$766,900
92000 Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
92100 Tenant Services - Salaries	\$0	\$0	\$0	\$0	\$0	\$0	\$0
92200 Relocation Costs	\$0	\$0	\$0	\$0	\$4,480	\$0	\$0
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
92400 Tenant Services - Other	\$21,153	\$0	\$0	\$412,500	\$156,978	\$5,552	\$0
92500 Total Tenant Services	\$21,153	\$0	\$0	\$412,500	\$161,458	\$5,552	\$0
93100 Water	\$0	\$0	\$3,464	\$0	\$227,737	\$81,659	\$0
93200 Electricity	\$0	\$0	\$37,239	\$0	\$52,195	\$13,244	\$0
93300 Gas	\$0	\$0	\$7,049	\$0	\$9,210	\$3,594	\$0
93400 Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93500 Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93600 Sewer	\$0	\$0	\$5,594	\$0	\$157,400	\$69,107	\$0
93700 Employee Benefit Contributions - Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93800 Other Utilities Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93000 Total Utilities	\$0	\$0	\$53,346	\$0	\$446,542	\$167,604	\$0

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Revenue and Expense Summary

Fiscal Year End: 06/30/2024

	14,267 Continuum of Care Program	14,881 Moving to Work Demonstration Program	1 Business Activities	2 State/Local	6,2 Component Unit - Blended	10,427 Rural Rental Assistance Payments	14,871 Housing Choice Vouchers
94100 Ordinary Maintenance and Operations - Labor	\$0	\$0	\$150,849	\$0	\$10,548	\$42,708	\$0
94200 Ordinary Maintenance and Operations - Materials and Other	\$0	\$0	\$4,878	\$0	\$80,200	\$17,306	\$0
94300 Ordinary Maintenance and Operations Contracts	\$0	\$0	\$133,534	\$0	\$771,807	\$219,793	\$0
94500 Employee Benefit Contributions - Ordinary Maintenance	\$0	\$0	\$56,947	\$0	\$3,985	\$16,124	\$0
94000 Total Maintenance	\$0	\$0	\$346,208	\$0	\$866,540	\$295,931	\$0
95100 Protective Services - Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95300 Protective Services - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$0	\$0	\$21,129	\$0	\$203,539	\$34,299	\$0
96120 Liability Insurance	\$4	\$78,272	\$58,726	\$169	\$23,904	\$5,420	\$8,504
96130 Workmen's Compensation	\$10	\$32,109	\$32,951	\$238	\$2,470	\$10,624	\$3,489
96140 All Other Insurance	\$0	\$0	\$0	\$0	\$0	\$19,700	\$0
96100 Total Insurance Premiums	\$14	\$110,381	\$112,806	\$407	\$229,913	\$70,043	\$11,993
96200 Other General Expenses	\$0	\$36,288	\$140,768	\$0	\$44,438	\$9,626	\$2,095
96210 Compensated Absences	\$0	\$12,859	\$38,626	\$1,992	\$2,691	\$10,720	\$43,210
96300 Payments in Lieu of Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96400 Bad debt - Tenant Rents	\$0	\$0	\$0	\$0	\$19,883	-\$1,377	\$0
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96600 Bad debt - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96800 Severance Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96000 Total Other General Expenses	\$0	\$49,147	\$179,394	\$1,992	\$67,012	\$18,969	\$45,305
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0	\$19,291	\$0	\$47,269	\$307	\$0
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$19,291	\$0	\$47,269	\$307	\$0
96900 Total Operating Expenses	\$22,013	\$7,250,055	\$1,704,759	\$446,232	\$3,068,054	\$950,343	\$824,198
97000 Excess of Operating Revenue over Operating Expenses	\$938,821	-\$7,035,670	\$681,489	\$18,172	\$7,687,018	-\$172,625	\$10,796,832
97100 Extraordinary Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97300 Housing Assistance Payments	\$938,821	\$108,695,507	\$0	\$0	\$0	\$0	\$10,521,803
97350 HAP Portability-In	\$0	\$110,867	\$0	\$0	\$0	\$0	\$0
97400 Depreciation Expense	\$0	\$0	\$219,223	\$0	\$21,364	\$58,359	\$0
97500 Fraud Losses	\$0	\$0	\$0	\$0	\$0	\$0	\$0
97600 Capital Outlays - Governmental Funds							
97700 Debt Principal Payment - Governmental Funds							
97800 Dwelling Units Rent Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
90000 Total Expenses	\$960,834	\$116,056,429	\$1,923,982	\$446,232	\$3,089,418	\$1,008,702	\$11,346,001

