

May 23, 2023

BCC Agenda Date/Item: _____

Housing Authority Board of Commissioners
 Clackamas County

Approval of Resolution 1987 Acknowledging the Fiscal Year 2023 Audit Findings and Approving the Plan of Corrective Action to address the findings in Accordance with ORS 297.466. No fiscal impact. No County General Funds are involved.

Previous Board Action/Review	Briefed at issues – May 14, 2024 Briefed at Issues – May 21, 2024		
Performance Clackamas	This item Builds Trust through Good Government by increasing transparency and access of public information.		
Counsel Review	Yes	Procurement Review	No
Contact Person	Chris Aiosa, HACC Executive Dir.	Contact Phone	971-442-0817

EXECUTIVE SUMMARY: The Housing Authority of Clackamas County (HACC), a component unit of Clackamas County within the Housing and Community Development Division of the Health, Housing & Human Services Department, is requesting approval of Resolution 1987. The resolution acknowledges the finding in the Fiscal Year 2023 Audit completed on April 30, 2024, by Moss Adams LLP, and approves the plan of action that addresses the finding. ORS 297.466(2) requires that a plan of action addressing deficiencies found in an audit is filed with the Secretary of State within 30 days of audit completion. Additionally, the Housing Authority must have its governing body adopt a resolution acknowledging the financial statement finding that includes a plan of action describing the corrective actions being implemented.

For the audit carried out on the Housing Authority’s Fiscal Year 2023, Moss Adams issued a clean opinion on the financial statements, finding that they were presented fairly, in all material respects, and that the respective financial position of the governmental activities and the respective changes in financial position and cash flows were presented with generally accepted accounting principles.

Aside from that clean opinion, the audit report included one significant deficiency in internal controls over the timeliness and accuracy of reconciliations. Account reconciliation should be prepared timely and accurately and include all relevant transactions that have occurred. In doing so, general ledger balances would then be accurate and complete and meet the requirements of generally accepted accounting principles by following financial reporting standards of the Governmental Accounting Standards Board. Due to a software conversion, the Housing Authority prepared reconciliations for audit months later, which required significant edits and multiple versions. In addition, management has not properly updated the financial close and reporting schedule following the software conversion.

The Housing Authority completed a software conversion in July 2023 that required a lot more time than expected and delayed the reconciliation and financial close process. This resulted in staff needing additional time to complete the reconciliations, delaying the ability to produce clean financial information for the audit.

On July 1, 2022, the Housing Authority began a software conversion from a very antiquated system to a new online platform, Yardi. Due to the age of the existing system and the incongruity in structure between the two systems, the conversion was more challenging than expected.

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The conversion required extensive hand corrections to the data in the new system by staff to improve the integrity of the data.

Seeing the additional staff effort required, the Housing Authority requested extensions in its reporting deadlines from HUD and the State for the Fiscal Year 2023. By delaying reporting, the Housing Authority could ensure staff had the time needed to produce accurate reports and have confidence in data from the new Yardi system. Although the Housing Authority met the extended deadlines, auditors noted that if financial reconciliations had been completed on schedule there would not have been a need for the extensions. Throughout the extension periods, the Housing Authority remained in close contact with HUD and the State and met the extended deadlines as expected and they were not at any time considered out of compliance.

The plan of action includes the identification of root causes, an impact assessment, and a correction action plan. The full audit report from Moss Adams and Resolution 1987 with Exhibit A, the plan of action detailing the Housing Authority's proposed actions to improve performance, is attached. The Housing Authority is confident that its plan of action will ensure the ability to meet future reporting deadlines and avoid future findings.

RECOMMENDATION: Staff respectfully recommend that the Board approve Resolution 1987 with the plan of action addressing the findings of the Housing Authority Audit.

Respectfully submitted,

Rodney A. Cook

Rodney A. Cook
Director of Health Housing and Human Services

**BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF CLACKAMAS COUNTY, OREGON**

A Resolution acknowledging a significant deficiency found in the internal controls over financial reporting regarding the timeliness and accuracy of reconciliations and approval of Plan of Action in Accordance with ORS 297.466 for Fiscal Year 2023



Resolution No. 1987
Page 1 of 4

Whereas, the Housing Authority of Clackamas County (the “Housing Authority”) Annual Audit by Moss Adams LLP (the “auditor”) was concluded on April 30, 2024 for Fiscal Year 2023; and

Whereas, the auditor found one finding, Finding 2023-001, a significant deficiency in internal control over financial reporting for timeliness and accuracy of reconciliations; and

Whereas, account reconciliation should be prepared timely and accurately and include all relevant transactions that have occurred; and

Whereas, general ledger balances would then be accurate, complete, and meet the requirements of generally accepted accounting principles (“GAAP”) by following financial reporting standards of the Governmental Accounting Standards Board (“GASB”) if timely and accurate reconciliations are done; and

Whereas, due to a software conversion, the Housing Authority prepared reconciliations for audit months later than normal; and

Whereas, the reconciliations required significant edits and multiple versions for accuracy; and,

Whereas, management had not properly updated the financial close and reporting schedule following the software conversion; and

Whereas, the Housing Authority is tasked with submitting unaudited financial statements to the US Department of Housing and Urban Development (“HUD”) by August 31, 2023 and an extension of time to November 30, 2023 was requested and met; and

Whereas, the Housing Authority is tasked with submitting audited financial statements to the State of Oregon by December 31, 2023 and an extension of time to April 30, 2024, was requested and met; and

Whereas, if the reconciliations were prepared in a complete and accurate manner on the normal schedule, the extensions in reporting time would not have been necessary; and

Whereas, the Housing Authority began a software conversion in July 2022, which required more time than expected and delayed reconciliations and financial close processes in FY 2023; and

Whereas, additional time was needed for Housing Authority staff to complete accurate reconciliations and ensure data integrity in the new software system; and

Whereas, there were no material weaknesses identified in the financial statements; and

Whereas, there were no material weaknesses or significant deficiencies identified in Federal Awards section for internal controls over major federal programs; and

Whereas, the auditor recommended the Housing Authority update the financial close and reporting schedules to ensure all reconciliations are prepared timely and accurately; and

Whereas, upon receipt of an audit report required under ORS 297.465, ORS 297.466(2) requires the governing body of the Housing Authority to determine measures considered necessary for corrective actions and a period of time estimated to complete them; and

Whereas, ORS 297.466(2) requires the governing body of the Housing Authority to adopt a plan of action (the "Plan of Action") to address the deficiencies; and

Whereas, ORS 297.466(3) requires the Housing Authority to submit the Plan of Action to the Secretary of State's Office within 30 days from the submission of the Housing Authority's Annual Report to the Secretary of State; and

NOW THEREFORE, IT IS HEREBY RESOLVED that the Board of Commissioners of the Housing Authority of Clackamas County reviewed the Fiscal Year 2023 Audit report and approves and adopts the Plan of Action to address the deficiencies identified therein, a copy of which is attached hereto as Exhibit A and incorporated by this reference herein; and

NOW THEREFORE, IT IS FURTHER RESOLVED that the Housing Authority will immediately implement the procedures and internal controls outlined in the Plan of Action.

DATED this _____ day of _____, 2024.

**BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF CLACKAMAS COUNTY, OREGON**

Chair

Recording Secretary

Housing Authority of Clackamas County

Resolution 1987 – Exhibit A – Plan of Action

Housing Authority Clackamas County (HACC).

A component unit of Clackamas County, Oregon

Corrective Action Plan for Finding 2023-001

Thank you for bringing to our attention the finding from the recent financial audit that indicates Significant Deficiency in Internal Control over Financial Reporting – Timeliness and Accuracy of Reconciliations. This finding stems from challenges in performing timely reconciliations following the conversion and implementation of a new enterprise resource planning (ERP) system. The Authority concurs with the finding and understands the significance of this issue in ensuring the accuracy and efficiency of our financial processes. Please find our response and proposed corrective action plan below.

Response to Audit Finding 2023-001:

- **Identification of Root Causes:** Our analysis indicates that the delays in completing monthly reconciliations are primarily attributed to challenges encountered during the implementation of the new YARDI ERP system. These challenges included mass data migration issues from the prior system to YARDI, insufficient training and familiarization with the new software, and unexpected system configuration challenges.
- **Impact Assessment:** We recognize that the inefficiencies resulting from software implementation issues can have far-reaching implications, such as inaccurate financial reporting, increased risk of errors, and diminished stakeholder confidence. It is imperative that we address these issues promptly to mitigate their impact on our operations.

Corrective Action Plan:

1. **Comprehensive Support and Training:** We will prioritize providing comprehensive support and training to all staff involved in the reconciliation process to ensure they are proficient in using YARDI efficiently and effectively. This will include hiring a new IT programmer analyst to support the ERP system, tailored training sessions with YARDI representatives (already scheduled for a one week, on-location training), user manuals, and access to support resources to address any questions or challenges encountered.
2. **Data Migration Review:** We will continue to conduct a thorough review of the data migration process and changes made to identify and rectify any discrepancies or incomplete data sets that may have affected the reconciliation process. This will involve collaborating closely with YARDI representatives to ensure data integrity and accuracy.
3. **System Optimization and Testing:** We commit to optimizing the performance of the new ERP system through rigorous testing and troubleshooting to identify and resolve any underlying technical issues or bugs. This may involve working closely with the software vendor to implement patches, updates, or customization to better suit our organization's needs. We have also committed to hiring an IT programmer analyst that will be our resident expert and point source for YARDI issues. First round of interviews for this position are scheduled for April 30th, 2024.
4. **Enhanced Communication and Collaboration:** We will improve communication and collaboration channels between relevant programs at the Authority to facilitate the timely resolution of issues and alignment of objectives. Regular meetings and status updates will be instituted to ensure transparency and accountability throughout the software implementation process.

5. **Monthly Reconciliations:** Recognizing the inherent risks associated with the timing, the data has been migrated and data integrity assured we have already begun to reconcile monthly and will continue to monitor this process closely in order to mitigate the impact of any unforeseen challenges or disruptions on the reconciliation process.
6. **Hiring of Finance Supervisor:** March 18th, 2024, the Authority hired a new Finance Supervisor with many years of experience as a comptroller.
7. **Timeline for Implementation:** We understand the urgency of addressing these issues and aim to implement the corrective action plan *immediately* and progress will be ongoing. We will provide regular updates on our progress and milestones achieved to the Auditors and senior management.

In conclusion, we are fully committed to resolving the software implementation issues affecting the timeliness of monthly reconciliations and enhancing our financial management processes. Additionally, we are currently contracting with a financial consultancy firm who specifically work with Public Housing Authorities (PHA's) to assess, analyze, and recommend improvements to their current financial practices, internal controls, and procedures, and to serve in a technical capacity to consult, train, and assist Finance staff. We are confident that the engagement with this consultant will improve the Authority's financial management. We appreciate the insights provided through the audit process and welcome any further guidance or support from the Audit Committee in this endeavor.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

Component Unit Financial Statements
and Supplementary Information

For the Fiscal Year Ended June 30, 2023

Prepared by:

Housing Authority of Clackamas County
Finance Department

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

TABLE OF CONTENTS

<u>INTRODUCTORY SECTION</u>	<u>Page</u>
List of Principal Officials	i-ii
 <u>FINANCIAL SECTION</u>	
REPORT OF INDEPENDENT AUDITORS	1-4
MANAGEMENT’S DISCUSSION AND ANALYSIS	5-9
BASIC FINANCIAL STATEMENTS:	
Statement of Net Position	10
Statement of Revenues, Expenses and Changes in Net Position	11
Statement of Cash Flows	12
Notes to Basic Financial Statements	13-40
REQUIRED SUPPLEMENTARY INFORMATION:	
OPEB and Pension Information	41-43
SUPPLEMENTARY INFORMATION:	
Combining Schedule of Net Position (Financial Data Schedule)	44-47
Combining Schedule of Revenues, Expenses and Changes in Net Position (Financial Data Schedule)	48-51
Financial Data Schedule – Combining Schedule of Net Position – Public Housing Detail	52
Financial Data Schedule – Combining Schedule of Revenues and Expenses – Public Housing Detail	53-54
Schedule of Revenues, Expenses and Changes in Net Position for Rental Assistance Vouchers	55
Schedule of Clackamas Apartments Cash Balance	56
Schedule of Capital Fund Program	57
 <u>SINGLE AUDIT SECTION</u>	
Report of Independent Auditors on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	58-59
Report of Independent Auditors on Compliance for Each Major Federal Program and Report on Internal Control over Compliance Required by the Uniform Guidance	60-62
Schedule of Expenditures of Federal Awards	63
Notes to the Schedule of Expenditures of Federal Awards	64
Schedule of Findings and Questioned Costs	65-66
Corrective Action Plan	67-69
Summary Schedule of Prior Audit Findings	70
 <u>REPORT OF INDEPENDENT AUDITORS REQUIRED BY OREGON STATE REGULATIONS</u>	
	71-72

INTRODUCTORY SECTION

HOUSING AUTHORITY OF CLACKAMAS COUNTY

(A component unit of Clackamas County, Oregon)

CLACKAMAS COUNTY, OREGON

2051 Kaen Road
Oregon City, Oregon 97045

COMMISSIONERS AS OF JUNE 30, 2023

<u>Name</u>	<u>Term Expires</u>
Tootie Smith, Chair 2051 Kaen Road Oregon City, Oregon 97045	December 31, 2024
Ben West, Commissioner 2051 Kaen Road Oregon City, Oregon 97045	December 31, 2026
Paul Savas, Commissioner 2051 Kaen Road Oregon City, Oregon 97045	December 31, 2026
Martha Schrader, Commissioner 2051 Kaen Road Oregon City, Oregon 97045	December 31, 2024
Mark Shull, Commissioner 2051 Kaen Road Oregon City, Oregon 97045	December 31, 2024

HOUSING AUTHORITY OF CLACKAMAS COUNTY

(A component unit of Clackamas County, Oregon)

CLACKAMAS COUNTY, OREGON

2051 Kaen Road
Oregon City, Oregon 97045

ADMINISTRATIVE OFFICES

Housing Authority of Clackamas County
13930 South Gain Street
Oregon City, Oregon 97045

LEGAL COUNSEL

Steven Madkour
Office of County Counsel
Clackamas County, Oregon
2051 Kaen Road
Oregon City, Oregon 97045

County Administrator

Gary Schmidt
2051 Kaen Road
Oregon City, Oregon 97045

FINANCIAL SECTION

REPORT OF INDEPENDENT AUDITORS

Report of Independent Auditors

Board of County Commissioners of
Clackamas County, Oregon, as Governing Body of
Housing Authority of Clackamas County
Oregon City, Oregon

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and the aggregate discretely presented component units of the Housing Authority of Clackamas County, Oregon (the Authority), a component unit of Clackamas County, Oregon, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of other auditors, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the aggregate discretely presented component units of the Housing Authority of Clackamas County, Oregon as of June 30, 2023, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of Easton Ridge, LLC, Pedcor Investments 2016-CLV LP, Hillside Manor LP, and Webster Road Housing LP, the discretely presented component units of the Authority, which represents 100% of the assets, 100% of the net position, and 100% of the revenues of the discretely presented component units of the Authority. Those financial statements were audited by other auditors, whose reports thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for Easton Ridge, LLC, Pedcor Investments 2016-CLV LP, Hillside Manor LP, and Webster Road Housing LP, is based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (Government Auditing Standards)*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. 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 opinions. The financial statements of Easton Ridge, LLC, Pedcor Investments 2016-CLV LP, Hillside Manor LP, and Webster Road Housing LP were not audited in accordance with *Government Auditing Standards*.

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.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The supplementary information, as listed in the table of contents, and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 30, 2024 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Other Reporting Required by *Minimum Standards for Audits of Oregon Municipal Corporations*

In accordance with the *Minimum Standards for Audits of Oregon Municipal Corporations*, we have issued our report dated April 30, 2024, on our consideration of the Authority's compliance with certain provisions of laws, regulations, contracts, and grant agreements, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-010-000 through 162-010-0330 of the *Minimum Standards for Audits of Oregon Municipal Corporations*. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.



Ashley Osten, Partner
For Moss Adams LLP
Portland, Oregon
April 30, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2023

The Management of the Housing Authority of Clackamas County (the Authority) offers readers of our financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2023. All amounts, unless otherwise indicated, are expressed in thousands of dollars.

Financial Highlights

- Our assets exceeded our liabilities (net position) at the close of the fiscal year by \$91,372, an increase of \$29,787 over the prior fiscal year. Of this amount, \$74,647 (unrestricted net position) may be used to meet our ongoing obligations to provide low-cost housing.
- The Authority's total assets were \$155,740, a net decrease of \$17,740 from the prior fiscal year, primarily due to collecting the entire balance of \$25,117 in construction loans for the completed Hillside Manor and Webster Road projects.
- Total liabilities were \$64,791, a decrease of \$46,367 from the prior fiscal year primarily due to paying off the entire \$31,139 balances of construction bonds for the completed Hillside Manor and Webster Road projects. In addition, as the Authority spent down Metro affordable housing bond program funds during 2023, unearned revenue decreased by \$16,490 since the prior year.
- Net Position increased by \$29,787, due to recognizing \$16,490 from the Metro affordable housing bond program, voucher income revenue increasing in 2023 by \$4,061,444, and investment returns increasing by \$3,610 from higher interest rates in 2023.
- Total operating revenues were \$66,555, an increase of \$10,927, based on recognizing Metro affordable housing bond program dollars in 2023.
- Total operating expenses were \$39,399, an increase of \$4,844. With higher voucher income revenue in 2023, the Authority increased housing assistance payments by \$5,385 in 2023.

Overview of the Financial Statements

The discussion and analysis are intended to serve as an introduction to the Authority's basic financial statements. The basic financial statements consist of the Statement of Net Position, Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows along with the notes to the basic financial statements. We encourage readers to consider the information presented here in conjunction with these financial statements.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
MANAGEMENT’S DISCUSSION AND ANALYSIS (Continued)

JUNE 30, 2023

Overview of the Financial Statements (Continued)

Complementing these statements and notes is the supplementary information, which provides additional detail about the Authority’s operations.

The Statement of Net Position presents information on all the Authority’s assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the differences reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether our financial position is improving or deteriorating.

The Statement of Revenues, Expenses and Changes in Net Position present information showing how the Authority’s net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows.

The Statement of Cash Flows is an analysis of the change in the Authority’s cash balance during the year.

The basic financial statements include the following four discretely presented component units: Easton Ridge, LLC, Pedcor Investments 2016-CLV LP, Hillside Manor LP and Webster Road Housing LP. Discretely presented component unit information can be found in the notes to the basic financial statements. Complete financial statements can be obtained from the Authority at PO Box 1510, 13930 S. Gain St., Oregon City, OR 97045.

