

HOUSING AUTHORITY OF BALTIMORE CITY

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2022



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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Housing Authority of Baltimore City
Baltimore, Maryland

Report on the Audit of the Financial Statements

Opinions

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

In our opinion based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, the aggregate discretely presented component units, and the aggregate remaining fund information of the Housing Authority of Baltimore City, as of December 31, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of MPV Associates, LP, Lexington Terrace Partners, LP, Flag House Rental I, LP, or Flag House Rental II, LP, which represent 4% and 1%, respectively of the assets and revenues of the blended component units. We did not audit the financial statements of the aggregate discretely presented component units. The relied upon blended component units and the aggregate discretely presented component units statements were audited by other auditors whose reports have been furnished to us and our opinion, insofar as it related to the amounts included for those entities is based solely on the reports of the other auditors. We have applied audit procedures on the conversion adjustments only to conform the presentation of the financial statements of the relied upon blended components units and the aggregate discretely presented component units to accounting standards issued by the Government Accounting Standards Board. Our opinion, insofar as it relates to the amounts included for the relied upon blended component units and the aggregate discretely presented component units, prior to these conversion adjustments, is based solely on the reports of the other auditors.

Basis for Opinions

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

Emphasis of Matter

Change in Accounting Principle

As discussed in Note 1 to the financial statements, effective January 1, 2022, the Authority adopted new accounting guidance for leases. The guidance requires lessees to recognize a right-to-use asset and corresponding lease liability and lessors to recognize a lease receivable and corresponding deferred inflow or resources for all leases with lease terms greater than twelve months. Our opinion is not modified with respect to this restatement.

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 Housing Authority of Baltimore City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of Baltimore City'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 Housing Authority of Baltimore City's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

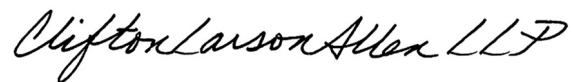
Supplementary Information

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

Board of Commissioners
Housing Authority of Baltimore City

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 8, 2023, on our consideration of the Housing Authority of Baltimore City'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 Housing Authority of Baltimore City'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 Housing Authority of Baltimore City's internal control over financial reporting and compliance.



CliftonLarsonAllen LLP

Baltimore, Maryland
September 8, 2023

**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

As management of the Housing Authority of Baltimore City (HABC), we offer the readers of the HABC's financial statements this narrative overview and analysis of the financial activities of HABC for the year ended December 31, 2022. We encourage readers to consider the information presented here in conjunction with the HABC's financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Housing Authority of Baltimore City, 417 E. Fayette Street, Baltimore, MD 21202, or contact HABC's Executive Director, Janet Abrahams at (410) 396-3232 or the Chief Financial Officer, John Wilson at (410) 396-8303.

Overview of 2022 Financial Statements

HABC reports its programs and activities under the Proprietary Fund. In addition, the financial statements also present separate Fiduciary Funds which include the Other Postemployment Benefits (OPEB) Trust and the Employee Retirement Plan. Resident Services, Inc. (RSI), Baltimore Affordable Housing Development, Inc. (BAHD), HABC Montpelier Housing Corporation, MPV Associates, LP, Lexington Terrace Partners, LP, Flag House Rental I, LP and Flag House Rental II, LP are presented as blended component units. The Authority also has five (5) discretely presented component units. See Note 1 for further discussion of the component units. The Management's Discussion and Analysis (MD&A) covers the Proprietary Fund only.

As of December 31, 2022, HABC's Proprietary Fund Net Position was \$673,727,729 as compared to \$672,898,166 as of December 31, 2021, which is an increase of \$829,563. The changes in the Net Position categories are discussed as follows:

- **Net Investment in Capital Assets** decreased by \$29,472,321 as compared to December 31, 2021. HABC capital investments are offset by reductions for depreciation expenses, fixed assets disposals, and capital debt activity. A detailed analysis of the changes in Net Investment in Capital Assets is provided in a later section.
- **Restricted Net Position** increased from December 31, 2021 by \$12,568,016. The increase was due to a \$14,002,835, \$934,818, and \$43,872 increase in restricted notes receivable, restrictions for the pension asset, and Emergency Housing Vouchers reserves, respectively, net decreases in the restrictions for the OPEB asset, self-insurance fund, investments in joint ventures and miscellaneous reserves/restrictions of \$575,209, \$208,391, \$717,607, and \$912,302, respectively.
- **Unrestricted Net Position** increased by \$17,733,868 as compared to December 31, 2021.