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Revenue and Expense Summary

Fiscal Year End: 06/30/2024

	14,267 Continuum of Care Program	14,881 Moving to Work Demonstration Program	1 Business Activities	2 State/Local	6,2 Component Unit - Blended	10,427 Rural Rental Assistance Payments	14,871 Housing Choice Vouchers
10010 Operating Transfer In	\$0	\$124,394,058	\$8,105,441	\$0	\$0	\$0	\$0
10020 Operating transfer Out	\$0	-\$8,046,600	-\$37,847	-\$58,842	\$0	\$0	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds							
10060 Proceeds from Property Sales							
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10080 Special Items (Net Gain/Loss)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10091 Inter Project Excess Cash Transfer In							
10092 Inter Project Excess Cash Transfer Out							
10093 Transfers between Program and Project - In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10094 Transfers between Project and Program - Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10100 Total Other financing Sources (Uses)	\$0	\$116,347,458	\$8,067,594	-\$58,842	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$0	\$505,414	\$8,529,860	-\$40,670	\$7,665,654	-\$230,984	\$275,029
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$0	\$0	\$8,813,000	\$409,692	\$19,976,282	\$1,778,624	-\$1,781,507
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	-\$1,322,168	\$0	\$0	\$0	\$0	\$1,322,168
11050 Changes in Compensated Absence Balance							
11060 Changes in Contingent Liability Balance							
11070 Changes in Unrecognized Pension Transition Liability							
11080 Changes in Special Term/Severance Benefits Liability							
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents							
11100 Changes in Allowance for Doubtful Accounts - Other							
11170 Administrative Fee Equity							-\$450,208
11180 Housing Assistance Payments Equity							\$265,898
11190 Unit Months Available	496	55232	12	0	3010	826	8334
11210 Number of Unit Months Leased	496	54944	12	0	3002	826	5739

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Revenue and Expense Summary

Fiscal Year End: 06/30/2024

	14,EHV Emergency Housing Voucher	14,856 Lower Income Housing Assistance Program_Sectio n 8 Moderate	ELIM	Total
70300 Net Tenant Rental Revenue		\$0	-\$7,568,946	\$2,894,296
70400 Tenant Revenue - Other		\$0	\$0	\$199,511
70500 Total Tenant Revenue	\$0	\$0	-\$7,568,946	\$3,093,807
70600 HUD PHA Operating Grants	\$7,072,109	\$217,690	\$0	\$148,755,778
70610 Capital Grants		\$0	\$0	\$0
70710 Management Fee		\$0	\$0	\$0
70720 Asset Management Fee		\$0	\$0	\$0
70730 Book Keeping Fee		\$0	\$0	\$0
70740 Front Line Service Fee		\$0	\$0	\$0
70750 Other Fees		\$0	\$0	\$0
70700 Total Fee Revenue		\$0	\$0	\$0
70800 Other Government Grants		\$0	\$0	\$1,002,311
71100 Investment Income - Unrestricted	\$7,363	\$13,048	\$0	\$1,272,887
71200 Mortgage Interest Income		\$0	-\$7,582	\$1
71300 Proceeds from Disposition of Assets Held for Sale		\$0	\$0	\$0
71310 Cost of Sale of Assets		\$0	\$0	\$0
71400 Fraud Recovery		\$0	\$0	\$22,531
71500 Other Revenue		\$0	-\$1,706,002	\$607,253
71600 Gain or Loss on Sale of Capital Assets		\$0	\$0	\$0
72000 Investment Income - Restricted		\$0	\$0	\$63,374
70000 Total Revenue	\$7,079,472	\$230,738	-\$9,282,530	\$154,817,942
91100 Administrative Salaries	\$175,354	\$7,013	-\$1,368,959	\$5,051,086
91200 Auditing Fees	\$1,559	\$65	\$0	\$55,950
91300 Management Fee		\$0	-\$1,107,800	\$0
91310 Book-keeping Fee		\$0	\$0	\$0
91400 Advertising and Marketing		\$0	-\$8,024	\$21,168
91500 Employee Benefit contributions - Administrative	\$101,900	\$4,063	-\$555,966	\$2,845,503
91600 Office Expenses	\$22,012	\$881	-\$890,976	\$371,411
91700 Legal Expense	\$251	\$10	-\$7,587	\$46,140
91800 Travel	\$1,410	\$52	-\$30,924	\$38,404
91810 Allocated Overhead	\$18,659	\$747	\$3,171,448	\$555,990
91900 Other	\$18,952	\$730	-\$606,761	\$708,727
91000 Total Operating - Administrative	\$340,097	\$13,561	-\$1,445,549	\$9,694,379
92000 Asset Management Fee		\$0	\$0	\$0
92100 Tenant Services - Salaries		\$0	\$0	\$144,806
92200 Relocation Costs		\$0	\$0	\$4,480
92300 Employee Benefit Contributions - Tenant Services		\$0	\$0	\$47,617
92400 Tenant Services - Other	\$97,439	\$0	\$0	\$1,222,912
92500 Total Tenant Services	\$97,439	\$0	\$0	\$1,419,815
93100 Water		\$0	-\$3,464	\$309,396
93200 Electricity		\$0	-\$37,239	\$65,439
93300 Gas		\$0	-\$7,050	\$12,803
93400 Fuel		\$0	\$0	\$0
93500 Labor		\$0	\$0	\$0
93600 Sewer		\$0	-\$4,727	\$227,374
93700 Employee Benefit Contributions - Utilities		\$0	\$0	\$0
93800 Other Utilities Expense		\$0	\$0	\$0
93000 Total Utilities	\$0	\$0	-\$52,480	\$615,012