Authority Financial Analysis

Net Position

The following provides summary of the Authority’s net position for 2023 and 2022:

	<u>2023</u>	<u>2022</u>
	\$(000's)	
Assets:		
Assets, excluding capital assets	\$ 141,981	\$ 159,474
Capital assets	<u>13,759</u>	<u>14,006</u>
Total assets	<u>155,740</u>	<u>173,480</u>
Deferred outflows of resources	<u>1,666</u>	<u>1,889</u>
Liabilities:		
Current liabilities	11,111	25,323
Noncurrent liabilities	<u>53,680</u>	<u>85,835</u>
Total liabilities	<u>64,791</u>	<u>111,158</u>
Deferred inflows of resources	<u>1,243</u>	<u>2,626</u>
Net position:		
Net investment in capital assets	10,528	10,112
Restricted	6,197	25,900
Unrestricted	<u>74,647</u>	<u>25,573</u>
Total net position	<u>\$ 91,372</u>	<u>\$ 61,585</u>

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

JUNE 30, 2023

Authority Financial Analysis (Continued)

As noted earlier, net position may serve over time as a useful indicator of whether a government's financial condition is improving or declining. In the case of the Authority, assets exceeded liabilities by \$91,372 at the close of the most recent fiscal year.

Twelve percent of the Authority's net position, \$10,528, reflects its net investment in capital assets, primarily housing, less any related debt used to acquire those assets that are still outstanding. Seven percent of the Authority's net position, \$6,179, consists of cash for capital replacement and cash restricted for future HAP payments. These cash reserves are producing interest revenue. The remaining unrestricted net position of the Authority is available for future use to provide program services and the remaining debt service.

The total net position of the Authority increased by \$29,787 during the current fiscal year. Restricted net position decreased by \$19,703, which was primarily due to spending Metro affordable housing bond program funds in support of several new projects. The Authority's unrestricted net position increased by \$49,074, which was the result of current year operating income of \$27,156 and restrictions released through the spend down of the restricted Metro dollars in 2023. There was no significant change in net investment in capital assets since the prior year.

Changes in Net Position

The following provides a summary of the Authority's change in net position for 2023 compared to 2022:

	<u>2023</u>	<u>2022</u>
	\$(000's)	
Operating revenues:		
Intergovernmental revenues	\$ 48,549	\$ 33,152
Rental income	3,018	2,676
Other revenue	14,988	19,800
Total operating revenues	<u>66,555</u>	<u>55,628</u>
Expenses:		
Housing assistance payments	28,642	23,257
Other operating expenses	10,757	11,298
Non-operating expense, net	<u>(2,057)</u>	<u>755</u>
Total expenses	<u>37,342</u>	<u>35,310</u>
Net income before contributions	29,213	20,318
Capital contributions	<u>574</u>	<u>563</u>
Change in net position	29,787	20,881
Net position, beginning of year	<u>61,585</u>	<u>40,704</u>
Net position, end of year	<u>\$ 91,372</u>	<u>\$ 61,585</u>

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

JUNE 30, 2023

Authority Financial Analysis (Continued)

Operating revenues increased by \$10,927 or 20% over the prior year. Increases over the prior year's revenues resulted primarily from the Metro program and an increase in Voucher rental income since the prior year. Total operating expenses increased by \$4,844 primarily due to higher HAP payments made in 2023.

Capital Asset and Debt Analysis

The Authority's dollars invested in capital assets totaled \$13,759, which remained consistent with the prior year. With the payoff of Hillside Manor and Webster Road construction bonds, long-term debt decreased by \$32,333.

Additional information relating to capital assets and long-term debt may be found in Notes 5 and 6, respectively.

Economic Factors

A majority of the Authority's programs are dependent on federal funding. The Housing Choice voucher program (the "Program") has two primary funding components: The Housing Assistance Payment (HAP) which can only be used for rent assistance payments to landlords and the administrative fee funding to cover the costs of administering the Program. The administrative fee was funded at only ~90% of fee eligibility during the fiscal year and are further limited to the number of vouchers leased. During this fiscal year, the Program was authorized to serve 2,201 families but due to average rental assistance needed per family exceeding the HAP funding received on average per family, the Authority utilized 100% of its rental assistance dollars and was only able to serve 1,919 vouchers or 87% of its vouchers. The Authority has increased caseloads with reduced staff and streamlined operations, but still has been forced to subsidize administrative costs with funds from local projects which do not have federal restrictions on their use. The Authority continues to receive new awards of funding and expects relatively flat funding for HUD existing programs in the coming year. New awards with no increases in staffing would equate to more stable program cost coverage with increased administrative fees.

In May of 2020, voters in the Metro region passed the Supportive Housing Services (SHS) measure (Measure 26-210). The measure raises money for supportive housing services for people experiencing homelessness or at risk of experiencing homelessness. Clackamas County is receiving 21.33% of the total revenue generated by Measure 26-210 to provide services such as: rent assistance, mental health services, addiction and recovery services, employment assistance, and peer support services. The Authority is

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

JUNE 30, 2023

Economic Factors (Continued)

working in conjunction with Clackamas County and Clackamas County's department of Health, Housing and Human Services to implement Measure 26-210. In 2023, there was an unanticipated increase in projected funding for the SHS program and these metro funds moved to the County's new Housing Division. HACC receives grant funds from SHS through the County to expand its rent assistance offerings with this funding with a total goal to serve 1,065 families or more in the coming year.

Financial Contact

The financial statements are designed to present users (citizens, taxpayers, customers, investors and creditors) with a general overview of the Authority's finances and to demonstrate the Authority's accountability. If you have any questions about the report or need additional information, please contact the Housing Authority of Clackamas County at PO Box 1510, 13930 S. Gain St., Oregon City, OR 97045.

BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

STATEMENT OF NET POSITION

JUNE 30, 2023

	Housing Authority of Clackamas County	Discretely Presented Component Units
	<hr/>	<hr/>
ASSETS:		
Current assets:		
Cash and cash equivalents	\$ 7,914,249	\$ 3,073,877
Investments	1,921,576	-
Accounts receivable, net of allowance for doubtful accounts of \$230,755	3,412,951	292,027
Accrued interest on notes receivable, net of allowance of \$2,302,351	3,616,044	-
Inventory	20,136	-
Notes receivable	811,865	-
Other assets	1,433,822	1,172,924
Total current assets	<hr/> 19,130,643	<hr/> 4,538,828
Restricted assets:		
Cash	6,210,861	5,057,266
Investments with fiscal agent	140,702	-
Non-current assets:		
Notes receivable	116,498,535	-
Other assets	-	275,695
Capital assets not being depreciated	4,076,534	7,146,652
Capital assets being depreciated	9,682,643	128,072,266
TOTAL ASSETS	<hr/> 155,739,918	<hr/> 145,090,707
DEFERRED OUTFLOW OF RESOURCES	<hr/> 1,666,440	<hr/> -
TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	<hr/> 157,406,358	<hr/> 145,090,707
LIABILITIES:		
Current liabilities:		
Accounts payable and accrued expenses	3,374,778	1,025,689
Accrued interest payable	421,012	-
Tenant deposits payable from restricted assets	154,804	238,054
Unearned revenue	5,321,438	48,151
Other current liabilities payable from restricted assets	-	4,973,184
Due to Clackamas County	934,979	-
Current portion of long-term liabilities	903,698	6,302,177
Total current liabilities	<hr/> 11,110,709	<hr/> 12,587,255
Non-current liabilities:		
Other - notes payable	-	99,153,752
Long-term liabilities, net of current	53,680,531	-
TOTAL LIABILITIES	<hr/> 64,791,241	<hr/> 111,741,007
DEFERRED INFLOW OF RESOURCES	<hr/> 1,242,988	<hr/> -
NET POSITION:		
Net investment in capital assets	10,527,939	35,943,110
Restricted	6,196,759	5,044,366
Unrestricted	74,647,431	(7,637,776)
TOTAL NET POSITION	<hr/> \$ 91,372,129	<hr/> \$ 33,349,700

See notes to basic financial statements

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

YEAR ENDED JUNE 30, 2023

	<u>Housing Authority of Clackamas County</u>	<u>Discretely Presented Component Units</u>
OPERATING REVENUES:		
Rental income	\$ 3,018,069	\$ 7,057,387
HUD PHA operating grants	2,879,954	-
Voucher income	25,738,448	-
Other government grants	19,930,415	-
Other income	14,988,108	127,334
	<hr/>	<hr/>
Total operating revenues	66,554,994	7,184,721
	<hr/>	<hr/>
OPERATING EXPENSES:		
Housing assistance payments	28,642,255	-
Administrative expenses	4,122,162	1,194,015
Tenant services	962,312	-
Utilities	1,126,226	788,092
Ordinary maintenance and operations	1,981,497	1,146,764
General expenses	378,613	394,136
Other expenses	1,353,974	-
Depreciation and amortization	831,807	3,724,785
	<hr/>	<hr/>
Total operating expenses	39,398,845	7,247,792
	<hr/>	<hr/>
OPERATING INCOME (LOSS)	27,156,149	(63,071)
	<hr/>	<hr/>
NON-OPERATING REVENUE (EXPENSE):		
Investment return	3,575,462	5,717
Interest expense	(1,518,464)	(3,291,517)
Other	-	(272,157)
	<hr/>	<hr/>
Total non-operating expense	2,056,998	(3,557,957)
	<hr/>	<hr/>
NET INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	29,213,147	(3,621,028)
	<hr/>	<hr/>
Capital contributions	573,925	10,078,115
CHANGE IN NET POSITION	29,787,072	6,457,087
	<hr/>	<hr/>
NET POSITION, June 30, 2022	61,585,057	26,892,613
	<hr/>	<hr/>
NET POSITION, June 30, 2023	\$ 91,372,129	\$ 33,349,700
	<hr/> <hr/>	<hr/> <hr/>

See notes to basic financial statements

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

STATEMENT OF CASH FLOWS

YEAR ENDED JUNE 30, 2023

	<u>Housing Authority of Clackamas County</u>
CASH FLOWS FROM OPERATING ACTIVITIES:	
Received from grants	\$ 36,728,713
Received from tenants	2,427,501
Payments to suppliers	(3,209,897)
Payments for housing subsidies	(28,642,255)
Payments to employees	(6,120,081)
Other	8,641,597
	<u>9,825,578</u>
NET CASH FROM OPERATING ACTIVITIES	<u>9,825,578</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
Payments received from notes	33,916,707
Purchase of notes	(28,017,318)
	<u>5,899,389</u>
NET CASH FROM NONCAPITAL FINANCING ACTIVITIES	<u>5,899,389</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Purchases of capital assets	(584,725)
Capital grants received	573,925
Principal payments on long-term debt	(32,522,451)
Proceeds received from long-term debt	189,437
Interest paid on long-term debt	(1,518,464)
	<u>(33,862,278)</u>
NET CASH FROM CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(33,862,278)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:	
Interest received from investments	1,685,462
Proceeds from sale of investments	997,034
	<u>2,682,496</u>
NET CASH FROM INVESTING ACTIVITIES	<u>2,682,496</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(15,454,815)
CASH AND CASH EQUIVALENTS, June 30, 2022	<u>29,579,926</u>
CASH AND CASH EQUIVALENTS, June 30, 2023	<u>\$ 14,125,110</u>
RECONCILIATION OF OPERATING INCOME TO NET CASH FROM OPERATING ACTIVITIES:	
Operating income	\$ 27,156,149
Adjustments to reconcile operating income (loss) to net cash from operating activities:	
Depreciation	831,807
OPEB and pension	(470,235)
Change in assets and liabilities:	
Decrease in inventory	1
Increase in other assets	(1,151,311)
Increase in accounts receivable	(1,817,191)
Increase in accounts payable and accrued expenses	1,091,308
Increase in Due to Clackamas County	934,979
Increase in tenant deposits	20,044
Decrease in compensated absences	(280,171)
Decrease in unearned revenue	(16,489,802)
	<u>\$ 9,825,578</u>
NET CASH FROM OPERATING ACTIVITIES	<u>\$ 9,825,578</u>

See notes to basic financial statements

NOTES TO BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

1. REPORTING ENTITY AND DESCRIPTION OF OPERATIONS

The Housing Authority of Clackamas County (the Authority) is a municipal corporation established under Oregon Revised Statutes Chapter 456 to provide low-cost housing to individuals meeting criteria established by the U.S. Department of Housing and Urban Development (HUD). As provided by statute, the Clackamas County Board of County Commissioners (the Board) is the governing body of the Authority. HUD provides the Authority with funding for the construction of low-income housing through the purchase of notes and bonds issued by the Authority and guarantees payment of the notes and bonds through grants. In addition, HUD provides rental subsidies and administrative fees for the operation of most of the programs.

The Authority, under the criteria of the Government Accounting Standards Board (GASB), is considered a component unit of Clackamas County, Oregon (the County) because the Board of County Commissioners also governs the Authority. This relationship allows the County to impose its will on the Authority. The County reports the Authority as a blended component unit since the County's H3S Department management has operational responsibility for the Authority.

The Authority is a partner in four discretely presented component unit tax credit projects:

1) Easton Ridge, LLC - Easton Ridge Apartments is a 264-unit apartment complex located in Clackamas, Oregon. Easton Ridge Apartments was financed with proceeds from bonds issued by the Authority and an equity contribution made by the Enterprise Development Corp on March 6, 2013. The Project's fiscal year-end is December 31, and its fiscal year ended December 31, 2022 is included in these basic financial statements.

2) Pedcor Investments 2016-CLV LP - Rosewood Terrace is a 212-unit apartment in complex located in Happy Valley, Oregon. Rosewood Terrace is financed with proceeds from bonds issued by the Authority and an equity contribution made by Pedcor Investments 2016-CLV LP. Rosewood Terrace's fiscal year end is December 31, and its fiscal year ended December 31, 2022 is included as part of these basic financial statements.

3) Hillside Manor LP – Hillside Manor is a 100-unit apartment building in Milwaukie, Oregon. Hillside Manor is the Authority's first conversion from Public Housing under HUD's Rental Assistance Demonstration Program (RAD) and became effective June 1, 2020. Hillside Manor LP's fiscal year end is December 31, and its fiscal year ended December 31, 2022 is included in these basic financial statements.

4) Webster Road Housing LP – Webster Road is a 48-unit apartment complex located in Gladstone, Oregon. Webster Road is financed with proceeds from various sources, including tax-exempt bonds, OHCS, Metro Housing Bond, HACC, and HOME funds. Webster Road Housing LP's fiscal year end is December 31, and its fiscal year ended December 31, 2022 is included in these basic financial statements.

These projects are considered a component unit and included in the Authority because, under GASB 61 guidelines, in management's professional judgment, the projects exclusion would

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

1. REPORTING ENTITY AND DESCRIPTION OF OPERATIONS (Continued)

render the financial statements misleading due to its close financial relationship to the Authority. Discrete presentation, as opposed to blended presentation, is appropriate as the projects are not fiscally dependent on the Authority. Certain information may be presented differently in these financial statements to conform to the presentation of the primary government than in those of separately issued component unit financial statements because the limited partnerships do not follow government accounting standards for reporting purposes. Complete financial statements may be obtained from the Authority at PO Box 1510, 13930 S. Gain St., Oregon City, OR 97045.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Measurement Focus and Basis of Accounting

The basic financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Non-exchange transactions, in which the Authority receives value without giving equal value in exchange, include grants and entitlements. Revenue from grants and entitlements is recognized when earned.

The Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the Authority's ongoing operations. The principal operating revenues are rental charges and grant revenue. Operating expenses include housing assistance payments, tenant services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Cash, Cash Equivalents and Investments

The Authority's cash and cash equivalents consist of cash on hand, deposits, and short-term investments with original maturities of three months or less. ORS 294.035 authorizes the Authority to invest in general obligations of the United States and its agencies, debt obligations of the state of Oregon, California, Idaho, and Washington and their political subdivisions, banker's acceptances, corporate indebtedness, commercial paper, repurchase agreements, time certificates of deposit, fixed or variable life insurance contracts, and the State Treasurer's Local Government Investment Pool (LGIP).

Restricted cash and investments include bond fund deposits, replacement reserves, and Public Housing disposition proceeds. Bond fund deposits are held in trust by the bond trustee and are restricted for the payment of interest and principal on the bonds. Replacement reserves are held by a trustee or the Authority and are restricted for the payment of capital expenditures deemed necessary by the Authority. Disposition proceeds are held in an escrow account and are restricted to the replacement of Public Housing or project-based Vouchers. These investments are stated at amortized cost, which approximates fair value.

Accounts Receivable

Accounts receivable represent amounts due from HUD and tenants. Based on historical information, the Authority estimates the amounts due from tenants, may be uncollectible. No allowance for doubtful accounts is considered necessary for HUD receivables. Accounts

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

receivable subject to the allowance for doubtful accounts was \$3,643,706.

Capital Assets

Capital assets are recorded at the original or estimated original cost. Donated capital assets are recorded at their acquisition value on the date donated. The Authority defines capital assets as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of one year. Maintenance and repairs that do not add to the asset's value or materially extend the assets' lives are not capitalized. Capital assets are depreciated using the straight-line method over the estimated useful lives (ranging from five to thirty years) of the related assets.

Unearned Revenue

Unearned revenue is recorded for transactions for which revenue recognition has not yet occurred. The Authority's unearned revenue consists of grants, developer fees and certain amounts related to voucher utilization for HUD rent assistance programs.

Accrued Compensated Absences and Sick Pay

Compensated absences are recorded as a liability on the Statement of Net Position. Sick pay is not accrued as it does not vest and is paid when leave is taken.

Bond Premium, Discount, and Issuance Costs

Bond premiums and discounts are amortized on a method that approximates the effective interest method over the related bond repayment period. The unamortized bond premium is added to bonds payable. Bond issuance costs are expensed.

Long-Term Debt

Long-term debt consists of loans, notes and bonds issued to finance the construction and acquisition of low-income housing.

Deferred Inflows and Outflows of Resources.

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

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

Pensions

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

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Post-Employment Benefits Obligations

The Authority's total OPEB liability is recognized as a long-term liability in the proprietary fund statements. The OPEB liability is actuarially determined.

Budgets

The Authority does not have an annual appropriated budget for the year ended June 30, 2023. Budgets are created for each HUD grant to meet financial management and control objectives. The Authority utilizes these budgets as operational tools but is not required to and does not adopt a legally appropriated budget as defined by GASB. Therefore, budgetary comparisons are not reported in these financial statements.

Net Position

Net Investment in Capital Assets – This represents the Authority's investment in capital assets, net of depreciation and outstanding debt obligations related to those capital assets. To the extent debt has been incurred but not yet expended for capital assets, such amounts are not included as a component of invested in capital assets, net of related debt.