**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

Background and Overview of Agency

Moving to Work (MTW) Agreement

HABC has been a Moving to Work (MTW) agency since March 2005. On December 24, 2008, HABC entered into a 10-year Amended and Restated MTW Agreement with HUD. Subsequently, HUD approved HABC's request for the extension through 2028.

MTW is a national demonstration program authorized by Congress, which gives HABC the flexibility to waive certain statutes and HUD regulations pertaining to the Public Housing Program, Capital Fund Program and Housing Choice Voucher Program (HCVP). The MTW statutory objectives include the following:

1. Reduce cost and achieve greater cost effectiveness in federal expenditures;
2. Give incentives to families with children whose heads of household are either working, seeking work, or participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and,
3. Increase housing choices for low-income families.

MTW Agencies have the flexibility to combine federal funds from the public housing operating and modernization programs and Housing Choice Voucher program into a "Single Flexibility Fund" to help better meet the purposes of the demonstration and the needs of their communities. However, MTW Agencies must still abide by all other federal rules and regulations, including the Fair Housing Act, the Civil Rights Act, labor standards, environmental rules, procurement guidelines, demolition and disposition procures and relocation regulations.

The MTW activities undertaken and/or planned by HABC are all designed to promote one or more of the above statutory objectives. Under the MTW Agreement, HABC's funding sources are separated between the MTW Funding and the Non-MTW funding programs. MTW funds contains three major funding sources: Low Rent Public Housing (LRPH), HCVP, and the Capital Fund Program (CFP) / Replacement Housing Factor Fund (RHFF). All other funding programs fall into the category of Non-MTW.

In addition to the enclosed financial information, HABC has also prepared and made available asset management project (AMP) based financial statements starting in FY 2009 utilizing HABC's internal accounting reporting system. Each funding program (MTW and Non-MTW) is accounted for separately and is reported in conformity with accounting principles generally accepted in the United States of America.

**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

Summary of the Financial Statements

The financial statements included in this audit report are those of a special-purpose government engaged in a business-type activity including the following:

- Statement of Net Position – reports HABC's assets, deferred outflows of resources, liabilities, deferred inflows of resources, with the residual amount reported as net position.
- Statement of Revenues, Expenses and Changes in Net Position – reports HABC's operating and nonoperating revenues by major source, along with operating and nonoperating expenses and capital contributions.
- Statement of Cash Flows – report HABC's cash flows from operating, investing, capital and noncapital activities.

Our analysis of HABC begins in the next section. The financial statements of HABC reflect the financial results and management's goals for a fiscal period. The primary measurement of management's goals and financial results are the changes in net position.

Net position is an important measure of HABC's financial position. HABC's net position is the difference between what HABC owns (assets) and what HABC owes (liabilities). The attached analysis of entity-wide (proprietary fund) net position, revenues and expenses is provided to assist with answering the above question. This analysis includes all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private sector companies. Accrual of the current year's revenues and expenses are considered regardless of when cash is received or paid. This analysis also reflects HABC's net position and their changes.

Over time, changes of HABC's net position is an indicator of its financial health. Readers need to consider other non-financial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of HABC's capital assets to assess the overall health of HABC.

**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

Analysis of Statement of Net Position (Proprietary Fund Only)

Total Net Position for the Proprietary Fund for 2022 and 2021 are \$673,727,729 and \$672,898,166, respectively. This represents an increase of \$829,563.

The table below further illustrates our analysis of the Statement of Net Position:

Proprietary Fund Net Position

	2022	Percent of Total	2021	Percent of Total	2022 vs. 2021 Inc (Dec)
Cash and Investments	\$ 169,122,408	21.0 %	\$ 152,076,554	19.3 %	\$ 17,045,854
Net Accounts Receivable	26,733,619	3.3	15,986,582	2.0	10,747,037
Due from Government, Net	10,166,966	1.3	15,830,897	2.0	(5,663,931)
Other Current Assets	1,334,198	0.2	1,826,998	0.2	(492,800)
Net Capital Assets	309,552,940	38.5	333,682,571	42.3	(24,129,631)
Non-Current Assets	279,135,541	34.7	265,436,311	33.6	13,699,230
Deferred Outflows	8,047,263	1.0	4,442,768	0.6	3,604,495
Total Assets and Deferred Outflows	<u>\$ 804,092,935</u>	100.0	<u>\$ 789,282,681</u>	100.0	<u>\$ 14,810,254.0</u>
Current Liabilities	37,521,817	28.8	36,068,162	31.0	1,453,655
Long Term Liabilities	80,935,013	62.1	67,950,188	58.4	12,984,825
Deferred Inflows	11,908,376	9.1	12,366,165	10.6	(457,789)
Total Liabilities and Deferred Inflows	130,365,206	100.0	116,384,515	100.0	13,980,691
Net Investment in Capital Assets	236,805,271	35.1	266,277,592	39.6	(29,472,321)
Restricted Net Position	305,868,708	45.4	293,300,692	43.6	12,568,016
Unrestricted Net Position	131,053,750	19.5	113,319,882	16.8	17,733,868
Total Net Position	<u>673,727,729</u>	100.0	<u>672,898,166</u>	100.0	<u>829,563</u>
Total Liabilities and Net Position	<u>\$ 804,092,935</u>		<u>\$ 789,282,681</u>		<u>\$ 14,810,254</u>