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Revenue and Expense Summary

Fiscal Year End: 06/30/2024

	14,EHV Emergency Housing Voucher	14,856 Lower Income Housing Assistance Program_Sectio n 8 Moderate	ELIM	Total
94100 Ordinary Maintenance and Operations - Labor		\$0	\$0	\$204,105
94200 Ordinary Maintenance and Operations - Materials and Other		\$0	-\$4,825	\$97,559
94300 Ordinary Maintenance and Operations Contracts		\$0	-\$132,398	\$992,736
94500 Employee Benefit Contributions - Ordinary Maintenance		\$0	\$0	\$77,056
94000 Total Maintenance	\$0	\$0	-\$137,223	\$1,371,456
95100 Protective Services - Labor		\$0	\$0	\$0
95200 Protective Services - Other Contract Costs		\$0	\$0	\$0
95300 Protective Services - Other		\$0	\$0	\$0
95500 Employee Benefit Contributions - Protective Services		\$0	\$0	\$0
95000 Total Protective Services	\$0	\$0	\$0	\$0
96110 Property Insurance		\$0	-\$6,510	\$252,457
96120 Liability Insurance	\$4,395	\$259	-\$47,307	\$135,297
96130 Workmen's Compensation	\$1,597	\$62	-\$4,873	\$80,526
96140 All Other Insurance		\$0	\$0	\$19,700
96100 Total Insurance Premiums	\$5,992	\$321	-\$58,690	\$487,980
96200 Other General Expenses	\$2,562	\$0	-\$12,060	\$224,952
96210 Compensated Absences	\$1,380	-\$122	\$0	\$113,471
96300 Payments in Lieu of Taxes		\$0	\$0	\$0
96400 Bad debt - Tenant Rents		\$0	\$0	\$18,506
96500 Bad debt - Mortgages		\$0	\$0	\$0
96600 Bad debt - Other		\$0	\$0	\$0
96800 Severance Expense		\$0	\$0	\$0
96000 Total Other General Expenses	\$3,942	-\$122	-\$12,060	\$356,929
96710 Interest of Mortgage (or Bonds) Payable		\$0	-\$7,582	\$59,285
96720 Interest on Notes Payable (Short and Long Term)		\$0	\$0	\$0
96730 Amortization of Bond Issue Costs		\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	-\$7,582	\$59,285
96900 Total Operating Expenses	\$447,470	\$13,760	-\$1,713,584	\$14,004,856
97000 Excess of Operating Revenue over Operating Expenses	\$6,632,002	\$216,978	-\$7,568,946	\$140,813,086
97100 Extraordinary Maintenance		\$0	\$0	\$0
97200 Casualty Losses - Non-capitalized		\$0	\$0	\$0
97300 Housing Assistance Payments	\$6,780,611	\$187,560	-\$7,568,946	\$123,490,429
97350 HAP Portability-In		\$0	\$0	\$110,867
97400 Depreciation Expense		\$0	\$0	\$298,946
97500 Fraud Losses		\$0	\$0	\$0
97600 Capital Outlays - Governmental Funds		\$0	\$0	\$0
97700 Debt Principal Payment - Governmental Funds		\$0	\$0	\$0
97800 Dwelling Units Rent Expense		\$0	\$0	\$0
90000 Total Expenses	\$7,228,081	\$201,320	-\$9,282,530	\$137,905,098

Housing Authority of the County of Santa Cruz (CA072)

Capitola, CA

Submission Type: Audited/Single Audit

Entity Wide Revenue and Expense Summary

Fiscal Year End: 06/30/2024

	14,EHV Emergency Housing Voucher	14,856 Lower Income Housing Assistance Program_Sectio n 8 Moderate	ELIM	Total
10010 Operating Transfer In		\$0	\$133,157,644	\$265,694,991
10020 Operating transfer Out		\$0	-\$133,157,644	-\$265,694,991
10030 Operating Transfers from/to Primary Government		\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit		\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds		\$0		
10060 Proceeds from Property Sales		\$0		
10070 Extraordinary Items, Net Gain/Loss		\$0	\$0	\$0
10080 Special Items (Net Gain/Loss)		\$0	\$0	\$0
10091 Inter Project Excess Cash Transfer In		\$0	\$0	\$0
10092 Inter Project Excess Cash Transfer Out		\$0	\$0	\$0
10093 Transfers between Program and Project - In		\$0	\$0	\$0
10094 Transfers between Project and Program - Out		\$0	\$0	\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$148,609	\$29,418	\$0	\$16,912,844
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$556,056	\$756,899	\$0	\$37,624,496
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors		\$0	\$0	\$0
11050 Changes in Compensated Absence Balance		\$0		
11060 Changes in Contingent Liability Balance		\$0		
11070 Changes in Unrecognized Pension Transition Liability		\$0		
11080 Changes in Special Term/Severance Benefits Liability		\$0		
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents		\$0		
11100 Changes in Allowance for Doubtful Accounts - Other		\$0		
11170 Administrative Fee Equity		\$0		-\$450,208
11180 Housing Assistance Payments Equity		\$0		\$265,898
11190 Unit Months Available	3360	198	0	74480
11210 Number of Unit Months Leased	3352	196	0	70674