Restricted – This represents resources for which the Authority is legally or contractually obligated to spend in accordance with restrictions imposed by third parties.

Unrestricted – Resources used for the Authority's general operations, which aren't restricted by third parties. When an expense is incurred that can be paid using either restricted or unrestricted resources, the Authority's policy first applies expense toward restricted resources.

Use of Estimates

The preparation of basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Statement of Cash Flows

For purposes of the Statement of Cash Flows, the Authority considers cash and cash equivalents with remaining maturities of three months or less at the time of purchase to be cash or cash equivalents. The Authority does not consider LGIP or fiscal agent investments to be cash equivalents since the funds own investments with maturities of over three months.

Adoption of new GASB pronouncements

During the fiscal year ended June 30, 2023 the Authority implemented the following GASB pronouncements:

GASB Statement No. 96, Subscription-Based Technology Arrangements, Issued May 2020

The Authority implemented GASB 96, Subscription-Based Technology Arrangements for the year ended June 30, 2023. The Authority has no material agreements in excess of one year and there was no effect on the Authority's financial statements due to the adoption of this standard.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
 (A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

3. CASH, CASH EQUIVALENTS AND INVESTMENTS

Cash, cash equivalents and investments are comprised of:

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>
Deposits	\$ 7,914,249	\$ 6,210,861	\$ 14,125,110
Investments with Fiscal Agent	-	140,702	140,702
Oregon Treasurer's Local			
Local Government Investment Pool	1,921,576	-	1,921,576
	<u>\$ 9,835,825</u>	<u>\$ 6,351,563</u>	<u>\$ 16,187,388</u>

Deposits with Financial Institutions

Custodial credit risk on deposits is the risk that in the event of a bank or credit union failure, the Authority's deposits may not be returned. The Authority does not have a formal policy addressing custodial credit risk. In order to minimize the risk, state statutes require bank and credit unions holding public funds become members of the Oregon Public Funds Collateralization Program (PFCP), a multiple institution collateral pool created by the Office of the State Treasurer. To qualify, participating banks and credit unions must pledge collateral against any public fund deposits in excess of deposit insurance. The amount of collateral is set by the PFCP between 10% and 110% of each bank's public fund deposits based on their net worth and level of capitalization. Although the PFCP creates a shared liability structure for participating bank and credit union depositories, it does not guarantee that all funds are 100% protected. At June 30, 2023, the bank balance was \$13,742,545. Of the Authority's June 30, 2023 bank balance deposit, \$316,869 was covered by the FDIC and the remainder was collateralized by the PFCP.

At June 30, 2023, investments include the Oregon Treasurer's Local Government Investment Pool (LGIP). The investment in the LGIP is stated at fair value, which approximates cost and is the same as the value of its pool shares. Pool shares are not subject to leveling requirements.

The Oregon State Treasurer administers the LGIP. The LGIP is an open-ended no-load diversified portfolio offered to any agency, political subdivision or public corporation of the State who by law is made the custodian of, or has control of, any fund. The LGIP is commingled with the State's short-term funds. In seeking to best serve local governments in Oregon, the Oregon Legislature established the Oregon Short-Term Fund Board, which is not registered with the U.S. Securities and Exchange Commission as an investment company. The purpose of the Board is to advise the Oregon State Treasurer in the management and investment of the LGIP. The LGIP is not currently rated by an independent rating agency.

Investments Measured at Fair Value

Per GASB Statement No. 72, Fair Value is described as an exit price. Fair Value measurements assume a transaction takes place in a government's principal market or a government's most advantageous market in the absence of a principal market. The fair

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

3. CASH, CASH EQUIVALENTS AND INVESTMENTS (Continued)

value also, should be measured assuming that general market participants would act in their economic best interest. Fair value does not take into consideration transaction costs.

Securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Securities classified in Level 2 of the fair value hierarchy are valued using a variety of pricing techniques, including but not limited to fundamental analytical data related to the securities, values of baskets of securities, market interest rates, matrix calculated prices, and purchase price. Level 3 fair value is determined using significant unobservable inputs.

Cash and cash equivalents and the Oregon Short-Term funds investment pool are not measured at fair value and thus are not subject to the fair value disclosure requirements. Investments with fiscal agent are recorded at amortized cost and as such are also not subjected to leveling requirements.

The Authority's investment policy limits investment maturities to three years as a means of managing its exposure to fair value losses arising from increasing interest rates. For purposes of this schedule, 100% of the amounts in Oregon's local government investment pool are considered to be less than 3 years to maturity.

<u>Maturity</u>	<u>Minimum %</u>	<u>Actual %</u>
Less than 1,080 days	100%	100%

Credit Risk

Oregon Revised Statutes limit the types of investments that the Authority may have. The Authority is in compliance with these statutes at June 30, 2023. The Authority is also in compliance with its investment policy. The Authority follows the County's credit risk policy which minimizes credit risk by limiting exposure to poor credits and concentrating the investments in the safest types of securities; pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisors with which the Authority will do business; diversifying the investment portfolio so that potential losses on individual securities will be minimized; and actively monitoring the investment portfolio holdings for ratings changes, changing economic/market conditions, etc.

Custodial Credit Risk

Custodial risk is the risk that, in the event of failure of the counterparty, the Authority will not be able to recover the value of its investments that are in the possession of an outside party. At June 30, 2023, none of the Authority's investments are subject to custodial credit risk.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

4. NOTES RECEIVABLE

The notes receivable balance at June 30, 2023 is \$117,310,400, and the related accrued interest receivable balance, net of an allowance of \$2,302,351, at June 30, 2023 is \$3,616,044. This balance resulted from the Easton Ridge asset sale to Easton Ridge, LLC, amounts related to Pedcor/Rosewood Station construction, the conversion of Hillside Manor from Public Housing to a Low-Income Housing Tax Credit (LIHTC) property, construction of the Webster Road Project, and Metro bonds loaned for projects, which include: Fuller Road Station Apartments, Good Shepherd Village, Las Flores Maple Apartments, and Marylhurst Commons.

The Authority accrues interest on these notes and records an allowance against accrued interest when the collectability of interest is based on the operating results of the property, subject to other priority liens. Notes and interest receivable as of June 30, 2023 are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Easton Ridge LLC, notes receivable	\$ 14,748,342	\$ -	\$ (209,818)	\$ 14,538,524
Easton Ridge LLC, mortgage loan receivable	12,235,000	-	-	12,235,000
Easton Ridge LLC, accrued interest mortgage loan	4,028,395	356,309	-	4,384,704
Rosewood Station Disposition, notes receivable	1,757,475	-	(152,475)	1,605,000
Rosewood Station Disposition, accrued interest	-	109,878	-	109,878
Rosewood Station, notes receivable	33,427,558	-	(1,289,117)	32,138,441
Hillside Manor LLC, construction loan #1	6,079,146	-	(6,079,146)	-
Hillside Manor LLC, sponsor loan #1	3,102,768	2,573,240	-	5,676,008
Hillside Manor LLC, seller loan	-	5,747,500	-	5,747,500
Hillside Manor LLC, construction loan #2	14,531,861	-	(14,531,861)	-
Hillside Manor LLC, accrued interest seller note	-	223,016	-	223,016
Hillside Manor LLC, accrued interest sponsor note	-	133,016	-	133,016
Webster Road LLC, Metro bond	2,939,209	-	-	2,939,209
Webster Road LLC, accrued interest Metro bond	-	123,444	-	123,444
Webster Road LLC, PSH funds	1,069,472	-	(1,069,472)	-
Webster Road LLC, HACC seller loan	1,770,056	-	-	1,770,056
Webster Road LLC, accrued interest HACC seller loan	-	76,052	-	76,052
Webster Road LLC, construction loan	10,584,818	-	(10,584,818)	-
Las Flores Maple Apartments	8,834,070	6,273,780	-	15,107,850
Las Flores Maple Apartments, accrued interest	-	565,469	-	565,469
Fuller Road Station	4,500,000	4,070,000	-	8,570,000
Fuller Road Station, accrued interest	-	126,175	-	126,175
Good Shepherd	7,630,014	6,502,798	-	14,132,812
Good Shepherd, accrued interest	-	154,075	-	154,075
Marylhurst Commons	-	2,850,000	-	2,850,000
Marylhurst Commons, accrued interest	-	22,566	-	22,566
	<u>\$ 127,238,184</u>	<u>\$ 29,907,318</u>	<u>\$ (33,916,707)</u>	<u>\$ 123,228,795</u>

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

4. NOTES RECEIVABLE (Continued)

	Gross Notes and Interest Receivable	Uncollectible Allowance Rate	Uncollectible Allowance	Notes and Interest Receivable, net
Easton Ridge LLC, notes receivable	\$ 14,538,524	0.00%	\$ -	\$ 14,538,524
Easton Ridge LLC, mortgage loan receivable	12,235,000	0.00%	-	12,235,000
Easton Ridge LLC, accrued interest mortgage loan	4,384,704	52.51%	2,302,351	2,082,353
Rosewood Station Disposition, notes receivable	1,605,000	0.00%	-	1,605,000
Rosewood Station Disposition, accrued interest	109,878	0.00%	-	109,878
Rosewood Station, notes receivable	32,138,441	0.00%	-	32,138,441
Hillside Manor LLC, sponsor loan #1	5,676,008	0.00%	-	5,676,008
Hillside Manor LLC, seller loan	5,747,500	0.00%	-	5,747,500
Hillside Manor LLC, accrued interest seller note	223,016	0.00%	-	223,016
Hillside Manor LLC, accrued interest sponsor note	133,016	0.00%	-	133,016
Webster Road LLC, Metro bond	2,939,209	0.00%	-	2,939,209
Webster Road LLC, accrued interest Metro bond	123,444	0.00%	-	123,444
Webster Road LLC, HACC seller loan	1,770,056	0.00%	-	1,770,056
Webster Road LLC, accrued interest HACC seller loan	76,052	0.00%	-	76,052
Las Flores Maple Apartments	15,107,850	0.00%	-	15,107,850
Las Flores Maple Apartments, accrued interest	565,469	0.00%	-	565,469
Fuller Road Station	8,570,000	0.00%	-	8,570,000
Fuller Road Station, accrued interest	126,175	0.00%	-	126,175
Good Shepherd	14,132,812	0.00%	-	14,132,812
Good Shepherd, accrued interest	154,075	0.00%	-	154,075
Marylhurst Commons	2,850,000	0.00%	-	2,850,000
Marylhurst Commons, accrued interest	22,566	0.00%	-	22,566
	<u>\$ 123,228,795</u>		<u>\$ 2,302,351</u>	<u>\$ 120,926,444</u>

The Authority loaned \$16,603,341 of proceeds from its 2013 Series A Bond financing to Easton Ridge, LLC. Easton Ridge, LLC has agreed to pay the Authority amounts equal to the principal and interest requirements on the 35-year 2013 Series A Bonds of \$862,600 per year. Principal payments totaled \$209,818 in 2023. The County has provided a contingent loan agreement in the event earnings from the project and the principal and interest reserve fund are not sufficient to pay required annual amounts. The Authority has a mortgage loan to the Project in the amount of \$12,235,000 as part of the sale agreement. The mortgage earns 3.1% interest on the outstanding balance. The mortgage repayment is contingent on available excess revenue of the project and does not have specific payment amounts or repayment time terms.

Rosewood Station was constructed, initially funded with a loan from the Authority of disposition funds in the amount of \$1,605,000 accruing simple interest at 3.0%. As of June 30, 2023 Rosewood Station had drawn down \$33,427,558 for construction which is included in the note receivable balance, and \$1,289,117 was repaid during fiscal year 2023.

Hillside Manor was converted from Public Housing through a sale to Hillside Manor Limited Partnership. Hillside Manor LLC is a single member LLC owned by HACC as the general partner in the partnership. Upon sale Hillside Manor Limited Partnership has issued: 1) Sponsor Loan #1 of \$5,676,008 with 1% simple interest, and 2) Seller Loan of \$5,747,500 with interest compounded annually of 1.15%, and the note is due on December 31, 2070. The construction loans that were drawn down to \$6,079,146 and \$14,531,861 as of June 30, 2022 were fully collected during fiscal year 2023.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

4. NOTES RECEIVABLE (Continued)

Webster Road, which is under construction, was funded with a loan from the Authority of Metro Housing Bond funds in the amount of \$2,939,209 accruing interest at 2.08% compounded annually, and a seller note in the amount of \$1,770,056 accruing interest at 2.08% compounded annually. The construction loan that was drawn down to \$10,584,818 as of June 30, 2022 was fully collected during fiscal year 2023.

Maple Apartments - Metro Bond Project under construction that is partially funded by Metro Housing Bond funds, issued a loan from first Regional Affordable Housing bond fund NOFA, and has drawn down \$15,107,850 of the \$15,903,000 accruing interest at 3.75% per annum compounding annually.

Fuller Road – Metro Bond Project under construction that is partially funded by Metro Housing Bond funds, issued as a loan from HACC. As of June 30, 2023, the entire \$8,570,000 of Metro Bond funds was drawn down for the project with simple interest accruing at a rate of 1.0%.

Good Shepherd Village - Metro Bond Project under construction that is partially funded by Metro Project Housing Bond funds, issued a loan from first Regional Affordable Housing bond fund NOFA, and has drawn down \$14,132,812 of the \$18,330,000 accruing interest of 1% per annum compounding annually.

Marylhurst Commons – Metro Bond Project under construction that is partially funded by Metro Project Housing Bond funds, issued as a loan from HACC. As of June 30, 2023, the entire \$2,850,000 of Metro Bond funds was drawn down for the project with simple interest accruing at a rate of 1.0%.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

5. CAPITAL ASSETS

Capital assets activity for the year was as follows:

	Balance July 1, 2022	Increases	Decreases	Balance June 30, 2023
Capital Assets not being depreciated:				
Land	\$ 3,898,984	\$ 30,000	\$ -	\$ 3,928,984
Construction in progress	-	147,550	-	147,550
Total capital Assets not being depreciated	3,898,984	177,550	-	4,076,534
Capital Assets being depreciated:				
Buildings & Improvements	41,085,689	243,455	-	41,329,144
Furniture and equipment	779,718	163,720	-	943,438
Total Capital Assets being depreciated:	41,865,407	407,175	-	42,272,582
Less Accumulated depreciation:				
Building and Improvements	(31,088,558)	(809,330)	-	(31,897,888)
Furniture and Equipment	(669,574)	(22,477)	-	(692,051)
Total Accumulated depreciation	(31,758,132)	(831,807)	-	(32,589,939)
Total capital Assets being depreciated, net	10,107,275	(424,632)	-	9,682,643
Total Capital Assets, net	\$ 14,006,259	\$ (247,082)	\$ -	\$ 13,759,177

Depreciation expense for the Authority was \$831,807 for the year ended June 30, 2023.

6. LONG-TERM LIABILITIES

The Authority's long-term debt is comprised of mortgage notes, loans and bonds. Mortgage notes payable were incurred to purchase low income housing and are payable from rents received and the net cash flows from operations.

Loans payable totaling \$37,076 include amounts due to Farmers Home Administration and the State of Oregon for the purchase, construction, repair and improvement of property. Under terms of the agreements with the State of Oregon, a certain portion of the loans are forgiven yearly as long as the Authority operates the facilities as low-income housing. If the Authority ceases to operate these facilities as low-income housing, the loans become payable when the Authority sells the property.

The Authority has received deferred payment loans from Clackamas County for various residential rehabs of low-income properties. If the loans are defaulted by failing to conform to any covenants or conditions of the agreements, all principal and interest and all other amounts are due immediately. The loans payable to Clackamas County of \$1,547,711 were obtained to construct and purchase low-income housing units. \$1,357,078 of this balance is noninterest bearing and requires no payments as long as the Authority operates the facility as low-income housing.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

6. LONG-TERM LIABILITIES (Continued)

The Authority issued 2013 Series A revenue bonds in the original amount of \$16,550,000 to finance the rehabilitation of the Easton Ridge Apartments (the Project). The Series A bonds have maturities and/or mandatory redemption dates ranging from September 1, 2015 to September 1, 2049, and bear interest ranging from 1.75% to 4.0%. Interest payments are due on March 1 and September 1 of each year until the entire principal balance is retired and all accrued interest is paid. The Project's assets, all net operating income and certain other revenues of the Authority, are pledged as collateral, in an amount equal to the sum of outstanding principal and interest, or \$23,337,700. The pledge will remain in effect until the revenue bonds are paid in full. As of June 30, 2023, pledged debt service was \$866,375 for the coming year. The Authority received pledged interest in the amount of \$568,175 for 2013 Series A bond interest at June 30, 2023. Pursuant to the bond documents, the Authority is subject to certain restrictive covenants related to the use of bond proceeds and other funds provided by operations of the Project. The contingent loan agreement with the County requires Easton Ridge, LLC to maintain a 1.10 to 1.00 debt service coverage once the project achieves stabilization. The operating agreement requires that in order to eliminate the operating deficit contribution requirement, the Authority establish and collect rents sufficient to produce a required debt service coverage on the Series A bonds of at least 1.20 to 1.00 for two consecutive years, beginning at least three years after project stabilization. A failure to maintain the above ratios does not constitute a default. Amount outstanding on the 2013 Series A revenue bonds was \$14,538,525 as of June 30, 2023.

Rosewood Station construction continued with draws against the construction bonds up until the fiscal year ended June 30, 2022. These bonds bear interest at 2.25%, per annum through April 1, 2022. Commencing May 1, 2021, the interest rate is the Secured Overnight Financing Rate (SOFR) plus 0.75% provided the rate shall never be less than 3.00% or greater than 8.00%, per annum. Amount outstanding at June 30, 2023 was \$32,138,441.

Hillside Manor is a 100-unit Public Housing conversion underwent an occupied rehabilitation. Draws against the construction loans occurred through June 30, 2022. With construction completed, the entire \$14,775,006 construction loan balance was paid off as of June 30, 2023.

Webster Road began construction in June 2021 and had draws against the construction loans through June 30, 2022. With construction completed, the entire \$16,363,555 construction loan balance was paid off as of June 30, 2023.