Listed below are areas that reported significant increases or decreases from December 31, 2021:

- **Cash and Investments** increased by \$17,045,854 due to excess funding and a decrease in amounts due from HUD.
- **Net Accounts Receivable** increased by \$10,747,037. This was primarily due to a reclassification of predevelopment expenses from construction in progress of \$8,533,548 plus a \$783,908 increase in net tenant receivables.
- **Capital Assets, net of accumulated depreciation** decreased by \$24,129,631. The change in Net Capital Assets is presented with additional detail under the Analysis of Net Capital Assets section below.
- **Noncurrent Assets** increased \$13,699,230 primarily as a result of additional note agreements between HABC and newly formed development entities of \$14,002,835.

**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

- **Deferred Outflows and Deferred Inflows** changes were due to updated actuarial valuations for the pension and OPEB plans.
- **Long Term Liabilities** increased by \$12,984,825. Accrued interest of \$7,926,948 was reclassified from current to non-current in 2022 as payment is not expected within 12 months. The new lease standard resulted in a lease liability of \$4,928,187, \$4,042,800 of which is non-current.

The chart below illustrates the asset, liability, and net position balances of HABC excluding Net Capital Assets and Investments in Capital Assets for the current and prior fiscal periods.

**Assets, Liabilities and Net Position
(Excluding Capital Assets and Net Investment in Capital Assets)**



**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

The table below illustrates the Analysis of Net Capital Assets:

Proprietary Fund Analysis of Net Capital Assets by Fiscal Years

	FY2022	Percent of Total	FY2021	Percent of Total	2022 vs. 2021 Net Increase/ (Decrease)
Land	\$ 51,613,533	6.3 %	\$ 50,878,869	6.1 %	\$ 734,664
Buildings	741,404,095	90.2	745,506,099	88.8	(4,102,004)
Right to Use Assets - Buildings	5,408,205	0.7	-	-	5,408,205
Equipment	10,830,432	1.3	10,946,869	1.3	(116,437)
Right to Use Assets - Equipment	256,920	0.0	-	-	256,920
Leasehold Improvements	2,767,134	0.3	2,173,507	0.3	593,627
Construction in Process	9,542,388	1.2	29,768,340	3.5	(20,225,952)
Total Capital Assets	<u>821,822,707</u>	100.0	<u>839,273,684</u>	100.0	(17,450,977)
Accumulated Depreciation/Amortization	<u>(512,269,767)</u>		<u>(505,591,113)</u>		<u>(6,678,654)</u>
Net Capital Assets	<u><u>\$ 309,552,940</u></u>		<u><u>\$ 333,682,571</u></u>		<u><u>\$ (24,129,631)</u></u>

Analysis of Capital Assets

Total Net Capital Assets at December 31, 2022 and December 31, 2021 were \$309,552,940 and \$333,682,571, respectively. This represents a decrease of \$24,129,631 due primarily to the following:

- **Buildings** decreased by a net amount of \$4,102,004. This was primarily due to Perkins 2A and B closing and demolition of 75 units and RAD conveyance and liquidation of 106 units Rosemont Low-rise units to public/private financing. These are offset by notes receivable resulting an increase in non-current assets.
- **Construction in process** decreased by \$20,225,952. This change is primarily due to the transfer of predevelopment costs to account receivable \$8,533,548 and capitalized additions and removal of stale construction projects with no activity of \$11,511,105.
- **Accumulated Depreciation/Amortization** increased by \$6,678,654. Current year activity represents depreciation and amortization expense of \$20,071,759 and \$794,850, respectively, offset by \$14,187,955 of removed accumulated depreciation as a result of disposed buildings.