AGENDA ITEM SUMMARY

MEETING DATE: March 26, 2025

ITEM NUMBER: 3C

FROM: Executive Director

SUBJECT: AB 282: Source of Income Discrimination

RECOMMENDATION: Endorse AB 282: Discrimination: Housing: Source of Income

BACKGROUND SUMMARY:

At the October 2, 2024 Board of Commissioners meeting, staff shared information regarding limitations of the Housing Opportunities Act (SB 329), which prohibits landlords from discriminating against prospective tenants on the basis of participation in rental assistance programs and therefore protects voucher households from source of income discrimination, but which also prohibits landlords from establishing a preference that *benefits* participants in rental assistance programs. The Board authorized staff to engage in advocacy to propose an amendment to SB 329.

On January 22, 2025 Assemblymember Pellerin introduced AB 282 Discrimination: Housing: Source of Income. AB 282, co-authored by Senator John Laird, explicitly states that it shall not constitute discrimination based on source of income to prioritize applicants for tenancy who qualify for or participate in government sponsored rental assistance or subsidy programs, vouchers, or certificate systems.

At this time, staff seek approval of the Board of Commissioners to endorse AB 282. Upon the Board's approval, staff will continue to engage in advocacy to promote AB 282.

RECOMMENDATION: Endorse AB 282: Discrimination: Housing: Source of Income

AGENDA ITEM SUMMARY

MEETING DATE: March 26, 2025

ITEM NUMBER: 3C

FROM: Executive Director

SUBJECT: AB 282: Source of Income Discrimination

RECOMMENDATION: Endorse AB 282: Discrimination: Housing: Source of Income

BACKGROUND SUMMARY:

At the October 2, 2024 Board of Commissioners meeting, staff shared information regarding limitations of the Housing Opportunities Act (SB 329), which prohibits landlords from discriminating against prospective tenants on the basis of participation in rental assistance programs and therefore protects voucher households from source of income discrimination, but which also prohibits landlords from establishing a preference that *benefits* participants in rental assistance programs. The Board authorized staff to engage in advocacy to propose an amendment to SB 329.

On January 22, 2025 Assemblymember Pellerin introduced AB 282 Discrimination: Housing: Source of Income. AB 282, co-authored by Senator John Laird, explicitly states that it shall not constitute discrimination based on source of income to prioritize applicants for tenancy who qualify for or participate in government sponsored rental assistance or subsidy programs, vouchers, or certificate systems.

At this time, staff seek approval of the Board of Commissioners to endorse AB 282. Upon the Board's approval, staff will continue to engage in advocacy to promote AB 282.

RECOMMENDATION: Endorse AB 282: Discrimination: Housing: Source of Income

AGENDA ITEM SUMMARY

MEETING DATE: March 26, 2025

ITEM NUMBER: 6A

FROM: Executive Director

SUBJECT: Public Hearing, Review and Consideration of Draft 2025 Annual PHA Plan, 5 Year PHA Plan, Housing Choice Voucher Administrative Plan, and MTW Supplement for the Housing Authority of the County of Santa Cruz

RECOMMENDATION: Approve Drafts of the 2025 Annual PHA Plan, 5 Year PHA Plan, Housing Choice Voucher Program Administrative Plan, and Moving to Work Supplement to the PHA Plan.

Adopt Resolution No. 2025-05: Authorizing Execution of PHA Certification of Compliance with PHA Plans and Related Regulations; Board Resolution to Accompany the Annual PHA Plan for the Housing Authority of the County of Santa Cruz.

Adopt Resolution No. 2025-06: Authorizing Execution of MTW Certifications of Compliance with Regulations; Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan for the Housing Authority of the County of Santa Cruz.

BACKGROUND SUMMARY:

The Housing Authority of the County of Santa Cruz has prepared the Annual PHA Plan, 5 Year PHA Plan, Housing Choice Voucher (HCV) Administrative Plan, and MTW Supplement to the PHA Plan as mandated by HUD. This comprehensive set of plans serves as a resource for HUD, participants engaged in PHA programs, and the public. It summarizes fundamental information about the PHA along with discretionary policies, regulations, operational protocols governing its various programs and services, and current and planned Moving to Work (MTW) activities and waivers.

In January 2025, staff reviewed the draft plans with the Resident Advisory Board (RAB). The RAB supported the draft documents as presented. In February 2025, the Board of Commissioners reviewed the draft plans and engaged in constructive discussion.

Public Comment Period

Copies of the draft Annual PHA Agency Plan, 5 Year PHA Plan, HCV Administrative Plan, and MTW Supplement, have been made available to the public through the Housing Authority's website. Additionally, since Friday, February 7, 2025 notices inviting public review and comment on these plans have been continuously published every Friday, in both English and Spanish, in the *Santa Cruz Sentinel*, the *Watsonville Pajaronian*, and the *Hollister Freelance*.