Clayton Mohr Commons is 24 units of veteran housing has a mortgage of \$2,415,448 bearing an interest rate of 5.5%, and a loan balance of \$2,186,451 as of June 30, 2023. Principal and interest are due monthly based on a 30-year amortization. The mortgage has a 20-year term and is due in July 2040.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

6. LONG-TERM LIABILITIES (Continued)

Changes in long-term debt are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Loans Payable (Interest 0% to 1%)	\$ 54,282	\$ -	\$ (17,206)	\$ 37,076
Clayton Mohr Commons Mortgage Notes Payable (Interest 2% to 11%)	1,997,014	189,437	-	2,186,451
Loans Payable to Clackamas County	1,613,796	-	(66,085)	1,547,711
Rosewood Station Construction Bonds	33,427,558	-	(1,289,117)	32,138,441
Hillside Manor Construction Bonds	14,775,006	-	(14,775,006)	-
Webster Road Construction Bonds	16,363,555	-	(16,363,555)	-
2013 Easton Ridge A Bonds Payable (Interest 1.75% to 4.0%)	14,510,000	-	(10,000)	14,500,000
Bond Premium	40,007	-	(1,482)	38,525
	<u>14,550,007</u>	<u>-</u>	<u>(11,482)</u>	<u>14,538,525</u>
Total	<u>\$ 82,781,218</u>	<u>\$ 189,437</u>	<u>\$ (32,522,451)</u>	<u>\$ 50,448,204</u>

Future maturities are as follows:

Fiscal Year	Loans Payable	Clayton Mohr Commons Mortgage Notes Payable	Loan Payable to Clackamas County	2018 A Rosewood Bonds Payable	2013 A Easton Ridge Bonds Payable	Total	Interest
2024	\$ 11,941	\$ 35,892	\$ 44,000	\$ 516,865	\$ 295,000	\$ 903,698	\$ 1,480,928
2025	12,410	37,908	42,824	529,935	310,000	933,077	1,453,255
2026	8,176	40,036	43,687	543,337	320,000	955,236	1,424,631
2027	4,549	42,284	44,570	557,077	335,000	983,480	1,395,101
2028	-	44,658	15,552	571,164	345,000	976,374	1,364,898
2029-2033	-	263,836	-	3,079,926	1,935,000	5,278,762	6,360,753
2034-2038	-	346,699	-	3,489,559	2,315,000	6,151,258	5,479,393
2039-2043	-	455,586	-	3,953,674	2,805,000	7,214,260	4,396,866
2044-2048	-	598,672	-	4,479,518	3,410,000	8,488,190	3,108,637
2049-2053	-	320,880	-	5,075,298	2,468,525	7,864,703	1,600,852
2054-2058	-	-	-	5,750,319	-	5,750,319	821,832
2059-2063	-	-	-	3,591,769	-	3,591,769	132,448
Undetermined	-	-	1,357,078	-	-	1,357,078	-
	<u>\$ 37,076</u>	<u>\$ 2,186,451</u>	<u>\$ 1,547,711</u>	<u>\$ 32,138,441</u>	<u>\$ 14,538,525</u>	<u>\$ 50,448,204</u>	<u>\$ 29,019,594</u>

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

6. LONG-TERM LIABILITIES (Continued)

None of the above agreements are subject to federal arbitrage regulations.

Changes in long-term liabilities:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Compensated Absences	\$ 757,641	\$ -	\$ (280,171)	\$ 477,470	\$ -
Total OPEB Liability	263,740	-	(1,886)	261,854	-
Net Pension Liability	2,656,131	740,570	-	3,396,701	-
Loans & Notes Payable	3,665,092	189,437	(83,291)	3,771,238	91,833
Bonds Payable	79,116,126	-	(32,439,160)	46,676,966	811,865
Total	<u>\$ 86,458,730</u>	<u>\$ 930,007</u>	<u>\$ (32,804,508)</u>	<u>\$ 54,584,229</u>	<u>\$ 903,698</u>

7. PENSION PLAN

General Information about the Pension Plan

Name of the pension plan: The Oregon Public Employees Retirement System (OPERS) is a cost-sharing multiple-employer defined benefit plan.

Plan description. Employees of the Authority are provided with pensions through OPERS. All the benefits of OPERS are established by the Oregon legislature pursuant to Oregon Revised Statute (ORS) Chapters 238 and 238A. OPERS issues a publicly available financial report

that can be obtained at <https://www.oregon.gov/pers/Documents/Financials/ACFR/2022-ACFR.pdf>.

Benefits provided under Chapter 238-Tier One / Tier Two

Pension Benefits. The OPERS retirement allowance is payable monthly for life. It may be selected from 13 retirement benefit options. These options include survivorship benefits and lump-sum refunds. The basic benefit is based on years of service and final average salary. A percentage (2.0 percent for police and fire employees, 1.67 percent for general service employees) is multiplied by the number of years of service and the final average salary. Benefits may also be calculated under either a formula plus annuity (for members who were contributing before August 21, 1981) or a money match computation if a greater benefit results.

A member is considered vested and will be eligible at minimum retirement age for a service retirement allowance if he or she has had a contribution in each of five calendar years or has reached at least 50 years of age before ceasing employment with a participating employer (age 45 for police and fire members). General service employees may retire after reaching age 55. Police and fire members are eligible after reaching age 50. Tier One general service employee benefits are reduced if retirement occurs prior to age 58 with fewer than 30 years

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

7. PENSION PLAN (Continued)

of service. Police and fire member benefits are reduced if retirement occurs prior to age 55 with fewer than 25 years of service. Tier Two members are eligible for full benefits at age 60.

The ORS Chapter 238 Defined Benefit Pension Plan is closed to new members hired on or after August 29, 2003.

1. *Death Benefits.* Upon the death of a non-retired member, the beneficiary receives a lump-sum refund of the member's account balance (accumulated contributions and interest). In addition, the beneficiary will receive a lump-sum payment from employer funds equal to the account balance, provided one or more of the following conditions are met:

- Member was employed by a OPERS employer at the time of death,
- Member died within 120 days after termination of OPERS-covered employment,
- Member died as a result of injury sustained while employed in a OPERS-covered job, or
- Member was on an official leave of absence from an OPERS-covered job at the time of death.

2. *Disability Benefits.* A member with 10 or more years of creditable service who becomes disabled from other than duty-connected causes may receive a non-duty disability benefit. A disability resulting from a job-incurred injury or illness qualifies a member (including OPERS judge members) for disability benefits regardless of the length of OPERS-covered service. Upon qualifying for either a non-duty or duty disability, service time is computed to age 58 (55 for police and fire members) when determining the monthly benefit.

3. *Benefit Changes After Retirement.* Members may choose to continue participation in a variable equities investment account after retiring and may experience annual benefit fluctuations due to changes in the market value of equity investments.

Under ORS 238.360 monthly benefits are adjusted annually through cost-of-living changes. Under current law, the cap on the COLA in fiscal year 2015 and beyond will vary based on

1.25 percent on the first \$60,000 of annual benefit and \$750 plus 0.15 percent on annual benefits above \$60,000.

Benefits provided under Chapter 238A-OPSRP Pension Program (OPSRP DB).

This portion of the OPSRP provides a life pension funded by employer contributions. Benefits are calculated with the following formula for members who attain normal retirement age:

1. *Pension Benefits.* The ORS 238A Defined Benefit Pension Program provides benefits to members hired on or after August 29, 2003.

Police and fire: 1.8 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for police and fire members is age 60 or age 53 with 25 years of retirement credit. To be classified as a police and fire member, the individual must have been employed continuously as a police and fire member for at least five years immediately preceding retirement.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

7. PENSION PLAN (Continued)

General service: 1.5 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit.

A member of the OPSRP pension program becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, and, if the pension program is terminated, the date on which termination becomes effective.

2. *Death Benefits.* Upon the death of a non-retired member, the spouse or other person who is constitutionally required to be treated in the same manner as the spouse, receives for life 50 percent of the pension that would otherwise have been paid to the deceased member.

3. *Disability Benefits.* A member who has accrued 10 or more years of retirement credits before the member becomes disabled or a member who becomes disabled due to job-related injury shall receive a disability benefit of 45 percent of the member's salary determined as of the last full month of employment before the disability occurred.

4. *Benefit Changes After Retirement.* Under ORS 238A.210 monthly benefits are adjusted annually through cost-of-living changes. Under current law, the cap on the COLA in fiscal year 2015 and beyond will vary based on 1.25 percent on the first \$60,000 of annual benefit and \$750 plus 0.15 percent on annual benefits above \$60,000.

Contributions:

OPERS funding policy provides for monthly employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. This funding policy applies to the PERS Defined Benefit Plan and the Other Postemployment Benefit Plans.

Employer contribution rates during the period were based on the December 31, 2019 actuarial valuation. The rates based on a percentage of payroll, first became effective July 1, 2021. The state of Oregon and certain schools, community colleges, and political subdivisions have made lump sum payments to establish side accounts, and their rates have been reduced.

Employer contributions for the year ended June 30, 2023 were \$721,169.

Actuarial Valuations:

The employer contribution rates effective July 1, 2021, through June 30, 2023, were set using the entry age normal actuarial cost method. For the Tier One/Tier Two component of the PERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (1) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (2) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 20 years. For the OPSRP Pension Program component of the PERS Defined Benefit Plan, this method produced an employer

HOUSING AUTHORITY OF CLACKAMAS COUNTY
 (A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

7. PENSION PLAN (Continued)

contribution rate consisting of (a) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (b) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 16 years.

Actuarial Methods and Assumptions:

Valuation Date	December 31, 2020
Measurement Date	June 30, 2022
Experience Study Report	2020, published July 20, 2021
Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Market value of assets
Actuarial Assumptions:	
Inflation Rate	2.40 percent
Long-term expected rate of return	6.90 percent
Discount rate	6.90 percent
Projected salary increases	3.40 percent
Cost of living adjustments (COLA)	Blend of 2.00% COLA and graded COLA (1.25%/0.15%) in accordance with <i>Moro</i> decision; blend based on service.
Mortality	<p>Healthy retirees and beneficiaries: Pub-2010 Healthy Retiree, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p>Active members: Pub-2010 Employee, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p>Disabled retirees: Pub-2010 Disable retiree, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p>

Actuarial valuations of an ongoing plan involve estimates of the value of projected benefits and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. Experience studies are performed as of December 31 of even numbered years. The methods and assumptions shown above are based on the 2020 Experience Study, which reviewed experience for the four-year period ending on December 31, 2020.

Discount Rate:

The discount rate used to measure the total pension liability was 6.90 percent for the Defined Benefit Pension Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

7. PENSION PLAN (Continued)

plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Defined Benefit Pension Plan was applied to all periods of projected benefit payments to determine the total pension liability.

Depletion Date Projection:

GASB 68 generally requires that a blended discount rate be used to measure the Total Pension Liability (the Actuarial Accrued Liability calculated using the Individual Entry Age Normal Cost Method). The long-term expected return on plan investments may be used to discount liabilities to the extent that the plan's Fiduciary Net Position (fair value of assets) is projected to cover benefit payments and administrative expenses. A 20-year high quality (AA/Aa or higher) municipal bond rate must be used for periods where the Fiduciary Net Position is not projected to cover benefit payments and administrative expenses. Determining the discount rate under GASB 68 will often require that the actuary perform complex projections of future benefit payments and asset values. GASB 68 (paragraph 67) does allow for alternative evaluations of projected solvency, if such evaluation can reliably be made. GASB does not contemplate a specific method for making an alternative evaluation of sufficiency; it is left to professional judgment.

The following circumstances justify an alternative evaluation of sufficiency for Oregon PERS:

- Oregon PERS has a formal written policy to calculate an Actuarially Determined Contribution (ADC), which is articulated in the actuarial valuation report.
- The ADC is based on a closed, layered amortization period, which means that payment of the full ADC each year will bring the plan to a 100% funded position by the end of the amortization period if future experience follows assumption.
- GASB 68 specifies that the projections regarding future solvency assume that plan assets earn the assumed rate of return and there are no future changes in the plan provisions or actuarial methods and assumptions, which means that the projections would not reflect any adverse future experience which might impact the plan's funded position.

Based on these circumstances, it is PERS independent actuary's opinion that the detailed depletion date projections outlined in GASB 68 would clearly indicate that the Fiduciary Net. Position is always projected to be sufficient to cover benefit payments and administrative expenses.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
 (A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

7. PENSION PLAN (Continued)

Assumed Asset Allocation:

Asset Class/Strategy	Target Allocation	
Cash	0.0	%
Debt Securities	20.0	
Public Equity	30.0	
Private Equity	20.0	
Real Estate	12.5	
Real Assets	7.5	
Diversifying Strategies	7.5	
Risk Parity	2.5	
Total	100.0	%

Long-Term Expected Rate of Return:

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in June 2021 the PERS Board reviewed long-term assumptions developed by both Milliman’s capital market assumptions team and the Oregon Investment Council’s (OIC) investment advisors. The table below shows Milliman’s assumptions for each of the asset classes in which the plan was invested at that time based on the OIC long-term target asset allocation. The OIC’s description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions and includes adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

7. PENSION PLAN (Continued)

<u>Long-Term Expected Rate of Return</u> ¹				
Asset Class	Target Allocation	Annual Arithmetic Return ²	20-Year Annualized Geometric Mean	Annual Standard Deviation
Global Equity	30.62 %	7.11 %	5.85 %	17.05 %
Private Equity	25.50	11.35	7.71	30.00
Core Fixed Income	23.75	2.80	2.73	3.85
Real Estate	12.25	6.29	5.66	12.00
Master Limited Partnerships	0.75	7.65	5.71	21.30
Infrastructure	1.50	7.24	6.26	15.00
Commodities	0.63	4.68	3.10	18.85
Hedge Fund of Funds - Multistrategy	1.25	5.42	5.11	8.45
Hedge Fund Equity - Hedge	0.63	5.85	5.31	11.05
Hedge Fund - Macro	5.62	5.33	5.06	7.90
US Cash	-2.50 ³	1.77	1.76	1.20
Assumed Inflation - Mean			2.40 %	1.65 %

¹ Based on the OIC Statement of Investment Objectives and Policy Framework for the Oregon Public Employees Retirement Fund, including revisions adopted at the OIC meeting on June 2, 2021.

² The arithmetic mean is a component that goes into calculating the geometric mean. Expected rates of return are presented using the geometric mean, which the Board uses in setting the discount rate.

³ Negative allocation to cash represents levered exposure from allocation to Risk Parity strategy.

Sensitivity of the Authority's proportionate share of the net pension 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 percent, 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 1-percentage point lower (5.90 percent) or 1-percentage-point higher (7.90 percent) than the current rate:

	Rate 1% Decrease (5.90%)	Discount Rate (6.90%)	Rate 1% Increase (7.90%)
Proportionate share of the net pension liability	\$6,023,755	\$3,396,701	\$1,197,978

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued OPERS financial report.

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

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

7. PENSION PLAN (Continued)

At June 30, 2023, the Authority reported a liability of \$3,396,701 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2020 and rolled forward to June 30, 2022.

The Authority's proportion of the net pension liability was based on the Authority's projected long-term contribution effort as compared to the total projected long-term contribution effort of all employers.

Rates of every employer have at least two major components:

1. Normal Cost Rate: The economic value, stated as a percent of payroll, for the portion of each active member's total projected retirement benefit that is allocated to the upcoming year of service. The rate is in effect for as long as each member continues in OPERS-covered employment. The current value of all projected future Normal Cost Rate contributions is the Present Value of Future Normal Costs (PVFNC). The PVFNC represents the portion of the projected long-term contribution effort related to future service.
2. UAL Rate: If system assets are less than the actuarial liability, an Unfunded Actuarial Liability (UAL) exists. UAL can arise in a biennium when an event such as experience differing from the assumptions used in the actuarial valuation occurs. An amortization schedule is established to eliminate the UAL that arises in a given biennium over a fixed period of time if future experience follows assumption. The UAL Rate is the upcoming year's component of the cumulative amortization schedules, stated as a percent of payroll. The present value of all projected UAL Rate contributions is simply the Unfunded Actuarial
3. Liability (UAL) itself. The UAL represents the portion of the projected long-term contribution effort related to past service.

Looking at both rate components, the projected long-term contribution effort is just the sum of the PVFNC and the UAL. The PVFNC part of the contribution effort pays for the value of future service while the UAL part of the contribution effort pays for the value of past service not already funded by accumulated contributions and investment earnings.

The UAL has Tier 1/Tier 2 and OPSRP pieces. The Tier 1/Tier 2 piece is based on the employer's Tier 1/Tier 2 pooling arrangement. If an employer participates in one of the two large Tier 1/Tier 2 rate pools [State & Local Government Rate Pool (SLGRP) or School Districts Rate Pool], then the employer's Tier 1/Tier 2 UAL is just their pro-rata share of their pool's UAL. The pro-rata calculation is based on the employer's payroll in proportion to the pool's total payroll. For example, if the employer's payroll is one percent of the pool's total payroll, the employer will be allocated one percent of the pool's UAL. The OPSRP piece of the UAL follows a parallel pro-rata approach, as OPSRP experience is mandatorily pooled at a state-wide level. Employers that do not participate in a Tier 1/Tier 2 pooling arrangement, who are referred to as "Independent Employers", have their Tier 1/Tier 2 UAL tracked separately in the actuarial valuation.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
 (A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

7. PENSION PLAN (Continued)

An employer's PVFNC depends on both the normal cost rates charged on the employer's payrolls, and on the underlying demographics of the respective payrolls. For OPERS funding, employers have up to three different payrolls, each with a different normal cost rate: (1) Tier 1/Tier 2 payroll, (2) OPSRP general service payroll, and (3) OPSRP police and fire payroll.

The employer's Normal Cost Rates for each payroll are combined with system-wide present value factors for each payroll to develop an estimated PVFNC. The present value factors are actuarially determined at a system level for simplicity and to allow for the PVFNC calculations to be audited in a timely, cost-effective manner.

Since many governments in Oregon have sold pension obligation bonds and deposited the proceeds with OPERS (referred to as side accounts or transitional liability or surplus), adjustments are required. After each employer's projected long-term contribution effort is calculated, that amount is reduced by the value of the employer's side account, transitional liability/surplus, and pre-SLGRP liability/surplus (if any). This is done as those balances increase/decrease the employer's projected long-term contribution effort because side accounts are effectively pre-paid contributions.

At June 30, 2023, the Authority's proportion was 0.0221 percent, which was the same percentage at June 30, 2022 .

For the year ended June 30, 2023, the Authority recognized pension expense of \$424,337. On June 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 164,882	\$ 21,182
Changes of assumptions	532,961	4,869
Net difference between projected and actual earnings on investments	-	607,264
Changes in proportionate share	89,291	235,799
Differences between employer contributions and proportionate share of system contributions	144,990	252,371
Total (prior to post-measurement date contributions)	932,124	1,121,485
Contributions made subsequent to measurement date	721,169	-
Total Deferred Outflows/Inflows of Resources	\$1,653,293	1,121,485
Net Deferred Outflows/(Inflows) of Resources		<u>\$531,808</u>

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

7. PENSION PLAN (Continued)

\$721,169 reported as deferred outflows of resources related to pensions resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Employer subsequent fiscal years	Deferred Outflow/(Inflow) of Resources (prior to post- measurement date contributions)
Fiscal Year 2024	\$(21,713)
Fiscal Year 2025	(76,751)
Fiscal Year 2026	(301,383)
Fiscal Year 2027	231,198
Fiscal Year 2028	(20,712)
Total	\$(189,361)

Defined Contribution Plan

OPSRP Individual Account Program (OPSRP IAP)

Pension Benefits

Participants in OPERS defined benefit pension plans also participate in their defined contribution plan. An IAP member becomes vested on the date the employee account is established or on the date the rollover account was established. If the employer makes optional employer contributions for a member, the member becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, the date the IAP is terminated, the date the active member becomes disabled, or the date the active member dies.