**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

Analysis of Entity-Wide Revenues /Statement of Activities)

HABC administered the following programs with their respective revenues during 2022:

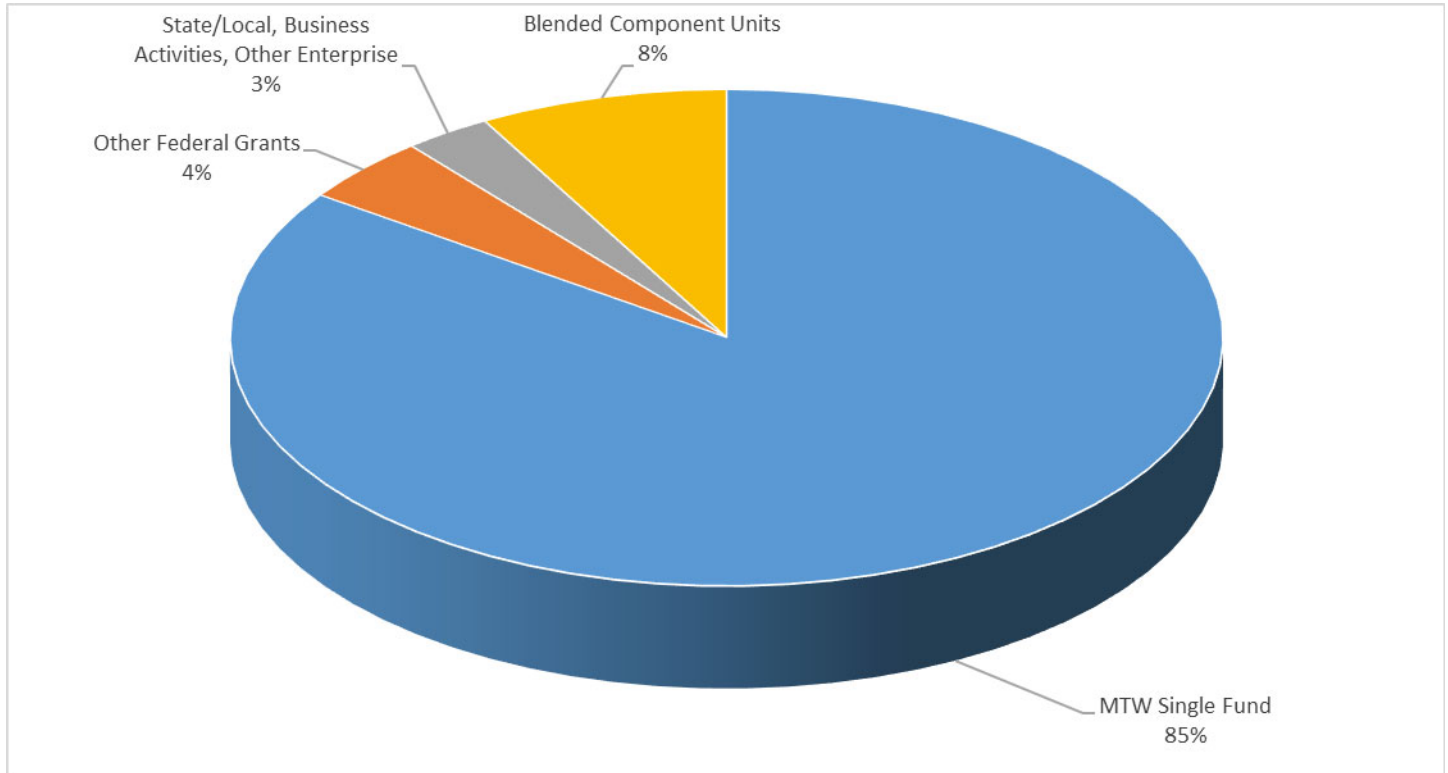
Proprietary Fund FY 2022 Revenue by Programs

		<u>Total Revenue</u>
MTW Programs		
Low Rent Public Housing and Capital Fund Operations	\$ 97,128,068	
Section 8 Housing Choice Voucher Program (14.881)	<u>251,943,852</u>	
Total MTW Revenue		\$ 349,071,920
Non-MTW Programs		
Section 8 Housing Choice Voucher Program (14.871)		6,025,963
Mainstream Vouchers		1,154,871
Coronavirus State and Local Fiscal Recovery Funds		181,299
Emergency Housing Vouchers		1,672,734
Mod. Rehabilitation		272,166
Single Room Occupancy		372,957
Business Activities		5,680,890
State and Local		6,497,860
ROSS		588,885
Choice Neighborhood		3,303,456
CDBG		75,317
Blended Component Units		<u>33,506,441</u>
Total Non-MTW Programs Revenue		<u>59,332,839</u>
Total Operating Revenues		408,404,759
<i>Per Statements of Revenues, Expenses and Changes in Net Position</i>		
Operating revenues		408,404,759
Loss on Disposal of Fixed Assets	(7,875,029)	
Interest Income	(524,014)	
Capital Grants	<u>19,322,748</u>	
Total Non-Operating Revenues (Expenses)		<u>10,923,705</u>
Total Proprietary Fund Revenues		
(Agrees with Line 70000 of the FDS)		<u><u>\$ 419,328,464</u></u>

**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

The diagram below illustrates the percentage of revenues generated from these programs by HABC during FY 2022.