To date, staff have received no public comments on the posted documents. Two required in-person public hearings are scheduled consecutively on March 26, 2025. The first hearing will address general aspects of the Agency Plan, Administrative Plan, and related documents. The second

hearing will focus specifically on MTW Agency Specific Waiver(s).

Copies of the draft Annual PHA Plan, 5 Year PHA Plan, Housing Choice Voucher (HCV) Administrative Plan, and MTW Supplement to the PHA Plan were provided to the Board of Commissioners at the February meeting, and are available at the Housing Authority's website: <https://hacosantacruz.org/general-information/agency-plans/>

The plans will remain under consideration until the Board of Commissioners receives all public feedback. Following this, the Board will direct staff on any necessary modifications, vote to approve the plan documents, and the Chairperson shall then be authorized to execute resolutions, including:

1. A resolution authorizing the Execution of PHA Certifications of Compliance with PHA Plan and Related Regulations for Standard and Streamlined PHA Plans.
2. A resolution authorizing the submission of the MTW Supplement and making required certifications and agreements with HUD with its submission and implementation.

These resolutions and certifications are now recommended to be adopted by the Board.

RECOMMENDATION: Approve Drafts of the 2025 Annual PHA Plan, 5 Year PHA Plan, Housing Choice Voucher Program Administrative Plan, and Moving to Work Supplement to the PHA Plan.

Adopt Resolution No. 2025-05: Authorizing Execution of PHA Certification of Compliance with PHA Plans and Related Regulations; Board Resolution to Accompany the Annual PHA Plan for the Housing Authority of the County of Santa Cruz.

Adopt Resolution No. 2025-06: Authorizing Execution of MTW Certifications of Compliance with Regulations; Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan for the Housing Authority of the County of Santa Cruz.

ATTACHMENTS:

1. Draft 2025 50077-ST-HCV-HP Certification – Housing Authority, for Execution
2. Draft 2025 50075-MTW Certification – Housing Authority, for Execution

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 2025 5-Year Plan and 2025 Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning July 1, 2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD’s Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the County of Santa Cruz

CA072

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 2026-2030

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director

Name Board Chairman

Jennifer Panetta

Providence Martinez Alaniz

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

MTW CERTIFICATIONS OF COMPLIANCE**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (_____), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

MTW PHA NAME

MTW PHA NUMBER/HA CODE

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

NAME OF AUTHORIZED OFFICIAL

TITLE

SIGNATURE

DATE

** Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

AGENDA ITEM SUMMARY

MEETING DATE: March 26, 2025

ITEM NUMBER: 6B

FROM: Executive Director

SUBJECT: Role of the Development Subcommittee

RECOMMENDATION: Expand the Role of the Development Subcommittee

BACKGROUND SUMMARY:

In June 2024, the Board of Commissioners established a Development Subcommittee following a staff recommendation to "establish a subcommittee to provide guidance to staff on evaluating and assessing acquisition and development opportunities before bringing those opportunities to the Board for consideration." The intention behind this recommendation was to create a mechanism for staff to obtain early feedback on potential acquisition opportunities from a subset of Commissioners. This approach has demonstrated to be effective in guiding staff through the initial site assessment to ensure alignment with Board priorities. The Chanticleer Avenue and Portola Drive acquisitions are two examples in which the early guidance from the Subcommittee ensured staff were effectively using time and resources on initiatives that aligned with Board priorities and minimized the risk of presenting incongruous opportunities to the full Board. This model has proven to be effective and has been extremely helpful to staff.

With these two projects proceeding through the Option Terms, staff are recommending a slight expansion of the Subcommittee's role to efficiently use staff time and resources to secure full Board support related to the design and planning of future development projects. Specifically, staff recommends that in addition to evaluating and assessing acquisition and development opportunities, the Subcommittee would also engage in a preliminary meeting with the architect and/or consultants to review initial project elements to provide feedback on design, massing, and unit count for project planning. Following the Subcommittee feedback on the general design, the architect would present the draft design to the full Board for review and approval. At this stage, the Subcommittee's involvement will conclude, and the full Board will receive monthly updates on all projects in the development pipeline through the Directors Report or other staff reports as necessary. This clear delineation allows the subcommittee to provide valuable early-stage guidance to staff, while also ensuring the full Board has ongoing oversight of all projects.

If the Board agrees to the expansion of the Subcommittee role as described above, staff will invite the Subcommittee to meet with the selected architect to review and provide feedback on general design elements for the Chanticleer Avenue project. The expanded roles will remain in effect for all projects unless modified by the Board.

RECOMMENDATION: Expand the Role of the Development Subcommittee

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

AGENDA ITEM SUMMARY

MEETING DATE: March 26, 2025

ITEM NUMBER: 8

FROM: Exec. Director; Deputy Exec. Director

SUBJECT: Director's Report – March 26, 2025

RECOMMENDATION: Receive Report

BACKGROUND SUMMARY:

Please call or e-mail me with questions you might have on any of the Agenda Items for the March 26, 2025 meeting. My phone number is (831) 454-5931 and my email address is jennyp@hacosantacruz.org.