Upon retirement, a member of the OPSRP Individual Account Program (IAP) may receive the amounts in his or her employee account, rollover account, and vested employer account as a lump-sum payment or in equal installments over a 5-, 10-, 15-, 20-year period or an anticipated life span option. Each distribution option has a \$200 minimum distribution limit.

Death Benefits

Upon the death of a non-retired member, the beneficiary receives in a lump sum the member's account balance, rollover account balance, and vested employer optional contribution account balance. If a retired member dies before the installment payments are completed, the beneficiary may receive the remaining installment payments or choose a lump-sum payment.

Contributions

The Authority has chosen to pay the employees contributions to the plan. 6 percent of covered payroll is paid for general service employees and 9 percent of covered payroll is paid for firefighters and police officers. Contributions for the year were \$168,281.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

7. PENSION PLAN (Continued)

Recordkeeping

PERS contracts with VOYA Financial to maintain IAP participant records.

8. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS

A. General Information about the OPEB Plan

Plan name: Retiree Implicit Medical Benefit Plan

Plan description: The Authority administers a single-employer defined benefit healthcare plan per the requirements of a collective bargaining agreement. Per Oregon State law, the plan provides the opportunity for post-retirement healthcare insurance for eligible retirees and their spouses through the Authority's group health insurance plans which cover both active and retired participants. The Authority does not pay any portion of the retiree's healthcare insurance; however, the retired employee receives an implicit benefit of a lower healthcare premium which is spread among the cost of active employee premiums.

The Authority has not established a trust fund to supplement the costs for the other post-employment benefit (OPEB) liability related to this implicit benefit. The Authority pays none of the premium of health insurance coverage for retirees from age 58 to age 65. The Authority's regular healthcare benefit providers underwrite the retirees' policies. Retirees may not convert the benefit into an in-lieu payment to secure coverage under independent plans.

The Authority's annual OPEB cost is calculated based on an amount actuarially determined in accordance with the guidance of GASB Statement No. 75. The Authority is included in the Clackamas County Actuarial Valuation report.

Total OPEB Liability

The Authority's total OPEB liability of \$261,854 was measured as of June 30, 2023, and was determined by an actuarial valuation as of that date.

Actuarial assumptions and other inputs. The total OPEB liability in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified.

Discount rate	3.86%
Salary increases	3.00%
General inflation rate	2.50%

The discount rate was based on the Fidelity High Grade 20 Year General Obligation Municipal Bond Index.

The demographic actuarial assumptions used in the valuation are based on the 2022 experience study of the Oregon Public Employees Retirement System, except for the different basis used to project future mortality improvements.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
 (A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

8. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (Continued)

Mortality rates were based on the MacLeod Watts Scale 2022.

Changes in the Total OPEB Liability and related ratios

		Total OPEB Liability
Balance at 6/30/22		\$ 263,740
Changes during year		
	Service cost	17,262
	Interest	10,173
	Differences between expected and actual experience	(18,853)
	Changes in assumptions	134
	Benefit payments	(10,602)
Balance at 6/30/23		\$ 261,854

Total OPEB liability as a percentage of covered employee payroll was 10.69%.

Sensitivity of Liabilities to Changes in the Discount Rate and Healthcare Cost Trend Rate. The following presents the total OPEB liability of the Authority, as well as what the Authority's total OPEB liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current discount rate. The discount rate used for the fiscal year end 2023 is 3.86%. Healthcare cost trend rate was assumed to start at 7.0% (effective January 2024) and arrive an ultimate rate of 3.9% for years 2075 and later. The impact of a 1% increase or decrease in these assumptions is shown in the chart below:

Change in Discount Rate	1% Decrease (2.86%)	Current Discount Rate (3.86%)	1% Increase (4.86%)
Total OPEB Liability	\$271,238	\$261,854	\$229,206

Change in Healthcare Cost Trend Rate	1% Decrease In Current Trend	Current Trend	1% Increase In Current Trend
Total OPEB Liability	\$222,134	\$261,854	\$281,238

HOUSING AUTHORITY OF CLACKAMAS COUNTY
 (A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

8. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (Continued)

Deferred Inflows and Outflows as of Fiscal Year End and Expected Future Recognition

The table below shows deferred resources as of the fiscal year end June 30, 2023.

HACC Members Implicit	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of Assumptions	\$ 13,147	\$ 25,295
Differences Between Expected and Actual Experience	-	96,208
Total	\$ 13,147	\$ 121,503

In addition, future recognition of these deferred inflows and outflows of resources is shown below.

For the fiscal year ending June 30	Deferred Outflow/(Inflow) of Resources
2024	\$(14,525)
2025	(14,525)
2026	(14,442)
2027	(14,332)
2028	(14,327)
Thereafter	(36,205)
Total	<u><u>\$(108,356)</u></u>

B. Retirement Health Insurance Account (RHIA)

Due to the immaterial nature of GASB Statement No. 75 as it relates to the Authority's exposure under the Oregon Public Employees Retirement System (OPERS) RHIA, the Authority has chosen not to disclose RHIA under this GASB Statement.

The Authority contributes to the Retirement Health Insurance Account (RHIA) for each of its eligible employees. RHIA is a cost-sharing multiple-employer defined benefit other post-employment benefit plan administered by OPERS. RHIA pays a monthly contribution toward the cost of Medicare companion health insurance premiums of eligible retirees.

Oregon Revised Statute (ORS) 238.420 established this trust fund. Authority to establish and amend the benefit provisions of RHIA resides with the Oregon Legislature. The plan is closed to new entrants after January 1, 2004. OPERS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to Oregon Public Employees Retirement System, P.O. Box 23700, Tigard, Oregon 97281-3700.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

8. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (Continued)

Because RHIA was created by enabling legislation (ORS 238.420), contribution requirements of the plan members and the participating employers were established and may be amended only by the Oregon Legislature. ORS require that an amount equal to \$60 or the total monthly cost of Medicare companion health insurance premiums coverage, whichever is less, shall be paid from the Retirement Health Insurance Account established by the employer, and any monthly cost in excess of \$60 shall be paid by the eligible retired member in the manner provided in ORS 238.410. To be eligible to receive this monthly payment toward the premium cost the member must: (1) have eight years or more of qualifying service in PERS at the time of retirement or receive a disability allowance as if the member had eight years or more of creditable service in PERS, (2) receive both Medicare Parts A and B coverage, and (3) enroll in a PERS-sponsored health plan. A surviving spouse or dependent of a deceased PERS retiree who was eligible to receive the subsidy is eligible to receive the subsidy if he or she (1) is receiving a retirement benefit or allowance from PERS or (2) was insured at the time the member died and the member retired before May 1, 1991.

For fiscal year 2023, participating employers are contractually required to contribute to RHIA at a rate assessed each year by OPERS. The Authority's contributions to RHIA for the years ended June 30, 2023 were \$719, which equaled the required contribution for the year.

9. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft or damage to and destruction of assets; errors and omissions; and natural disasters for which the Authority carries commercial insurance. The Authority does not engage in risk financing activities where the risk is retained (self-insurance) by the Authority. For the past three years, insurance coverage has been sufficient to cover any losses.

10. COMMITMENTS

The Authority has no significant construction or legal commitments under contracts at June 30, 2023.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

11. DISCRETELY PRESENTED COMPONENT UNITS

Combining financial information for the discretely presented component units at December 31, 2022 are as follows:

	Easton Ridge LLC	Pedcor Investments 2016-CLV LP	Hillside Manor LP	Webster Road Housing LP	Total
ASSETS:					
Current assets:					
Cash and cash equivalents	\$ 1,980,854	\$ 272,626	\$ 578,564	\$ 241,833	\$ 3,073,877
Accounts receivable	89,918	-	94,178	107,931	292,027
Other assets	196,420	487,542	191,002	297,960	1,172,924
Total current assets	2,267,192	760,168	863,744	647,724	4,538,828
Restricted assets:					
Cash	3,857,445	765,992	433,829	-	5,057,266
Non-current assets:					
Other assets	-	264,015	11,680	-	275,695
Capital assets not being depreciated	3,229,376	3,917,276	-	-	7,146,652
Capital assets being depreciated	26,586,305	56,945,596	26,605,673	17,934,692	128,072,266
TOTAL ASSETS	35,940,318	62,653,047	27,914,926	18,582,416	145,090,707
LIABILITIES:					
Current liabilities:					
Accounts payable and accrued expenses	74,500	730,587	188,059	32,543	1,025,689
Tenant deposits payable from restricted assets	146,265	78,889	12,900	-	238,054
Unearned revenue	35,902	-	11,857	392	48,151
Other current liabilities payable	4,924,331	-	-	48,853	4,973,184
Current portion of long-term debt	295,000	510,451	122,056	5,374,670	6,302,177
Total current liabilities	5,475,998	1,319,927	334,872	5,456,458	12,587,255
Other - notes payable	27,036,274	41,602,539	20,396,283	10,118,656	99,153,752
TOTAL LIABILITIES	32,512,272	42,922,466	20,731,155	15,575,114	111,741,007
NET POSITION:					
Net investment in capital assets	2,779,407	19,260,333	6,087,334	7,816,036	35,943,110
Restricted	3,857,445	765,992	420,929	-	5,044,366
Unrestricted	(3,208,806)	(295,744)	675,508	(4,808,734)	(7,637,776)
TOTAL NET POSITION	\$ 3,428,046	\$ 19,730,581	\$ 7,183,771	\$ 3,007,302	\$ 33,349,700

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)
NOTES TO BASIC FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2023

11. DISCRETELY PRESENTED COMPONENT UNITS (Continued)

	Easton Ridge LLC	Pedcor Investments 2016-CLV LP	Hillside Manor LP	Webster Road Housing LP	Total
OPERATING REVENUES:					
Rental income	\$ 2,907,597	\$ 2,724,161	\$ 1,082,977	\$ 342,652	\$ 7,057,387
Other income	37,667	85,986	2,432	1,249	127,334
Total operating revenues	<u>2,945,264</u>	<u>2,810,147</u>	<u>1,085,409</u>	<u>343,901</u>	<u>7,184,721</u>
OPERATING EXPENSES:					
Administrative expenses	441,873	404,591	236,214	111,337	1,194,015
Utilities	387,913	197,643	178,263	24,273	788,092
Ordinary maintenance and operations	479,735	474,101	144,756	48,172	1,146,764
General expenses	174,921	114,112	74,249	30,854	394,136
Depreciation and amortization	932,444	1,724,468	792,700	275,173	3,724,785
Total operating expenses	<u>2,416,886</u>	<u>2,914,915</u>	<u>1,426,182</u>	<u>489,809</u>	<u>7,247,792</u>
OPERATING INCOME (LOSS)	<u>528,378</u>	<u>(104,768)</u>	<u>(340,773)</u>	<u>(145,908)</u>	<u>(63,071)</u>
NON-OPERATING REVENUE (EXPENSE):					
Interest income	5,163	-	-	554	5,717
Interest expense	(1,097,882)	(1,311,870)	(561,571)	(320,194)	(3,291,517)
Other	(1,646)	(146,524)	(29,763)	(94,224)	(272,157)
Total non-operating revenue (expense)	<u>(1,094,365)</u>	<u>(1,458,394)</u>	<u>(591,334)</u>	<u>(413,864)</u>	<u>(3,557,957)</u>
LOSS BEFORE CAPITAL CONTRIBUTIONS	<u>(565,987)</u>	<u>(1,563,162)</u>	<u>(932,107)</u>	<u>(559,772)</u>	<u>(3,621,028)</u>
Capital contributions	<u>-</u>	<u>635,000</u>	<u>7,143,115</u>	<u>2,300,000</u>	<u>10,078,115</u>
CHANGE IN NET POSITION	<u>(565,987)</u>	<u>(928,162)</u>	<u>6,211,008</u>	<u>1,740,228</u>	<u>6,457,087</u>
NET POSITION at beginning of the year	<u>3,994,033</u>	<u>20,658,743</u>	<u>972,763</u>	<u>1,267,074</u>	<u>26,892,613</u>
NET POSITION at end of the year	<u>\$ 3,428,046</u>	<u>\$ 19,730,581</u>	<u>\$ 7,183,771</u>	<u>\$ 3,007,302</u>	<u>\$ 33,349,700</u>

12. SUBSEQUENT EVENTS

On September 13, 2023, the Authority's Board provided the preliminary award of Metro Affordable Housing Bond funds to three projects:

- Hillside Park Redevelopment with 275 units at \$40M – will include 2 loans to the tax credit partnership, and construction closing is expected in the Summer of 2024.
- Wilsonville transit-oriented development with 121 units at \$8M – will include 1 loan to the tax credit partnership, and construction closing is expected in the Summer of 2024.
- Shortstack Milwaukie 15 energy efficient homeownership units requested a \$700,000 funding gap, which will include a grant to Proud Ground, and construction closing is expected in the Summer of 2024.

REQUIRED SUPPLEMENTARY INFORMATION

**REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED JUNE 30, 2023**

Schedule of Changes in the Authority's Total OPEB Liability and Related Ratios:

Total OPEB Liability	FY 2023	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018
Service Cost	\$ 17,262	\$ 21,997	\$ 21,929	\$ 19,623	\$ 14,746	\$ 14,498
Interest	10,173	5,624	9,053	10,893	12,563	12,408
Changes of benefit terms		-	-	-	-	-
Differences between expected and actual experience	(18,853)	-	(99,869)	-	(22,343)	-
Changes of assumptions	134	(30,861)	(525)	8,095	20,023	(1,150)
Benefit payments	(10,602)	(7,849)	(6,711)	(32,128)	(25,641)	(29,342)
Total OPEB Liability - Beginning	263,740	274,829	350,952	344,469	345,121	348,707
Total OPEB Liability - Ending (a)	\$ 261,854	\$ 263,740	\$ 274,829	\$ 350,952	\$ 344,469	\$ 345,121
Plan fiduciary net position						
Contributions - employer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,342
Net investment income	-	-	-	-	-	-
Benefit payments	-	-	-	-	-	(29,342)
Net change in plan fiduciary net position	-	-	-	-	-	-
Plan fiduciary net position - Beginning	-	-	-	-	-	-
Plan fiduciary net position - Ending (b)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total OPEB liability - ending (a)-(b)	\$ 261,854	\$ 263,740	\$ 274,829	\$ 350,952	\$ 344,469	\$ 345,121
Covered-employee payroll	\$ 2,449,738	\$ 3,416,860	\$ 3,002,516	\$ 2,774,135	\$ 2,458,570	\$ 2,164,052
Total OPEB liability as a percentage of covered-employee payroll	10.69%	7.72%	9.15%	12.65%	14.01%	15.95%

This schedule is presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend is compiled, the Authority is showing two year presentation.

**REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED JUNE 30, 2023**

Schedule of Authority's Pension Contributions

	<u>FY 2023</u>	<u>FY 2022</u>	<u>FY 2021</u>	<u>FY 2020</u>	<u>FY 2019</u>	<u>FY 2018</u>
Contractually required contribution	\$ 721,169	\$ 588,815	\$ 636,600	\$ 623,700	\$ 416,000	\$ 446,991
Contributions to the contractually required contribution	<u>(721,169)</u>	<u>(588,815)</u>	<u>(636,600)</u>	<u>(623,700)</u>	<u>(416,000)</u>	<u>(446,991)</u>
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered payroll	\$ 3,409,000	\$ 3,296,000	\$ 2,934,000	\$ 2,442,000	\$ 2,459,000	\$ 2,450,000
Contribution as a percentage of covered payroll	21.2%	17.9%	21.7%	25.5%	16.9%	18.2%
	<u>FY 2017</u>	<u>FY 2016</u>	<u>FY 2015</u>	<u>FY 2014</u>		
Contractually required contribution	\$ 348,000	\$ 309,000	\$ 273,000	\$ 278,000		
Contributions to the contractually required contribution	<u>(348,000)</u>	<u>(309,000)</u>	<u>(273,000)</u>	<u>(278,000)</u>		
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>		
Authority's covered payroll	\$ 2,353,000	\$ 2,058,000	\$ 2,025,000	\$ 2,087,000		
Contribution as a percentage of covered payroll	14.8%	15.0%	13.5%	13.3%		

**REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED JUNE 30, 2023**

Schedule of Authority's Proportionate Share of Net Pension Liability

	<u>FY 2023</u>	<u>FY 2022</u>	<u>FY 2021</u>	<u>FY 2020</u>	<u>FY 2019</u>
Authority's proportion of the net pension liability (asset)	0.02218325%	0.02219643%	0.02384254%	0.02242230%	0.02415869%
Authority's proportionate share of the net pension liability (asset)	\$ 3,396,701	\$ 2,656,131	\$ 5,203,262	\$ 3,878,521	\$ 3,659,723
Authority's covered payroll	\$ 3,296,000	\$ 2,934,000	\$ 2,442,000	\$ 2,459,000	\$ 2,450,000
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	103.1%	90.5%	213.1%	157.7%	149.4%
Plan fiduciary net position as a percentage of the total pension liability	84.5%	75.8%	75.8%	80.2%	82.1%
	<u>FY 2018</u>	<u>FY 2017</u>	<u>FY 2016</u>	<u>FY 2015</u>	
Authority's proportion of the net pension liability (asset)	0.02640814%	0.02813710%	0.03017175%	0.02879496%	
Authority's proportionate share of the net pension liability (asset)	\$ 3,559,827	\$ 4,224,032	\$ 1,732,299	\$ (652,700)	
Authority's covered payroll	\$ 2,353,000	\$ 2,058,000	\$ 2,142,000	\$ 2,025,000	
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	151.3%	205.2%	80.9%	-32.2%	
Plan fiduciary net position as a percentage of the total pension liability	81.1%	80.5%	91.9%	103.6%	

SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

COMBINING SCHEDULE OF NET POSITION (FINANCIAL DATA SCHEDULE)