Proprietary Fund Revenue Percentages by Programs



The table below presents an analysis of total revenues by major revenue category:

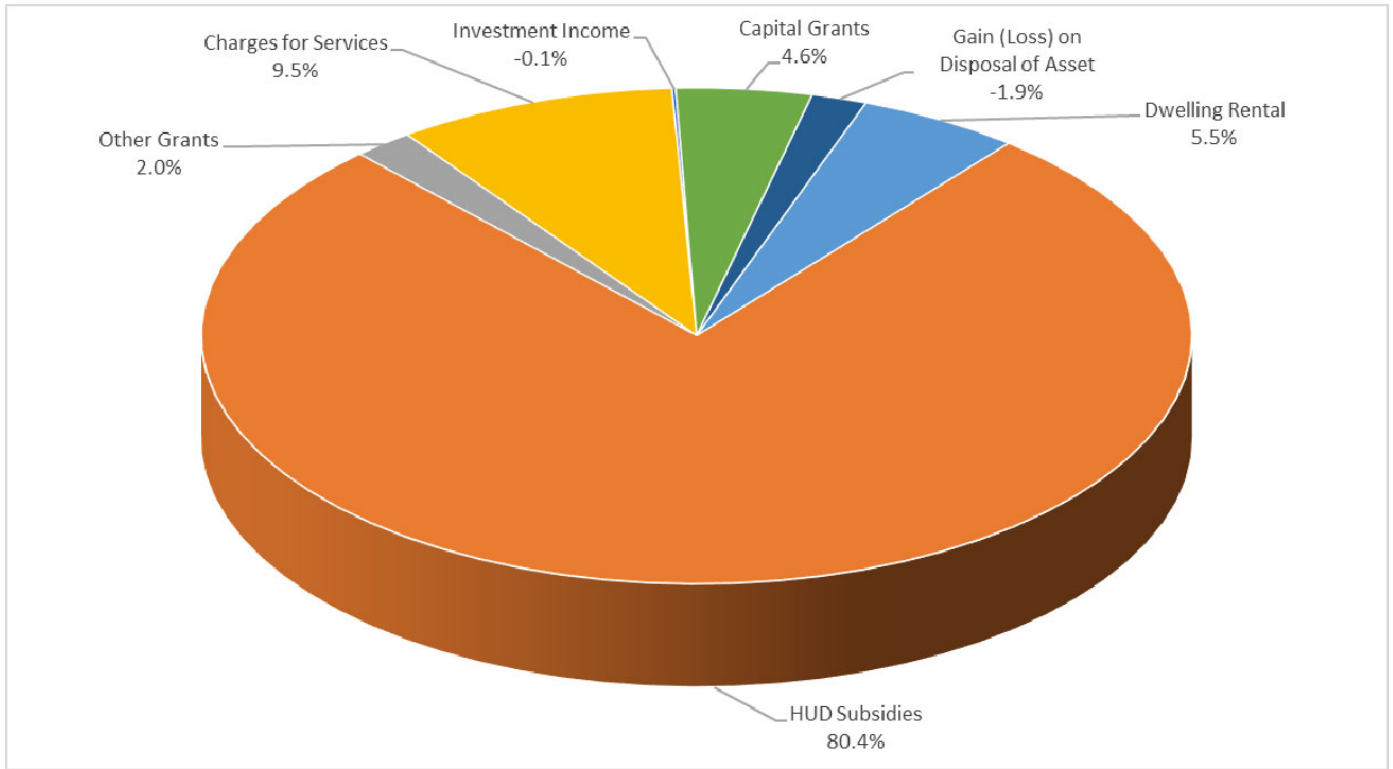
Proprietary Fund by Major Revenue Category

	2022	Percent of Total	2021	Percent of Total	2022 vs. 2021 Net Increase/ (Decrease)
Rental	\$ 23,111,281	5.5 %	\$ 22,720,201	5.7 %	\$ 391,080
HUD Subsidies	336,941,922	80.4	323,849,638	81.2	13,092,284
Other Grants	8,587,649	2.0	9,055,667	2.3	(468,018)
Other Income	39,763,907	9.5	28,221,342	7.1	11,542,565
Operating Revenue	408,404,759	97.4	383,846,848	96.2	24,557,911
Investment Income	(524,014)	(0.1)	1,106,038	0.3	(1,630,052)
Capital Grants	19,322,748	4.6	17,742,790	4.4	1,579,958
Gain (Loss) on Disposal of Asset	(7,875,029)	(1.9)	(3,844,964)	(1.0)	(4,030,065)
Non-Operating Revenue	10,923,705	2.6	15,003,864	3.8	(4,080,159)
Total Revenue	\$ 419,328,464	100.0 %	\$ 398,850,712	100.0 %	\$ 20,477,752

**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

The diagram below illustrates the percentage of revenues generated from each major revenue category by HABC during FY 2022.