Natural Bridges Apartments – The project is fully leased and 100% occupied. The grand opening event is scheduled for May 9th at 11am, and the guest speakers include but are not limited to Congressman Jimmy Panetta and Santa Cruz Mayor Fred Keeley. The grand opening will be hosted by the Housing Authority as event in collaboration with Affordable Housing Month.

Due to weather the artist for the mural has delayed the start date to March 24th. Staff are working with Michael Daniel Media to create a 3 – 5 minute video to document the mural painting and the grand opening event, highlighting how the symbolism of the mural art reflects the transformation of the Housing Authority, and the significance of the completion of the Natural Bridges project.

Chanticleer Avenue - New Horizons executed the option agreement with the sellers to purchase 2021 – 2031 Chanticleer on October 18, 2024. The initial escrow deposit of \$50,000 has been released to the sellers. The first extension of the initial term of the option was executed on February 10, 2025. This no-cost, 60-day extension offers New Horizons the ability to further engage in the due diligence and to finalize the Environmental Policy Act (NEPA) review. New Horizons may exercise a second option extension for an additional 120-days which includes an escrow deposit of \$70,000.

The California State Historic Preservation Officer (SHPO) provided a response to our NEPA review under Section 106 of the National Historic Preservation Act of 1966 to assess the potential that a federally assisted project may affect a historic property. Staff have consulted with outside General Counsel and the County Department of Community Development and Infrastructure to question the determination by SHPO. Staff are in the process of conducting outreach to SHPO to further clarify the requirements since staff believe their findings fall under CEQA and are not applicable to this project. If staff confirm the SHPO determination is correct, this may delay the closing by approximately 90 days, however, it will not prevent New Horizons from proceeding with the acquisition. If the SHPO determination is rescinded, staff anticipate the property closing to occur in April or early May.

The March meeting for New Horizons Board of Directors includes the staff recommendation for a contract award for the architect. Upon contract execution staff will start working with the architect to coordinate design review meetings including meeting with the New Horizons Board of Directors.

Portola Drive – The Option Agreement to purchase 3501 Portola Drive was executed on March 12, 2025. The option consideration and option deposit of \$50,100 has been transferred to the title company for escrow. The initial option term is 120 days, with a first no-cost option to extend for an additional 60 days, and a second option to extend with an additional escrow deposit of \$100,00 for an additional 120 days. The total maximum option period with extensions is 300 days. The escrow deposits are fully refundable to New Horizons if the parties are unable to agree on a scope and cost of potential environmental remediation. Additionally, the sellers have agreed to cover the initial cost of any environmental remediation at or below \$250K. New Horizons will retain Dudek to conduct the environmental due diligence services, the required NEPA review and prepare cost estimates for potential environmental remediation. Staff will share the outcome of the Phase II environmental assessment with the Board to outline any significant environmental conditions and the estimated costs for remediation.

NAHRO Commissioners Training Opportunity – The National Association of Housing and Redevelopment Officials (NAHRO) offer training that is developed specifically for Housing Authority Board Commissioners. The following training course is being offered remotely via zoom from Tuesday April 29 – Thursday May 1, 2025, from 10am – 1pm each day. The course is available to all HACSC Commissioners. Please contact Courtney Byrd if you are interested in attending.

Course Description

Take a deeper dive into the monitoring and oversight functions of housing agencies. You'll enhance your understanding of agency programs, policies, and budgets, while you learn more about ensuring your agency is on the right track and helping your agency achieve its mission and goals. This course covers the importance of commissioners involvement in strategic planning and the benefits this activity has in shaping the future of the agency and its ability to meet the unique needs of their community. Join us to build your skills and comfort with all those acronyms and complex things going on in your agency.

Follow Up on Data Regarding Rent Burdens – At the February Board of Commissioners meeting, the Board discussed requesting a waiver that would allow program participants to lease housing with rent burdens above 40% at the time of initial lease up. During the staff report, staff emphasized that most of the families with high rent burdens of over 40% were either over-housed (in units that are larger than their voucher size) or were prorated families. During this discussion, a Commissioner requested information about how many of the families with high rent burdens are neither over-housed nor prorated. Currently, 69 households (which represents 1.1% of the total program size) are households with rent burdens over 40% who are neither over-housed nor prorated.

Funding Update – On March 14th, the Senate approved a year-long Continuing Resolution (CR) that would keep the government open until the end of the Federal Fiscal Year (FFY), September 30, 2025. The bill maintains level funding from FY 2024 to FY 2025, except for certain anomalies that would provide increases to specific programs. While housing programs fared relatively well compared to the original

Senate and House proposals released last summer, there is some inconsistency between analysis of industry analysts in what these anomalies will translate to at an agency specific level for the Housing Choice Voucher (HCV) program, with some analysts expecting the anomaly provided for the Housing Assistance Payments account to fully fund voucher renewals based on HUD’s last publicly released forecast, and others suggesting that a national level proration may still be needed. HUD has 60 days following the approval of the CR to provide agency specific funding levels to all PHAs.