JUNE 30, 2023

	State and Local Projects	Clackamas Apartments	Low Rent Public Housing SF 274	Central Office Program	Capital Grant Program	Easton Ridge LLC	Pedcor Rosewood Station	Hillside Manor LLC	Webster Road LLC
ASSETS:									
CURRENT ASSETS:									
Cash - unrestricted	\$ 1,476,092	\$ (1,691)	\$ 1,255,915	\$ 3,697,220	\$ -	\$ 572,493	\$ -	305,547	\$ -
Investments	507,286	-	-	330,471	-	1,021,968	-	-	-
Accounts receivable:									
PHA projects	-	-	-	-	-	-	-	-	-
HUD other programs	-	-	-	-	5,712	-	-	-	-
Other governments	-	-	-	-	-	-	-	-	-
Miscellaneous	32,417	2,084	48	109,523	-	-	-	1,076,613	1,007,792
Tenants - rent/misc	211,633	19,104	692,057	-	-	-	-	-	-
Tenants - fraud	-	-	-	-	-	-	-	-	-
Allowance for doubtful accounts:									
Rents	(4,312)	-	(209,939)	-	-	-	-	-	-
Other	-	-	(16,504)	-	-	-	-	-	-
Fraud recovery	-	-	-	-	-	-	-	-	-
Notes receivable	-	-	-	-	-	295,000	516,865	-	-
Accrued interest	-	-	109,878	868,285	-	4,384,705	-	356,032	199,496
Allowance for Accrued Interest	-	-	-	-	-	(2,302,352)	-	-	-
	239,738	21,188	575,540	977,808	5,712	2,377,353	516,865	1,432,645	1,207,288
Prepaid expenses and other assets	30,192	6,975	213,551	81,069	-	1,082,936	-	-	-
Inventory	-	-	86,136	-	-	-	-	-	-
Allowance for obsolete inventory	922	-	(66,922)	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-
TOTAL CURRENT ASSETS	2,254,230	26,472	2,064,220	5,086,568	5,712	5,054,750	516,865	1,738,192	1,207,288
RESTRICTED CASH AND INVESTMENTS:									
Other than security deposits	38,995	143,342	76,199	5,205,162	-	431,544	-	-	-
Security deposits	11,914	1,869	103,930	-	-	-	-	-	-
	50,909	145,211	180,129	5,205,162	-	431,544	-	-	-
NONCURRENT ASSETS:									
Notes receivable	-	-	1,605,000	40,660,662	-	26,478,524	31,621,576	11,423,508	4,709,265
Capital Assets:									
Land	827,388	78,500	2,552,548	-	-	-	-	-	-
Buildings and improvements	3,614,120	1,190,433	23,459,175	-	1,031,072	-	-	-	-
Furniture and equipment - dwellings	-	-	313,965	-	-	-	-	-	-
Furniture and equipment - administration	44,037	-	433,967	37,316	27,150	-	-	-	-
Site improvements	-	-	4,725,935	-	33,198	-	-	-	-
Construction in progress	-	-	-	-	147,550	-	-	-	-
Accumulated depreciation	(3,205,785)	(1,108,782)	(26,229,627)	(37,316)	(96,393)	-	-	-	-
Total Capital Assets	1,279,761	160,151	5,255,963	-	1,142,577	-	-	-	-
TOTAL ASSETS	3,584,900	331,834	9,105,312	50,952,392	1,148,289	31,964,818	32,138,441	13,161,700	5,916,553
DEFERRED OUTFLOWS OF RESOURCES	156,672	18,042	450,601	345,628	-	-	-	-	-
TOTAL ASSETS and DEFERRED OUTFLOWS OF RESOURCES	3,741,572	349,876	9,555,913	51,298,020	1,148,289	31,964,818	32,138,441	13,161,700	5,916,553

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

COMBINING SCHEDULE OF NET POSITION (FINANCIAL DATA SCHEDULE)

JUNE 30, 2023

Rental Assistance Vouchers SF-0018V	Mainstream Vouchers	Emergency Housing Vouchers	Clayton Mohr Commons	Arbor Terrace Apartments	Resident Self Sufficiency Program (ROSS)	Shelter Plus Care	Metro Supportive Housing Program	Eliminations	Total
\$ 177,069	\$ 403,717	\$ 48,483	\$ (559)	\$ 161	\$ -	\$ -	\$ (20,198)	\$ -	\$ 7,914,249
-	-	-	-	60,014	-	-	1,837	-	1,921,576
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	(5,712)	-
66,537	-	-	32,680	15,248	-	-	261,311	-	2,604,253
75,730	11,667	-	-	10,503	-	2,779	4,767	-	1,028,240
11,212	-	-	-	-	-	-	-	-	11,212
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	(214,251)
-	-	-	-	-	-	-	-	-	(16,504)
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	811,865
-	-	-	-	-	-	-	-	-	5,918,396
-	-	-	-	-	-	-	-	-	(2,302,352)
153,479	11,667	-	32,680	25,751	-	2,779	266,078	(5,712)	7,840,860
9,260	-	-	6,716	255	-	-	2,868	-	1,433,822
-	-	-	-	-	-	-	-	-	86,136
-	-	-	-	-	-	-	-	-	(66,000)
-	-	-	-	-	-	-	-	-	-
339,808	415,384	48,483	38,837	86,181	-	2,779	250,585	(5,712)	19,130,643
288,817	1,237	-	111,453	131,753	-	-	(217,641)	-	6,210,861
1,560	-	-	5,348	16,081	-	-	-	-	140,702
290,377	1,237	-	116,801	147,834	-	-	(217,641)	-	6,351,563
-	-	-	-	-	-	-	-	-	116,498,535
-	-	-	380,548	90,000	-	-	-	-	3,928,984
-	-	-	5,906,842	1,368,369	-	-	-	-	36,570,011
-	-	-	-	-	-	-	-	-	313,965
57,702	-	-	23,064	6,237	-	-	-	-	629,473
-	-	-	-	-	-	-	-	-	4,759,133
-	-	-	-	-	-	-	-	-	147,550
(57,702)	-	-	(502,199)	(1,352,135)	-	-	-	-	(32,589,939)
-	-	-	5,808,255	112,471	-	-	-	-	13,759,177
630,185	416,621	48,483	5,963,893	346,486	-	2,779	32,944	(5,712)	155,739,918
313,535	14,378	-	-	21,725	-	-	345,859	-	1,666,440
943,720	430,999	48,483	5,963,893	368,211	-	2,779	378,803	(5,712)	157,406,358

(Continued)

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

COMBINING SCHEDULE OF NET POSITION (FINANCIAL DATA SCHEDULE)

JUNE 30, 2023

	State and Local Projects	Clackamas Apartments	Low Rent Public Housing SF 274	Central Office Program	Capital Grant Program	Easton Ridge LLC	Pedcor Rosewood Station	Hillside Manor LLC	Webster Road LLC
LIABILITIES:									
CURRENT LIABILITIES:									
Accounts payable	\$ 59,192	\$ 1,050	\$ 200,140	\$ 72,184	\$ -	\$ -	\$ -	-	\$ -
Accrued wages	-	-	144,185	132,247	-	-	-	-	-
Accrued interest payable	-	-	-	-	-	421,012	-	-	-
Accounts payable HUD PHA programs	-	-	211,217	-	-	-	-	-	-
Tenant security deposits	13,814	2,669	115,830	-	-	-	-	-	-
Unearned revenue	188,344	848	8,434	5,142,338	-	-	-	-	-
Current portion of long-term debt	4,043	7,899	-	-	-	295,000	516,865	-	-
Other current liabilities	143,768	62,249	193,826	1,093,964	-	934,979	-	-	-
Accrued liabilities	-	-	100,778	32,807	5,712	-	-	-	-
TOTAL CURRENT LIABILITIES	409,161	74,715	974,410	6,473,540	5,712	1,650,991	516,865	-	-
NONCURRENT LIABILITIES:									
Long-term debt, net of current portion	13,099	12,036	-	-	-	14,243,524	31,621,576	-	-
Long-term debt, payable to Clackamas County	317,078	540,000	-	-	-	-	-	-	-
Accrued compensated absences - noncurrent	374,925	-	102,545	-	-	-	-	-	-
Net pension and total OPEB liabilities	336,116	37,068	1,000,020	775,053	-	-	-	-	-
TOTAL NONCURRENT LIABILITIES	1,041,218	589,104	1,102,565	775,053	-	14,243,524	31,621,576	-	-
TOTAL LIABILITIES	1,450,379	663,819	2,076,975	7,248,593	5,712	15,894,515	32,138,441	-	-
DEFERRED INFLOWS OF RESOURCES	113,099	12,239	341,257	265,592	-	-	-	-	-
NET POSITION:									
Net investment in capital assets	945,541	140,216	5,255,963	-	1,142,577	-	-	-	-
Restricted	37,095	142,542	64,299	5,205,162	-	431,544	-	-	-
Unrestricted	1,195,458	(608,940)	1,817,419	38,578,673	-	15,638,759	-	13,161,700	5,916,553
TOTAL NET POSITION	\$ 2,178,094	\$ (326,182)	\$ 7,137,681	\$ 43,783,835	\$ 1,142,577	16,070,303	-	13,161,700	5,916,553

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

COMBINING SCHEDULE OF NET POSITION (FINANCIAL DATA SCHEDULE)

JUNE 30, 2023

Rental Assistance Vouchers SF-0018V	Mainstream Vouchers	Emergency Housing Vouchers	Clayton Mohr Commons	Arbor Terrace Apartments	Resident Self Sufficiency Program	Shelter Plus Care 2002	Metro Supportive Housing Program	Eliminations	Total
\$ 40,676	\$ (1,889)	\$ -	\$ 84,842	\$ 20,406	\$ -	\$ 547	\$ 30,590	\$ -	\$ 507,738
96,546	-	-	-	-	-	-	53,339	-	426,317
-	-	-	-	-	-	-	-	-	421,012
-	-	-	-	-	-	-	-	-	211,217
1,560	-	-	6,057	14,874	-	-	-	-	154,804
478	(33,434)	-	11,043	3,341	-	-	46	-	5,321,438
-	-	-	79,891	-	-	-	-	-	903,698
297,121	3,635	3,432	264,889	31,544	-	-	691	-	3,030,098
-	-	-	-	803	-	-	-	(5,712)	134,388
<u>436,381</u>	<u>(31,688)</u>	<u>3,432</u>	<u>446,722</u>	<u>70,968</u>	<u>-</u>	<u>547</u>	<u>84,666</u>	<u>(5,712)</u>	<u>11,110,710</u>
-	-	-	2,150,559	-	-	-	-	-	48,040,794
-	-	-	646,634	-	-	-	-	-	1,503,712
-	-	-	-	-	-	-	-	-	477,470
<u>725,555</u>	<u>29,540</u>	<u>-</u>	<u>-</u>	<u>44,633</u>	<u>-</u>	<u>-</u>	<u>710,570</u>	<u>-</u>	<u>3,658,555</u>
<u>725,555</u>	<u>29,540</u>	<u>-</u>	<u>2,797,193</u>	<u>44,633</u>	<u>-</u>	<u>-</u>	<u>710,570</u>	<u>-</u>	<u>53,680,531</u>
<u>1,161,936</u>	<u>(2,148)</u>	<u>3,432</u>	<u>3,243,915</u>	<u>115,601</u>	<u>-</u>	<u>547</u>	<u>795,236</u>	<u>(5,712)</u>	<u>64,791,241</u>
<u>251,703</u>	<u>9,753</u>	<u>-</u>	<u>-</u>	<u>14,737</u>	<u>-</u>	<u>-</u>	<u>234,608</u>	<u>-</u>	<u>1,242,988</u>
-	-	-	2,931,171	112,471	-	-	-	-	10,527,939
288,817	1,237	-	110,744	132,960	-	-	(217,641)	-	6,196,759
<u>(758,736)</u>	<u>422,157</u>	<u>45,051</u>	<u>(321,937)</u>	<u>(7,558)</u>	<u>-</u>	<u>2,232</u>	<u>(433,400)</u>	<u>-</u>	<u>74,647,431</u>
<u>\$ (469,919)</u>	<u>\$ 423,394</u>	<u>\$ 45,051</u>	<u>\$ 2,719,978</u>	<u>\$ 237,873</u>	<u>\$ -</u>	<u>\$ 2,232</u>	<u>\$ (651,041)</u>	<u>\$ -</u>	<u>\$ 91,372,129</u>

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

**COMBINING SCHEDULE OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION (FINANCIAL DATA SCHEDULE)**

YEAR ENDED JUNE 30, 2023

	State and Local Projects	Clackamas Apartments	Low Rent Public Housing SF 274	Central Office Program	Capital Grant Program	Easton Ridge LLC	Pedcor Rosewood Station	Hillside Manor LLC
REVENUES:								
Tenant rental revenue	\$ 474,649	68,638	1,848,333	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant revenue - other	2,664	18,317	130,382	-	-	-	-	-
Total Tenant Revenue	477,313	86,955	1,978,715	-	-	-	-	-
HUD PHA operating grants	-	-	2,193,565	-	580,055	-	-	-
HUD PHA capital grants	-	-	-	-	573,925	-	-	-
Mgmt fee	-	-	-	353,362	-	-	-	-
Asset mgmt fee	-	-	-	48,950	-	-	-	-
Bookkeeping fee	-	-	-	39,443	-	-	-	-
Other Fees	-	-	-	1,588,495	-	-	-	-
Other government grants	-	-	-	19,700,072	-	-	-	-
Voucher income	-	-	-	-	-	-	-	-
Investment income	40,583	13	119,617	943,050	-	1,097,931	810,314	356,032
Fraud recovery	-	-	9,095	400	-	-	-	-
Other revenue	577,039	-	-	1,053,925	-	-	-	7,058,168
Investment income restricted	-	-	222	-	-	-	-	-
Gain(Loss) on sale of fixed assets	-	-	-	-	-	-	-	-
TOTAL REVENUES	1,094,935	86,968	4,301,214	23,727,697	1,153,980	1,097,931	810,314	- 7,414,200
OPERATING EXPENSES:								
Administrative:								
Salaries	63,083	-	348,320	1,015,154	-	-	-	-
Employee benefit contributions	32,795	-	116,673	518,507	-	-	-	-
Audit fees	2,697	-	38,932	33,093	-	-	-	-
Management fees	-	-	353,362	-	-	-	-	-
Bookkeeping fee	262	-	39,443	5,503	-	-	-	-
Office expense	1,205	3,600	167,837	142,357	2,703	-	-	-
Legal expense	1,673	-	6,917	11,425	-	-	-	-
Travel expense	65	-	436	3,972	-	-	-	-
Asset mgmt fee	-	-	53,400	-	-	-	-	-
Other	-	11,005	111,700	451,385	-	-	-	-
Tenant Services:								
Salaries	-	-	108,141	-	-	-	-	-
Relocation costs	-	-	4,844	213	-	-	-	-
Employee benefit contributions	-	-	67,421	-	-	-	-	-
Other expenses	-	100	7,612	-	-	-	-	-
Utilities:								
Water	12,278	3,638	232,342	-	-	-	-	-
Electricity	9,117	9,858	39,196	14,250	-	-	-	-
Gas	838	-	6,904	4,220	-	-	-	-
Sewer	28,819	13,614	426,270	-	-	-	-	-
Trash	10,433	2,459	210,698	-	-	-	-	-
Ordinary Maintenance and Operations:								
Labor	37,739	6,989	593,377	12,708	-	-	-	-
Employee benefit contributions	36,844	3,596	422,040	6,399	-	-	-	-
Materials	38,987	12,428	240,811	1,729	-	-	-	-
Contract costs	81,459	5,475	233,335	1,150	36,596	-	-	-
Protective Services:								
Contract costs	15,678	-	237	51,248	-	-	-	-
General Expenses:								
Property insurance	29,246	6,089	192,617	-	-	-	-	-
Liability insurance	4,490	642	22,075	5,751	-	-	-	-
Workers' compensation	12,147	-	31,887	3,087	-	-	-	-
All other insurance	777	-	10,738	185	-	-	-	-
Other expenses	272	15,083	105,079	14,328	154,501	-	-	-
Payment in lieu of taxes	-	-	113,121	-	-	-	-	-
Bad debt - tenant rents	-	-	109,914	-	-	-	-	-
Bad debt - other	-	-	1,000	-	-	-	-	-
Severance expense	-	-	-	-	-	-	-	-
Interest expense	1,678	302	-	-	-	579,575	810,314	-
TOTAL OPERATING EXPENSES	422,582	94,878	4,416,679	2,296,664	193,800	579,575	810,314	-
INCOME (LOSS) BEFORE OTHER EXPENSES	672,353	(7,910)	(115,465)	21,431,033	960,180	518,356	-	7,414,200

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

**COMBINING SCHEDULE OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION (FINANCIAL DATA SCHEDULE)**

YEAR ENDED JUNE 30, 2023

Webster Road LLC	Rental Assistance Vouchers SF-0018V	Mainstream Vouchers	Emergency Housing Vouchers	Clayton Mohr Commons	Arbor Terrace Apartments	Resident Self Sufficiency Program (ROSS)	Shelter Plus Care Program	Metro Supportive Housing Program	Eliminations	Total
\$ -	\$ -	\$ -	\$ -	\$ 274,274	\$ 200,812	\$ -	\$ -	\$ -	\$ -	\$ 2,592,432
-	-	-	-	274,274	-	-	-	-	-	425,637
-	-	-	-	274,274	200,812	-	-	-	-	3,018,069
-	-	-	-	-	-	106,334	-	-	-	2,879,954
-	-	-	-	-	-	-	-	-	-	573,925
6,125	-	-	-	-	-	-	-	-	(353,362)	6,125
-	-	-	-	-	-	-	-	-	(48,950)	-
-	-	-	-	-	-	-	-	-	(39,443)	-
-	-	-	-	-	-	-	-	-	(1,836,216)	(247,721)
-	21,984,573	2,829,983	494,632	-	-	-	429,260	230,343	-	19,930,415
199,496	3,566	2,078	862	-	1,698	-	-	-	-	25,738,448
-	98,235	13,268	-	-	-	-	746	-	-	3,575,240
5,710,932	700,348	3,172	-	-	4,377	-	-	-	-	121,744
-	-	-	-	-	-	-	-	-	-	15,107,961
-	-	-	-	-	-	-	-	-	-	222
-	-	-	-	-	-	-	-	-	-	-
- 5,916,553	22,786,722	2,848,501	495,494	274,274	206,887	106,334	430,006	230,343	(2,277,971)	70,704,382
-	802,063	54,762	54,762	27,288	31,037	102,945	27,000	440,921	-	2,967,335
-	470,511	29,732	29,011	1,289	9,996	-	-	231,396	-	1,439,910
-	27,642	1,885	1,885	-	-	-	-	10,988	-	117,122
-	-	-	-	14,682	-	-	-	-	(353,362)	14,682
-	4,043	276	276	1,545	-	-	-	1,609	(39,443)	13,514
-	171,711	7,971	16,706	22,955	7,890	-	-	72,333	-	617,268
-	95	7	7	199	2,185	-	-	2,760	-	25,268
-	477	19	52	1,282	2,451	3,389	-	640	-	12,783
-	-	-	-	-	19,864	-	-	65,846	(48,950)	90,160
-	61,443	13,312	-	8	11,483	-	-	-	(1,836,216)	(1,175,880)
-	32,632	-	-	-	-	-	-	4,184	-	144,957
-	-	-	-	-	-	-	-	39,443	-	44,500
-	14,761	-	-	-	-	-	-	43,579	-	125,761
-	7,347	-	33	-	-	-	-	632,002	-	647,094
-	-	-	-	18,991	40,813	-	-	-	-	308,062
-	581	-	-	5,097	8,030	-	-	-	-	86,129
-	78	-	-	2,071	-	-	-	-	-	14,111
-	-	-	-	14,018	-	-	-	-	-	482,721
-	-	-	-	2,620	8,993	-	-	-	-	235,203
-	-	-	-	16,576	25,679	-	-	-	-	693,068
-	-	-	-	-	-	-	-	-	-	468,879
-	1,759	39	34	8,073	30,222	-	-	-	-	334,082
-	47,289	65	65	29,172	28,225	-	-	22,637	-	485,468
-	-	-	-	-	-	-	-	-	-	67,163
-	-	-	-	-	-	-	-	-	-	227,952
-	7,509	566	571	26,879	-	-	-	3,534	-	72,017
-	2,241	139	139	-	320	-	-	131	-	50,091
-	2,148	98	3,343	-	-	-	-	11,264	-	28,553
-	236,112	114	10,591	9,609	76	-	-	513,919	-	1,059,684
-	-	-	-	-	-	-	-	-	-	113,121
-	-	51	-	-	-	-	-	-	-	109,965
-	3,041	-	-	-	-	-	-	-	-	4,041
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	126,595	-	-	-	-	-	1,518,464
-	1,893,483	109,036	117,475	328,949	227,264	106,334	27,000	2,097,186	(2,277,971)	11,443,247
5,916,553	20,893,239	2,739,465	378,019	(54,675)	(20,377)	-	403,006	(1,866,843)	-	59,261,135