Proprietary Fund Revenue Percentages by Major Revenue Category



Revenues were \$419,328,464 in FY 2022 compared to total revenues of \$398,850,712 in FY 2021. Listed below are areas that reported significant increases or decreases from December 31, 2021:

- **HUD Subsidies** increased by \$13,092,284, or 4%. Moving to Work funding for the Housing Choice Voucher and Public Housing programs increased by \$19,116,860, net a decrease in the Capital Fund (operating) and COVID programs of \$5,281,187.
- **Other income** increased \$11,542,565, or 41%. Due the nature of other income, we do not expect consistency. The was primarily due to funding for Rosemont and Perkins accounted for within the blended component units and various immaterial increases in other programs.
- **Gain (loss) on disposal of asset** decreased by \$4,030,065, or 105%. This account is dependent upon current year sales activity.

**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

Analysis of Entity-Wide Expenses (Proprietary Fund Only)

HABC administers the following programs and the related expenses during FY 2022:

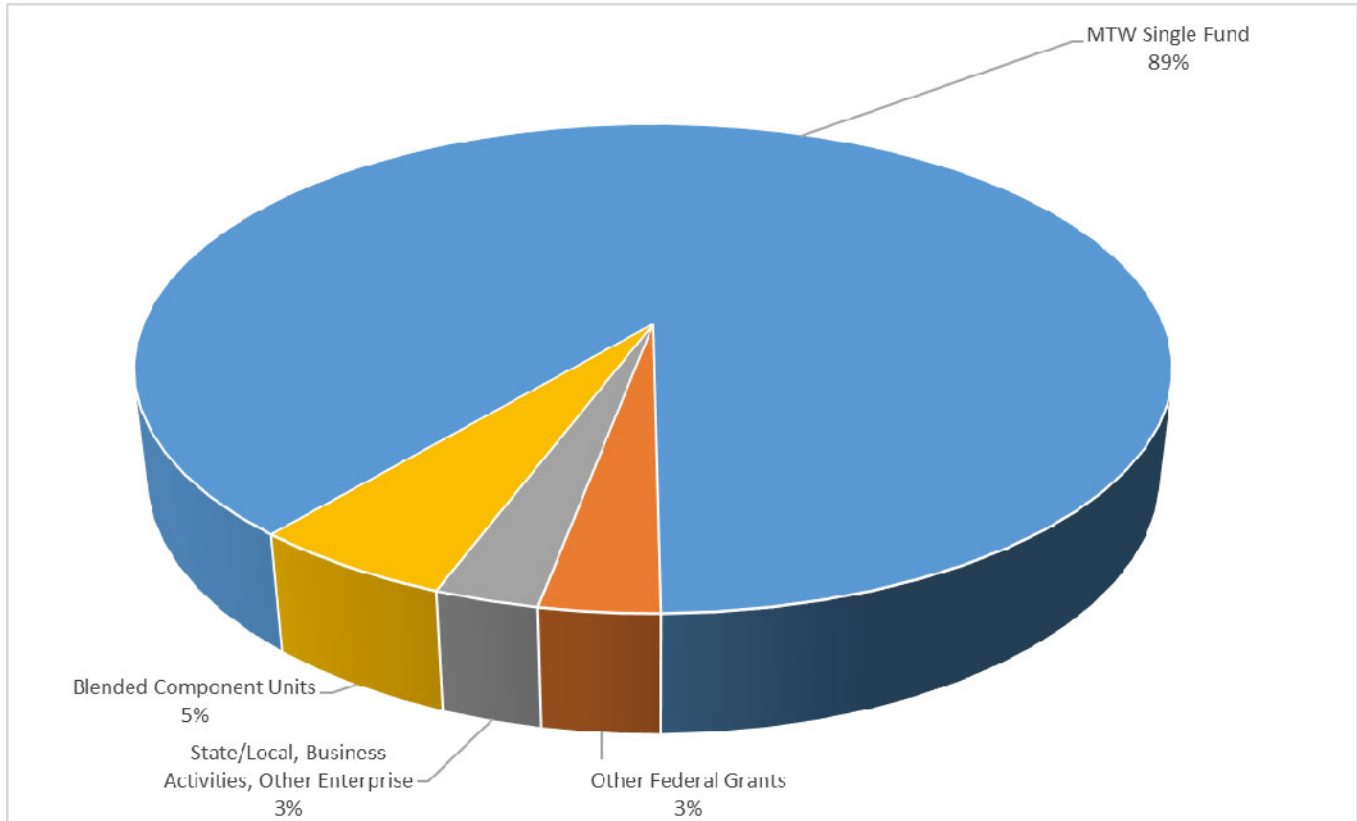
Proprietary Fund FY 2022 Expenses by Programs