A new concern has been raised about adequacy of funding for the Emergency Housing Voucher (EHV) Program. EHV’s are vouchers for persons experiencing homelessness, originally funded through the American Rescue Plan Act (ARP) during COVID. Section 3202 of the ARP appropriated \$5 billion in funding for new incremental EHV vouchers. This funding was anticipated to cover the cost of the program for ten years. Unfortunately, it appears that the costs of the program have exceeded original projects, and HUD expects to run out of funds in 2026, just five years after the program was implemented. On March 6, 2025, HUD sent a letter to housing authorities stating that it will obligate a final allocation for all EHV funds that remain available to HUD under the ARP. The notice goes on to state that “after this final allocation, the Department will provide no additional EHV HAP Renewal funding allocations to PHAs, but the amount allocated is anticipated to extend beyond the end of CY 2025 and those remaining amounts will be available to cover HAP costs in 2026.” The notice notes that PHAs should not expect any additional funding for this program beyond the final allocation amount, and that the Department will provide additional information on options for managing EHV’s in future notices. There are currently 274 households participating in our EHV program.

Housing Authority staff have been engaged in advocacy related to both overall HCV funding, as well as EHV funding, meeting with staff from Rep. Panetta and Rep. Lofgren’s offices, as well as Senator Schiff’s office.

New Horizons Senior Faire



On Friday February 28th, New Horizons hosted our first ever Senior Resource Fair, as part of our New Horizons Programs and Services. The Senior Resource Fair took place at the London Nelson Community room in Santa Cruz, with over 130 seniors in attendance. The Resource Fair included 16 community partners, including Lift Line, Meals on Wheels, Elderday Adult Healthcare, County Parks, Senior Networks Services, Vista Center, Senior Legal Services, County Department of Human Services, United Way and more. Each organization that tabled at the event offered valuable information and services to attendees.

Housing Authority staff received highly positive feedback from both community partners and attendees, and it was rewarding to see the positive connections and engagements taking place. An additional Senior Resource Fair is also planned for South County.

'Quiet panic' as national rental assistance program set to run out of cash



by [Ben Christopher](#) March 18, 2025



The U.S. Department of Housing and Urban Development building in Washington, D.C. on March 30, 2020. Photo by Graeme Sloan, SIPA USA via Reuters

Welcome to CalMatters, the only nonprofit newsroom devoted solely to covering issues that affect all Californians. Sign up for [WhatMatters](#) to receive the latest news and commentary on the most important issues in the Golden State.

A \$5 billion pot of federal money set aside to help people on the verge of homelessness pay the rent is running out of cash — and no one has a plan to keep the roughly 60,000 renters, more than [15,000 of them in California](#) — from losing their housing after the last dollar is spent.

News of the imminent expiration of the Emergency Housing Voucher program came in a [March 6 letter](#) the U.S. Department of Housing and Urban Development sent to local

public housing authorities, the agencies that administer federal rental housing assistance programs.

A final payment this spring may allow some agencies to keep their emergency programs running into 2026, the letter reads. But housing authorities were advised to move forward with “the expectation that no additional funding from HUD will be forthcoming.”

For the housing authority staff who received the letter, it remains unclear whether the program is winding down simply because it has run out of funds on its own accord or whether it represents a policy shift from the Trump administration, which has been on an aggressive and often uncoordinated [cost cutting tear](#) across the federal bureaucracy.

The letter came as a shock to Lisa Jones, CEO of the San Diego Housing Commission. Jones said the commission could conceivably pay its share of the rent for the [nearly 400 San Diego renters](#) currently assisted by the program through December. After that, she could think of no obvious way to make up for the missing federal dollars.

Jones spoke to CalMatters from Washington D.C., where the heads of housing authorities across the country had gathered for a conference and to lobby their representatives. As news of the end of the program has spread among her counterparts, “a quiet panic” has set in, she said.

Absent federal money, “we don’t have the funding to solve that problem,” she said.

The program was modeled after the much larger and well-known Housing Choice Voucher program. Also known as “Section 8,” that long-standing program pays at least 70% of the rent for anyone earning under a certain income and lucky enough to secure one of its scarce vouchers. The [Emergency Housing Voucher program](#) is more narrowly targeted at those in most dire need: people currently living on the street or in shelters, those just on the verge of homelessness and anyone fleeing domestic violence or human trafficking.

“This could very well lead to thousands of additional people becoming homeless in California.” Alex Visotzky, senior policy fellow, the National Alliance to End Homelessness.

“It’s a group of people who, but for the voucher, would be at extreme risk of falling back into homelessness,” said Mari Castaldi, who focuses on state housing policy for the Center for Budget and Policy Priorities, a progressive think tank.

The termination of the emergency programs comes at an inauspicious time for federal rental assistance programs across the country.

For decades, the federal government has offered Housing Choice Vouchers to [fewer than 1-in-4](#) Americans who qualify for those benefits. In California’s large metro areas, voucher

waiting lists — the time between when someone applies and actually receives one — regularly tops out at more than a decade.