(Continued)

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

**COMBINING SCHEDULE OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION (FINANCIAL DATA SCHEDULE)**

YEAR ENDED JUNE 30, 2023

	State and Local Projects	Clackamas Apartments	Low Rent Public Housing SF 274	Central Office Program	Capital Grant Program	Easton Ridge LLC	Pedcor Rosewood Station	Hillside Manor LLC
OTHER EXPENSES:								
Extraordinary maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Casualty losses recovered	-	-	-	-	-	-	-	-
Grant Expense	-	-	-	-	-	-	-	-
Housing assistance payments	-	-	-	-	-	-	-	-
Housing assistance payments - port-in	-	-	-	-	-	-	-	-
Depreciation	90,217	39,913	390,705	-	62,169	-	-	-
TOTAL OTHER EXPENSES	90,217	39,913	390,705	-	62,169	-	-	-
NET INCOME (LOSS)	582,136	(47,823)	(506,170)	21,431,033	898,011	518,356	-	7,414,200
OPERATING TRANSFER	-	-	597,438	-	(597,438)	-	-	-
INCREASE (DECREASE) IN NET POSITION	582,136	(47,823)	91,268	21,431,033	300,573	518,356	-	7,414,200
NET POSITION, June 30, 2022	1,595,958	(278,359)	7,046,413	22,352,802	842,004	15,551,947	-	5,747,500
NET POSITION, June 30, 2023	\$ 2,178,094	(326,182)	7,137,681	43,783,835	1,142,577	16,070,303	-	13,161,700
OTHER INFORMATION:								
Debt principal payment	\$ 3,706	\$ 7,801	\$ -	\$ -	\$ -	\$ 295,000	\$ 1,289,117	\$ -

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

COMBINING SCHEDULE OF NET POSITION (FINANCIAL DATA SCHEDULE)
CHANGES IN NET POSITION (FINANCIAL DATA SCHEDULE)

YEAR ENDED JUNE 30, 2023

Webster Road LLC	Rental Assistance Vouchers SF-0018V	Mainstream Vouchers	Emergency Housing Vouchers	Clayton Mohr Commons	Arbor Terrace Apartments	Resident Self Sufficiency Program	Shelter Plus Care Program	Metro Supportive Housing Program	Eliminations	Total
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-	-	-	-
-	21,074,849	2,425,034	474,787	-	-	-	400,774	4,266,811	-	28,642,255
-	-	-	-	-	-	-	-	-	-	-
-	2,980	-	-	200,880	44,943	-	-	-	-	831,807
-	21,077,829	2,425,034	474,787	200,880	44,943	-	400,774	4,266,811	-	29,474,062
5,916,553	(184,590)	314,431	(96,768)	(255,555)	(65,320)	-	2,232	(6,133,654)	-	29,787,073
-	-	-	-	-	-	-	-	-	-	-
5,916,553	(184,590)	314,431	(96,768)	(255,555)	(65,320)	-	2,232	(6,133,654)	-	29,787,073
-	(285,329)	108,963	141,819	2,975,533	303,193	-	-	5,482,613	-	61,585,057
5,916,553	(469,919)	423,394	45,051	2,719,978	237,873	-	2,232	(651,041)	\$ -	\$ 91,372,129
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,595,624

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

FINANCIAL DATA SCHEDULE - COMBINING SCHEDULE OF NET POSITION - PUBLIC HOUSING DETAIL

JUNE 30, 2023

	AMP 1	AMP 2	AMP 3	AMP 4	Total Low Rent Public Housing and Capital Grant Program
ASSETS:					
CURRENT ASSETS:					
Cash:					
Cash - unrestricted	\$ 96,092	\$ 296,925	\$ 683,824	\$ 179,074	\$ 1,255,915
Cash - security deposits	22,890	37,609	18,081	25,350	103,930
Total Cash	118,982	334,534	701,905	204,424	1,359,845
Accounts Receivable:					
Tenants	197,580	251,053	85,527	157,897	692,057
Miscellaneous	5,712	48	-	-	5,760
Allowance for doubtful accounts:					
Tenants	(54,406)	(63,612)	(22,167)	(69,754)	(209,939)
Miscellaneous	(3,354)	(12,316)	(833)	(1)	(16,504)
Accrued interest receivable	-	109,878	-	-	109,878
Total Accounts Receivable	145,532	285,051	62,527	88,142	581,252
Prepaid expenses and other assets	45,791	87,314	34,472	45,974	213,551
Inventory	86,136	-	-	-	86,136
Allowance for obsolete inventories	(66,922)	-	-	-	(66,922)
TOTAL CURRENT ASSETS	329,519	706,898	798,904	338,540	2,173,862
RESTRICTED CASH AND INVESTMENTS	3,752	53,813	5,882	12,752	76,199
NONCURRENT ASSETS:					
Notes receivable	-	1,605,000	-	-	1,605,000
Capital Assets:					
Land	19,541	2,425,542	10,772	66,693	2,522,548
Buildings and improvements	5,132,033	13,893,505	2,425,828	3,252,668	24,704,034
Furniture and equipment - administration	447,064	62,451	27,121	54,659	591,295
Site and leasehold improvements	783,911	1,406,016	1,271,525	1,297,681	4,759,133
Construction in progress	2,700	74,200	-	70,650	147,550
Accumulated depreciation	(5,814,772)	(12,995,865)	(3,484,850)	(4,030,533)	(26,326,020)
TOTAL NONCURRENT ASSETS	570,477	4,865,849	250,396	711,818	6,398,540
TOTAL ASSETS	903,748	7,231,560	1,055,182	1,063,110	10,253,601
DEFERRED OUTFLOWS OF RESOURCES	95,858	163,808	75,063	115,872	450,601
TOTAL ASSETS and DEFERRED OUTFLOWS OF RESOURCES	999,606	7,395,368	1,130,245	1,178,982	10,704,202
LIABILITIES:					
CURRENT LIABILITIES:					
Accounts payable	63,860	48,927	27,822	59,531	200,140
Accrued wages	44,123	41,196	18,403	40,463	144,185
Accounts payable HUD PHA programs	155,705	49,278	34	6,200	211,217
Tenant security deposits	25,390	42,109	19,081	29,250	115,830
Unearned revenue	1,450	5,183	844	957	8,434
Accrued liabilities	65,701	132,107	32,162	70,346	300,316
TOTAL CURRENT LIABILITIES	356,229	318,800	98,346	206,747	980,122
NONCURRENT LIABILITIES:					
Accrued compensated absences - noncurrent	16,602	44,567	24,610	16,766	102,545
Net pension and total OPEB liabilities	212,113	350,785	183,421	253,701	1,000,020
TOTAL NONCURRENT LIABILITIES	228,715	395,352	208,031	270,467	1,102,565
TOTAL LIABILITIES	584,944	714,152	306,377	477,214	2,082,687
DEFERRED INFLOWS OF RESOURCES	72,297	118,152	64,709	86,099	341,257
NET POSITION:					
Net investment in capital assets	570,477	4,865,849	250,396	711,818	6,398,540
Restricted	1,252	49,313	4,882	8,852	64,299
Unrestricted	(229,364)	1,647,903	503,881	(105,001)	1,817,419
TOTAL NET POSITION	\$ 342,365	\$ 6,563,065	\$ 759,159	\$ 615,669	\$ 8,280,257

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

FINANCIAL DATA SCHEDULE - COMBINING SCHEDULE OF REVENUES AND EXPENSES - PUBLIC HOUSING DETAIL

YEAR ENDED JUNE 30, 2023

	AMP 1 :: 501			AMP 2 :: 502			AMP 3 :: 503		
	Operating	Capital Fund	Total	Operating	Capital Fund	Total	Operating	Capital Fund	Total
REVENUES:									
Tenant rental revenue	\$ 403,273	\$ -	\$ 403,273	\$ 815,678	\$ -	\$ 815,678	\$ 290,280	\$ -	\$ 290,280
Tenant revenue - other	47,906	-	47,906	30,192	-	30,192	16,735	-	16,735
HUD PHA grants	202,539	93,555	296,094	277,805	150,866	428,671	183,847	88,701	272,548
HUD PHA capital grants	86,124	9,131	95,255	126,142	330,593	456,735	86,994	28,211	115,205
Investment income	892	-	892	2,439	-	2,439	4,961	-	4,961
Fraud recovery	6,173	-	6,173	-	-	-	549	-	549
Other revenue	264,835	-	264,835	462,168	-	462,168	254,416	-	254,416
TOTAL REVENUE	1,011,742	102,686	1,114,428	1,714,424	481,459	2,195,883	837,782	116,912	954,694
EXPENSES:									
Administrative:									
Administrative salaries	82,953	-	82,953	118,314	-	118,314	47,829	-	47,829
Auditing fees	9,715	-	9,715	13,405	-	13,405	5,990	-	5,990
Employee benefit contributions	30,390	-	30,390	41,164	-	41,164	13,120	-	13,120
Office expense	69,592	2,703	72,295	93,828	-	93,828	59,044	-	59,044
Legal expense	2,707	-	2,707	1,112	-	1,112	687	-	687
Travel expense	150	-	150	95	-	95	60	-	60
Other	11	86,124	86,135	37	126,143	126,180	12	86,994	87,006
	<u>195,518</u>	<u>88,827</u>	<u>284,345</u>	<u>267,955</u>	<u>126,143</u>	<u>394,098</u>	<u>126,742</u>	<u>86,994</u>	<u>213,736</u>
Tenant services:									
Salaries	24,143	-	24,143	35,309	-	35,309	24,344	-	24,344
Relocation costs	-	-	-	-	-	-	-	-	-
Employee benefit contributions	14,372	-	14,372	22,835	-	22,835	15,744	-	15,744
Other expenses	2,508	-	2,508	4,194	-	4,194	2,288	-	2,288
	<u>41,023</u>	<u>-</u>	<u>41,023</u>	<u>62,338</u>	<u>-</u>	<u>62,338</u>	<u>42,376</u>	<u>-</u>	<u>42,376</u>
Utilities:									
Water	52,975	-	52,975	85,640	-	85,640	39,580	-	39,580
Electricity	13,352	-	13,352	2,473	-	2,473	7,440	-	7,440
Gas	1,188	-	1,188	3,362	-	3,362	1,278	-	1,278
Sewer/Other utilities	107,982	-	107,982	135,592	-	135,592	73,783	-	73,783
	<u>175,497</u>	<u>-</u>	<u>175,497</u>	<u>227,067</u>	<u>-</u>	<u>227,067</u>	<u>122,081</u>	<u>-</u>	<u>122,081</u>
Ordinary maintenance and operations:									
Labor	126,562	-	126,562	248,793	-	248,793	91,639	-	91,639
Materials	47,561	-	47,561	96,556	-	96,556	42,649	-	42,649
Contracts	106,327	4,729	111,056	136,751	24,723	161,474	77,082	1,707	78,789
Employee benefits	68,306	-	68,306	137,843	-	137,843	71,985	-	71,985
	<u>348,756</u>	<u>4,729</u>	<u>353,485</u>	<u>619,943</u>	<u>24,723</u>	<u>644,666</u>	<u>283,355</u>	<u>1,707</u>	<u>285,062</u>
Protective services:									
Contract costs	17,846	-	17,846	-	146	146	-	-	-
General:									
Property insurance	32,842	-	32,842	80,676	-	80,676	39,010	-	39,010
Liability insurance	5,008	-	5,008	7,505	-	7,505	4,469	-	4,469
Workers' compensation	15,538	-	15,538	8,290	-	8,290	3,668	-	3,668
All other insurance	2,408	-	2,408	3,461	-	3,461	2,408	-	2,408
Payments in lieu of taxes	22,483	-	22,483	58,218	-	58,218	16,558	-	16,558
Bad Debt - rent	34,408	-	34,408	20,487	-	20,487	12,860	-	12,860
Bad debt - other	-	-	-	-	-	-	-	-	-
Management fee	78,952	-	78,952	115,568	-	115,568	79,354	-	79,354
Accounting fee	8,813	-	8,813	12,900	-	12,900	8,857	-	8,857
Asset management fee	12,000	-	12,000	17,400	-	17,400	12,000	-	12,000
	<u>212,452</u>	<u>-</u>	<u>212,452</u>	<u>324,505</u>	<u>-</u>	<u>324,505</u>	<u>179,184</u>	<u>-</u>	<u>179,184</u>
Other:									
Casualty losses recovered	(24,337)	-	(24,337)	(44,210)	-	(44,210)	-	-	-
Grant Expense	-	-	-	-	-	-	-	-	-
Depreciation expense	44,862	11,546	56,408	269,445	36,158	305,603	24,334	2,369	26,703
Unrestricted miscellaneous payments	(80)	-	(80)	(258)	-	(258)	-	-	-
FSS escrow payments	6,672	-	6,672	31,192	-	31,192	(6)	-	(6)
	<u>27,117</u>	<u>11,546</u>	<u>38,663</u>	<u>256,169</u>	<u>36,158</u>	<u>292,327</u>	<u>24,328</u>	<u>2,369</u>	<u>26,697</u>
TOTAL EXPENSES:	1,018,209	105,102	1,123,311	1,757,977	187,170	1,945,147	778,066	91,070	869,136
EXCESS (DEFICIENCY) OF OPERATING REVENUES OVER OPERATING EXPENSES	(6,467)	(2,416)	(8,883)	(43,553)	294,289	250,736	59,716	25,842	85,558
OTHER FINANCING SOURCES (USES):									
Operating transfers in	86,124	-	86,124	126,143	-	126,143	86,994	-	86,994
Equity transfers	155,706	(155,706)	-	36,546	(36,546)	-	-	-	-
Operating transfers out	-	(86,124)	(86,124)	-	(126,143)	(126,143)	-	(86,994)	(86,994)
	<u>241,830</u>	<u>(241,830)</u>	<u>-</u>	<u>162,689</u>	<u>(162,689)</u>	<u>-</u>	<u>86,994</u>	<u>(86,994)</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSE	\$ 235,363	\$ (244,246)	\$ (8,883)	\$ 119,136	\$ 131,600	\$ 250,736	\$ 146,710	\$ (61,152)	\$ 85,558

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

FINANCIAL DATA SCHEDULE - COMBINING SCHEDULE OF REVENUES AND EXPENSES - PUBLIC HOUSING DETAIL

YEAR ENDED JUNE 30, 2023			
AMP 4 :: 504			Low Rent Public Housing and Capital Grant Program Total
Operating	Capital Fund	Total	
\$ 339,102	\$ -	\$ 339,102	\$ 1,848,333
44,738	-	44,738	139,571
249,229	92,431	341,660	1,338,973
86,994	58,439	145,433	812,628
1,448	-	1,448	9,740
2,373	-	2,373	9,095
315,435	-	315,435	1,296,854
<u>1,039,319</u>	<u>150,870</u>	<u>1,190,189</u>	<u>5,455,194</u>
83,813	-	83,813	332,909
9,821	-	9,821	38,931
22,418	-	22,418	107,092
72,484	-	72,484	297,651
2,411	-	2,411	6,917
132	-	132	437
97	86,997	87,094	386,415
<u>191,176</u>	<u>86,997</u>	<u>278,173</u>	<u>1,170,352</u>
24,344	-	24,344	108,140
-	-	-	-
14,470	-	14,470	67,421
3,468	-	3,467	12,457
<u>42,282</u>	<u>-</u>	<u>42,281</u>	<u>188,018</u>
54,147	-	54,147	232,342
15,931	-	15,931	39,196
1,076	-	1,076	6,904
108,913	-	108,913	426,270
<u>180,067</u>	<u>-</u>	<u>180,067</u>	<u>704,712</u>
126,382	-	126,382	593,376
54,045	-	54,045	240,811
91,248	5,437	96,685	448,004
70,761	-	70,761	348,895
<u>342,436</u>	<u>5,437</u>	<u>347,873</u>	<u>1,631,086</u>
<u>17,846</u>	<u>-</u>	<u>17,846</u>	<u>35,838</u>
40,089	-	40,089	192,617
5,093	-	5,093	22,075
4,390	-	4,390	31,886
2,461	-	2,461	10,738
15,861	-	15,861	113,120
42,159	-	42,159	109,914
1,000	-	1,000	1,000
79,488	-	79,488	353,362
8,873	-	8,873	39,443
12,000	-	12,000	53,400
<u>211,414</u>	<u>-</u>	<u>211,414</u>	<u>927,555</u>
-	-	-	(68,547)
-	-	-	-
52,064	12,096	64,160	452,874
(151)	-	(151)	(489)
6,912	-	6,912	44,770
<u>58,825</u>	<u>12,096</u>	<u>70,921</u>	<u>428,608</u>
<u>1,044,046</u>	<u>104,530</u>	<u>1,148,576</u>	<u>5,086,169</u>
<u>(4,727)</u>	<u>46,340</u>	<u>41,613</u>	<u>369,025</u>
86,994	-	86,994	386,255
-	-	-	-
-	(86,994)	(86,994)	(386,255)
<u>86,994</u>	<u>(86,994)</u>	<u>-</u>	<u>-</u>
<u>\$ 82,267</u>	<u>\$ (40,654)</u>	<u>\$ 41,613</u>	<u>\$ 369,025</u>