		<u>Total Expenses</u>
MTW Programs		
Low Rent Public Housing	\$ 91,999,010	
Section 8 Housing Choice Voucher Program (14.881)	<u>259,531,469</u>	
Total MTW Expense		\$ 351,530,479
Non-MTW Programs		
Section 8 Housing Choice Voucher Program (14.871)		6,025,963
Mainstream Vouchers		1,085,018
Emergency Housing Vouchers		3,261,019
Mod. Rehabilitation		229,560
Single Room Occupancy		320,904
Business Activities		5,320,894
State & Local		5,610,986
Job Plus Initiative Program Total		1,532
Hope VI		202
Choice Neighborhood		989,163
ROSS		588,886
Blended Component Units		<u>21,356,266</u>
Total Non-MTW Programs Expense		<u>44,790,393</u>
Total Operating Expenses		396,320,872
<i>Per Statements of Revenues, Expenses and Changes in Net Position</i>		
Operating Expense		396,320,872
Depreciation/Amortization Expense	20,866,609	
Extraordinary Maintenance	<u>1,311,420</u>	
Total Non-Operating Revenues		<u>22,178,029</u>
Total Proprietary Fund Expenses (Agrees with Line 90000 of the FDS)		<u>\$ 418,498,901</u>

**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

The diagram below illustrates the percentage of expenses generated from these programs by HABC during FY 2022.

Proprietary Fund Expenses by Programs in FY 2022



The table below presents an analysis of total proprietary fund expenses, including the transfer of ownership special item, by major expense category:

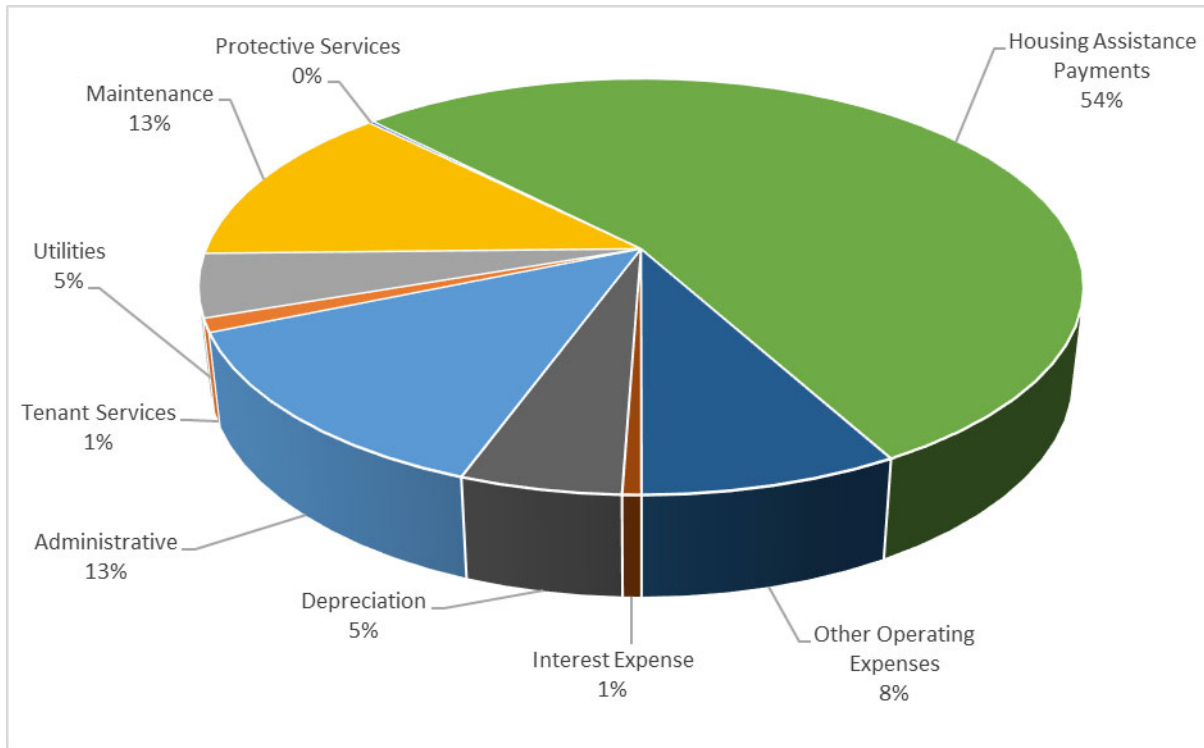
Proprietary Fund by Major Expense Category