That means few housing authorities will have many extra housing vouchers to offer anyone booted from the emergency program. Absent another solution, that would put housing authorities in the virtually unprecedented position of having to revoke assistance from people who are currently depending upon it to pay the rent.

“There’s just no plan in place to determine what would happen” in that case, said Alex Visotzky with the National Alliance to End Homelessness. “This could very well lead to thousands of additional people becoming homeless in California.”

Why the funds ran out

The emergency program was never meant to be permanent. Creating one of many COVID-19-era additions to the nation’s social safety net, Congress funded the emergency vouchers in 2021 with a lump sum of \$5 billion. Once those funds were spent, the program was meant to come to an end.

The wind-down was supposed to be gradual.

After the program’s roll out, housing authorities were told to stop reissuing the emergency vouchers as renters exited the program — because they no longer needed the help, moved to a different city or died. That way, the program was meant to phase itself out of existence. The federal housing department was given until 2030 to spend all \$5 billion.

That led many local officials and housing advocates to assume the program would be funded through the end of the decade.

The wind-down of the emergency program is just the latest shudder in an unprecedented upheaval in federal housing policy enacted by President Donald Trump. The administration is [considering mass layoffs at the federal housing department](#), raising concerns among some housing policy experts about whether they can seamlessly operate federal programs, including Section 8. After [temporary freezes](#) on all categories of federal funding in late January, the administration, led by DOGE, its “Department of Government Efficiency,” has more [quietly extinguished select](#) federal housing programs. Earlier this month the City of Los Angeles stopped accepting [new applications](#) for its general Housing Choice Voucher program, citing uncertain support from Washington.

The federal housing department did not respond to repeated emails and voice messages requesting an interview about why the funds ran out sooner than many expected, and whether the news in the March 6 letter represented a change in federal policy.

“To me it just doesn’t sound right, that we’re so far off the mark — four years off the mark,” said Emilio Salas, executive director of the Los Angeles County Development Authority, which oversees federal housing voucher programs for 66 cities and all unincorporated communities across the L.A. basin.

Sonya Acosta, a policy analyst with the Center for Budget and Policy Priorities, said she hasn’t seen any evidence that the end of the Emergency Housing Voucher program is the handiwork of DOGE. Instead, she pointed to a familiar problem as the more likely culprit: sky-high rents.

Since Congress authorized the new vouchers in early 2021, rents across the country experienced a post-pandemic boom. That’s even true at the bottom half of the rental market, which the federal housing department [uses to set its rental support levels](#). Between 2021 and 2025, for example, “fair market rents” in San Diego’s Barrio Logan neighborhood increased by 43%, nearly double the [overall rate of inflation](#) during the same period, according to the department.

Because the housing voucher programs pay the difference between a tenant’s income and rent, soaring rents and stagnant incomes mean the government pays more.

“We’ve seen those really big increases in rent that has also meant that some of the spending might have gone a little bit faster than initial HUD estimates,” said Acosta.

That basic math problem has put the screws to the overall Section 8 program too. Jones, in San Diego, said the Housing Commission’s average per-household rental assistance payment at the beginning of the pandemic was around \$870 each month. Now it’s roughly \$1,400. Because the emergency voucher program allows for more generous payments and because its voucher holders tend to have even lower incomes than regular voucher holders, the average emergency voucher is about \$2,200, she said.

“The gap between the rental market and the lowest incomes in our community is widening,” she said.

What happens when the money runs out

Without fresh funding, there’s no way many housing authorities would be able to transfer emergency voucher holders onto the regular voucher program.

In Santa Barbara County, for example, nearly 1-in-10 of the local housing authority’s vouchers have been shelved, kept out of the hands of qualified renters because the authority can’t afford to provide the assistance.

So once the emergency funding runs out “we have no way of helping those people right now,” said housing authority director Bob Havlicek. “Even if we did have extra vouchers available, then its public policy issue of ‘why are you helping these folks if you have people on your waitlist?’ We can’t win either way.”

There isn’t much optimism from advocates that the state will step up once the emergency funds run dry.

Bond funds that the state has used to prop up much of its affordable housing spending are running low, [Gov. Gavin Newsom’s proposed budget](#) for the coming fiscal year includes little extra and rental subsidies, a costly and ongoing expense, have historically been a federal responsibility anyway.

That leaves the federal government, which does not appear to be in a big spending mood when it comes to social programs.

“The gap between the rental market and the lowest incomes in our community is widening.” Lisa Jones, CEO, San Diego Housing Commission.

On Monday, Trump signed a budget bill to [continue funding the federal government](#) at levels set last year. That may provide a steady funding source for the overall federal housing voucher program, though the bill may give his administration [flexibility to redirect some of those funds](#) if it chooses to. It does nothing to address the fate of the Emergency Housing Voucher program.

“We should figure out a way to save this program and make sure these people continue to receive federal rental assistance,” said Tushar Gurjal, a policy analyst at the National Association of Housing and Redevelopment Officials, which lobbies Congress on behalf of affordable housing providers. “None of these folks did anything wrong. They’re just using their vouchers and following all the rules.”