HOUSING AUTHORITY OF CLACKAMAS COUNTY

(A component unit of Clackamas County, Oregon)

**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION FOR RENTAL ASSISTANCE VOUCHERS**

YEAR ENDED JUNE 30, 2023

REVENUES:

HUD administrative fee	\$ 1,825,139
Fraud revenue (half of \$98,235 in UNP)	49,118
Other	703,913
	<hr/>
Total revenues	2,578,170

EXPENSES:

Administrative salaries	834,695
Employee benefits	485,272
Other administrative costs	488,065
Insurance	11,898
Other general (Port-In)	-
	<hr/>
Total expenses	1,819,930

EXCESS OF REVENUES OVER EXPENSES 758,240

TRANSFERS AND ADJUSTMENTS:

Equity adjustment	(2,399,824)
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UNRESTRICTED NET POSITION, June 30, 2022

 882,849

UNRESTRICTED NET POSITION, June 30, 2023

 \$ **(758,735)**

HAP REVENUE:

HUD Housing Assistance Payments revenue	\$ 20,159,434
Fraud revenue (half of \$49,600 in RNP)	49,118
	<hr/>
Total HAP revenue	20,208,552

HAP EXPENSES

 22,971,312

EXCESS OF EXPENSES OVER REVENUES (2,762,760)

TRANSFERS AND ADJUSTMENTS:

Equity adjustment	1,197,038
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RESTRICTED NET POSITION, June 30, 2022

 1,854,539

RESTRICTED NET POSITION, June 30, 2023

 \$ **288,817**

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

SCHEDULE OF CLACKAMAS APARTMENTS CASH BALANCE

JUNE 30, 2023

Cash:	
Cash and cash equivalents - unrestricted	\$ (1,691)
Cash and cash equivalents - restricted	<u>145,211</u>
Total	<u>143,520</u>
Less current obligations:	
Trust deed interest payable (15 days of interest)	54
Accounts payable (due within 30 days)	1,050
Accrued expenses	-
Tenant/resident security deposits	2,669
Unearned revenue	<u>848</u>
Total current obligations	<u>4,621</u>
Cash balance in excess of current obligations	<u><u>\$ 138,899</u></u>

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

SCHEDULE OF CAPITAL FUND PROGRAM

YEAR ENDED JUNE 30, 2023

	<u>Capital Fund Program Grant Approved</u>	<u>Capital Fund Program Grant Expended</u>
Public Housing Capital Fund 2019	<u>\$ 1,153,980</u>	<u>\$ 1,153,980</u>

SINGLE AUDIT SECTION

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

Board of County Commissioners of
Clackamas County, Oregon, as Governing Body of
Housing Authority of Clackamas County
Oregon City, Oregon

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities and the aggregate discretely presented component units of the Housing Authority of Clackamas County, Oregon (the Authority), a component unit of Clackamas County, Oregon, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated April 30, 2024. Our report includes a reference to other auditors who audited the financial statements of the aggregate discretely presented component units as described in our report on the Authority's financial statements. The financial statements of Easton Ridge, LLC, Pedcor Investments 2016-CLV LP, Hillside Manor LP, and Webster Road Housing LP were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or compliance and other matters associated with the aggregate discretely presented component units or that are reported on separately by those auditors who audited the financial statements of Easton Ridge, LLC, Pedcor Investments 2016-CLV LP, Hillside Manor LP, and Webster Road Housing LP.

Report on Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify a certain deficiency in internal control, described in the accompanying scheduling of findings and questioned costs as item 2023-001 that we consider to be a significant deficiency.

Report on Compliance and Other Matters

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

The Authority's Response to the Finding

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

Purpose of this Report

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



Portland, Oregon
April 30, 2024

Report of Independent Auditors on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance

Board of County Commissioners

Clackamas County, Oregon, as a Governing Body of

Housing Authority of Clackamas County

Oregon City, Oregon

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of Clackamas County, Oregon's (the Authority), a component unit of Clackamas County, Oregon, 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, 2023. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2023.

Basis for Opinion on Each Major Federal Program

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

We are required to be independent of the 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.

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Report on Internal Control Over Compliance

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

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

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

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

A handwritten signature in cursive script that reads "Moss Adams LLP".

Portland, Oregon
April 30, 2024

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED JUNE 30, 2023

<u>Federal Grantor / Program Title</u>	<u>Assistance Listing Number</u>	<u>Expenditures</u>
DIRECT FROM:		
U.S. Department of Housing and Urban Development:		
Public and Indian Housing	14.850	\$ <u>2,193,565</u>
Public Housing Capital Fund	14.872	<u>1,153,980</u>
Housing Choice Vouchers	14.871	21,822,260
Family Self Sufficiency - Section 8 Escrow	14.871	<u>162,313</u>
		21,984,573
Mainstream Vouchers	14.879	<u>2,829,983</u>
Housing Voucher Cluster		<u>24,814,556</u>
Residential Opportunity and Supportive Services - Service Coordinators	14.870	<u>106,434</u>
Shelter Plus Care	14.238	<u>429,260</u>
Emergency Housing Vouchers	14.EHV	<u>494,632</u>
Total U.S. Department of Housing and Urban Development		<u>29,192,427</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS		<u>\$ 29,192,427</u>

The accompanying notes are an integral part of this schedule.

HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A component unit of Clackamas County, Oregon)

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED JUNE 30, 2023

Note 1. Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of the Housing Authority of Clackamas County, Oregon (the "Authority"), a component unit of Clackamas County, Oregon, under programs of the federal government for the year ended June 30, 2023. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principle, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not represent the financial position, changes in net position or cash flows of the Authority.

Note 2. Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in 2 CFR 200, Subpart E (Cost Principles), wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Authority did not elect to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

Note 3. Subrecipients

All expenditures reported on the Schedule were for the federal award activity of the Authority and no related funds for any of the programs were provided to subrecipients for the year ended June 30, 2023.

**HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A COMPONENT UNIT OF CLACKAMAS COUNTY, OREGON)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2023**

Section I - Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP: *Unmodified*

Internal control over financial reporting:

- Material weakness(es) identified? Yes No
- Significant deficiency(ies) identified? Yes None reported

Noncompliance material to financial statements noted? Yes No

Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? Yes No
- Significant deficiency(ies) identified? Yes None reported

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

Identification of major federal programs and type of auditor's report issued on compliance for major federal programs:

<i>Assistance Listing Number</i>	<i>Name of Federal Program or Cluster</i>	<i>Type of Auditor's Report Issued on Compliance for the Major Federal Program</i>
14.872	Public Housing Capital Fund	<i>Unmodified</i>
14.871, 14.879	Housing Voucher Cluster	<i>Unmodified</i>

Dollar threshold used to distinguish between type A and type B programs: \$ 875,773

Auditee qualified as low-risk auditee? Yes No

**HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A COMPONENT UNIT OF CLACKAMAS COUNTY, OREGON)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2023**

Section II - Financial Statement Findings

**FINDING 2023-001—Significant Deficiency in Internal Control over Financial Reporting –
Timeliness and Accuracy of Reconciliations**

Criteria – Account reconciliation should be prepared timely and accurately and include all relevant transactions that have occurred. In doing so, general ledger balances would then be accurate and complete and meet the requirements of generally accepted accounting principles (GAAP) by following financial reporting standards of the Governmental Accounting Standards Board (GASB).

Condition – Due to a software conversion, the Authority prepared reconciliations for audit months later, which required significant edits and multiple versions. In addition, management has not properly updated the financial close and reporting schedule following the software conversion.

Context – The Authority is tasked with submitting unaudited financial statements to the US Department of Housing and Urban Development (HUD) by August 31, and filing the audited financial statements to the State of Oregon by December 31. The HUD deadline was not met, and the State deadline was extended to April 30, 2024. If the reconciliations were prepared in a complete and accurate manner, the State of Oregon extension would not be necessary.

Cause – The Authority completed a software conversion in July 2023, which required a lot more time than expected and delayed the reconciliation and financial close process.

Effect – Additional time was needed for Authority staff to complete the reconciliations.

Recommendation – We recommend the Authority update the financial close and reporting schedule to ensure all reconciliation are prepared timely and accurately.

Views of Responsible Officials – Management agrees with the recommendation.

Section III - Federal Award Findings and Questioned Costs

None reported.

Housing Authority Clackamas County (HACC).

A component unit of Clackamas County, Oregon

Corrective Action Plan for Finding 2023-001

Thank you for bringing to our attention the finding from the recent financial audit that indicates Significant Deficiency in Internal Control over Financial Reporting – Timeliness and Accuracy of Reconciliations. This finding stems from challenges in performing timely reconciliations following the conversion and implementation of a new enterprise resource planning (ERP) system. The Authority concurs with the finding and understands the significance of this issue in ensuring the accuracy and efficiency of our financial processes. Please find our response and proposed corrective action plan below.

Response to Audit Finding 2023-001:

- **Identification of Root Causes:** Our analysis indicates that the delays in completing monthly reconciliations are primarily attributed to challenges encountered during the implementation of the new YARDI ERP system. These challenges included mass data migration issues from the prior system to YARDI, insufficient training and familiarization with the new software, and unexpected system configuration challenges.
- **Impact Assessment:** We recognize that the inefficiencies resulting from software implementation issues can have far-reaching implications, such as inaccurate financial reporting, increased risk of errors, and diminished stakeholder confidence. It is imperative that we address these issues promptly to mitigate their impact on our operations.

Corrective Action Plan:

1. **Comprehensive Support and Training:** We will prioritize providing comprehensive support and training to all staff involved in the reconciliation process to ensure they are proficient in using YARDI efficiently and effectively. This will include hiring a new IT programmer analyst to support the ERP system, tailored training sessions with YARDI representatives (already scheduled for a one week, on-location training), user

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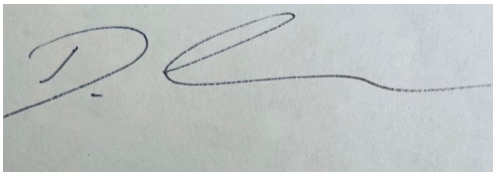
manuals, and access to support resources to address any questions or challenges encountered.

2. **Data Migration Review:** We will continue to conduct a thorough review of the data migration process and changes made to identify and rectify any discrepancies or incomplete data sets that may have affected the reconciliation process. This will involve collaborating closely with YARDI representatives to ensure data integrity and accuracy.
3. **System Optimization and Testing:** We commit to optimizing the performance of the new ERP system through rigorous testing and troubleshooting to identify and resolve any underlying technical issues or bugs. This may involve working closely with the software vendor to implement patches, updates, or customization to better suit our organization's needs. We have also committed to hiring an IT programmer analyst that will be our resident expert and point source for YARDI issues. First round of interviews for this position are scheduled for April 30th, 2024.
4. **Enhanced Communication and Collaboration:** We will improve communication and collaboration channels between relevant programs at the Authority to facilitate the timely resolution of issues and alignment of objectives. Regular meetings and status updates will be instituted to ensure transparency and accountability throughout the software implementation process.
5. **Monthly Reconciliations:** Recognizing the inherent risks associated with the timing, the data has been migrated and data integrity assured we have already begun to reconcile monthly and will continue to monitor this process closely in order to mitigate the impact of any unforeseen challenges or disruptions on the reconciliation process.
6. **Hiring of Finance Supervisor:** March 18th, 2024, the Authority hired a new Finance Supervisor with many years of experience as a comptroller.
7. **Timeline for Implementation:** We understand the urgency of addressing these issues and aim to implement the corrective action plan *immediately* and progress will be ongoing. We will provide regular updates on our progress and milestones achieved to the Auditors and senior management.

In conclusion, we are fully committed to resolving the software implementation issues affecting the timeliness of monthly reconciliations and enhancing our financial management processes. Additionally, we are currently contracting with a financial consultancy firm who specifically work with Public Housing Authorities (PHA's) to assess, analyze, and recommend improvements to their current financial practices, internal controls, and procedures, and to serve in a technical capacity to consult, train, and assist Finance staff. We are confident that the engagement with this consultant will improve the Authority's financial management. We appreciate the insights provided through the audit process and welcome any further guidance or support from the Audit Committee in this endeavor.

Darren Chilton, Finance Manager, Housing Authority Clackamas County (HACC)

SIGNATURE:

A rectangular box containing a handwritten signature in black ink. The signature is cursive and appears to read 'D. Chilton'.

**HOUSING AUTHORITY OF CLACKAMAS COUNTY
(A COMPONENT UNIT OF CLACKAMAS COUNTY, OREGON)
SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS
FOR THE YEAR ENDED JUNE 30, 2023**

FINDING 2022-001—Significant Deficiency in Internal Control over Financial Reporting – Financial Statement Preparation: **Resolved**

REPORT OF INDEPENDENT AUDITORS REQUIRED BY
OREGON STATE REGULATIONS

Report of Independent Auditors Required by Oregon State Regulations

Board of County Commissioners of
Clackamas County, Oregon, as Governing Body of
Housing Authority of Clackamas County
Oregon City, Oregon

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities and the aggregate discretely presented component units of the Housing Authority of Clackamas County, Oregon (the Authority), a component unit of Clackamas County, Oregon, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated April 30, 2024. We did not audit the financial statements of Easton Ridge, LLC, Pedcor Investments 2016-CLV LP, Hillside Manor LP, or Webster Road Housing LP which represent 100% of the assets, net position, and revenues of the aggregate discretely presented component units as of June 30, 2023. Those statements were audited by other auditors whose report has been furnished to us, and our opinions, insofar as it relates to the amounts included for Easton Ridge, LLC, Pedcor Investments 2016-CLV LP, Hillside Manor LP, and Webster Road Housing LP, are based solely on the report of the other auditors.

Compliance

As part of obtaining reasonable assurance about whether the Authority's basic financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including provisions of Oregon Revised Statutes (ORS) as specified in Oregon Administrative Rules (OAR) 162-010-0000 to 162-010-0330, of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to, the following:

- Accounting records and internal control
- Public fund deposits
- Indebtedness
- Insurance and fidelity bonds
- Programs funded from outside sources
- Investments
- Public contracts and purchasing

In connection with our testing, nothing came to our attention that caused us to believe the Authority was not in substantial compliance with certain provisions of laws, regulations, contracts, and grant agreements, including the provisions of ORS as specified in OAR 162-010-0000 through 162-010-0330 of the Minimum Standards for Audits of Oregon Municipal Corporations.

Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify a certain deficiency in internal control, described in the accompanying scheduling of findings and questioned costs as item 2023-001 that we consider to be a significant deficiency.

The Authority's Response to the Finding

The Authority's response to the finding identified in our audit is described in the accompanying schedule of findings and responses. The Authority's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

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. Accordingly, this communication is not suitable for any other purpose.

This report is intended solely for the information and use of the Board of County Commissioners and management of the Authority and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these parties.



Ashley Osten, Partner,
For Moss Adams LLP
Portland, Oregon
April 30, 2024



Plan of Action

When a municipality's financial audit results in deficiencies (findings) communicated by the auditor, the municipality must adopt a plan of action to address those deficiencies. A copy of that plan must be filed with the Secretary of State (ORS 297.466(2)).

The plan must:

1. Address all financial audit deficiencies communicated by the auditor.
2. Include the estimated period of time necessary to complete the planned actions.
3. Be adopted by the governing body.
4. Be filed with our office within 30 days of filing the audit report.



Plans filed with the Secretary of State that have not been signed by an elected or appointed member of the governing body will not be accepted as fulfillment of this requirement.

An adopted plan is required for all financial statement audit deficiencies. At a minimum, the plan must include actions addressing all deficiencies classified by the auditor as either a material weakness or a significant deficiency. Single Audit findings related to federal compliance, and not part of the financial statement audit results, are not required to be included in the Plan of Action filed with the Oregon Secretary of State.

Documenting the plan and its adoption to comply with the requirements may still be confusing. Refer to the following table for acceptable documentation.



Acceptable

- » Governing body adopts the plan through motion or resolution and signs a copy of the plan
- » Official copy of approved meeting minutes where the plan was adopted with clear indication of adoption



Not Acceptable

- » Management's response to auditor findings
- » Acceptance of the audit report by the governing body
- » A plan signed by management or superintendent who is not an elected or appointed member of the governing body

Frequently Asked Questions

How do I know whether I have deficiencies or findings that apply to this requirement?

Auditors may report deficiencies as follows:

1. In the auditor's report on internal controls over financial reporting in accordance with Government Auditing Standards;
2. In the financial findings section of the schedule of findings and questioned costs issues as part of a single audit;
3. They may make reference to deficiencies and other matters that are communicated in a separate management letter; or
4. In the auditor's report on compliance with state regulations. Auditor comments regarding non-compliance that are not defined as a material weakness or significant deficiency do not require a plan of action to be filed with the Secretary of State.

If you are unsure, ask your auditor if there are any deficiencies subject to this requirement.

What format should the plan take and how can I ensure it will be accepted by the Secretary of State?

A template is available on our website; [Plan of Action template](#). Tailor the template to your specific entity and deficiencies reported. The plan must include:

1. The deficiency
2. Planned corrective actions
3. The timeline for implementation, and
4. Clear demonstration it was adopted by the governing body.

What if the government does not plan to correct the deficiency?

The governing body may choose to accept responsibility for the risks and deficiencies noted by the auditor and not take corrective action. For example, smaller entities may struggle to adequately segregate key functions of cash handling, record keeping, and related duties. In this case, the governing body's plan of action can be an acknowledgement of the deficiency and statement that no action will be taken. This statement should be accompanied by the reason no action will be taken and this matter must still be approved by the governing body through motion or resolution.

What if the deficiency reported is a repeat from prior years?

If the deficiency is repeated in following years, the plan of action, or indication that no action will be taken, is still required to be adopted and filed with the Secretary of State each year.

Who is the governing body?

The governing body includes elected (or appointed) officials who serve as oversight for the municipality. Examples include county commissioners, city counselors, elected Mayors and Fire Chiefs who serve as a member of city council or board of directors, and board members. It does not include school district superintendent, city administrator, or county clerk unless those are elected positions that also serve as a voting member of the governing body.

Questions? Get in touch:

(503) 986-2255

municipalfilings.sos@oregon.gov