	2022	Percent of Total	2021	Percent of Total	2022 vs. 2021 Net Increase/ (Decrease)
Administrative	\$ 54,842,857	13.1 %	\$ 44,968,930	11.3 %	\$ 9,873,927
Tenant Services	4,453,176	1.1	5,742,514	1.4	(1,289,338)
Utilities	20,580,424	4.9	17,791,873	4.5	2,788,551
Maintenance	51,610,438	12.3	47,004,234	11.8	4,606,204
Protective Services	829,896	0.2	658,397	0.2	171,499
Housing Assistance Payments	227,082,379	54.3	223,627,900	56.3	3,454,479
Other Operating Expenses	33,469,622	8.0	32,184,766	8.1	1,284,856
Casualty Losses	1,008,925	0.2	1,172,887	0.3	(163,962)
Interest Expense	2,443,155	0.6	2,162,034	0.5	281,121
Expenses before Depreciation/Amortization	<u>\$ 396,320,872</u>	<u>94.7</u>	<u>\$ 375,313,535</u>	<u>94.5</u>	<u>21,007,337</u>
Extraordinary Maintenance	1,311,420	0.3	788,941	0.2	522,479
Depreciation/Amortization	20,866,609	5.0	21,879,024	5.5	(1,012,415)
Transfer of Ownership	-	-	(900,951)	(0.2)	900,951
Total Expenses	<u>\$ 418,498,901</u>	<u>100.0 %</u>	<u>\$ 397,080,549</u>	<u>100.0 %</u>	<u>\$ 21,418,352</u>

**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

The diagram below illustrates HABC's Proprietary Fund expenses by major category during FY 2022:

Proprietary Fund Expenses by Category in FY 2022



Total Proprietary Fund expenses were \$418,498,901 in FY 2022 and \$397,080,549 in FY 2021. Expenses by major expense category remained relatively consistent in comparison to the prior year. Total expenses increased by \$21,418,352. The significant changes are discussed in further detail below.

- **Administrative** expenses increased \$9,873,927, or 22%. A majority of the increase was due to a removal of stale construction projects.
- **Maintenance expenses** increased by \$4,606,204, or 10%. As a part of the Authority's Moving to Work Plan, additional funds were utilized for vacancy renovation and other development activity.
- **Housing assistance payments** increased by \$3,454,479 due to an increase in families served.

**HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2022**

Future Events

HABC will continue to utilize MTW Block Grant and other public and private leveraged funds to support the preservation and revitalization of existing public housing communities and the development of new affordable units. HABC anticipates that it will have closed on 32 RAD developments, consisting of 4,458 units by the end of FY 2023.

The new Neighborhood Revitalization Plan for the O'Donnell Heights community was approved by the Baltimore City Planning Commission, and HABC has been working with the development team to submit a 4% Low Income Housing Tax Credit (LIHTC) application in 2022. Construction on Key's Pointe Phase 2A is expected to begin in 2023, contingent upon HUD's approval of its disposition application. Also in 2023, HABC will issue a relocation survey to existing residents at O'Donnell Heights and begin discussions for planning the redevelopment of the remaining 230 units. In addition, the state awarded a \$500,000 planning grant for a 5-acre park, which will be a collaborative effort between HABC, Baltimore City's Department of Recreation and Parks, the community and other stakeholders.

Construction for Somerset Phases 2 and 3 and Perkins Phase 1 is expected to be completed in 2023. Perkins Phase 2 was awarded 9% LIHTCs and is projected to close in 2022 and be under construction in 2023. Somerset Phase 4 (awarded 9% LIHTCs) and Perkins Phase 3 are projected to close and be under construction in 2023. A 9% LIHTC application was submitted for Perkins Phase 4 in 2022 and closing is anticipated for 2023. The third and final demolition phase of Perkins Homes is expected to be completed in 2023.

HABC has been working with the City on a Land Swap agreement that includes 325-329 N. Schroeder St. All of these potential strategic acquisitions will assist HABC in completing site assembly as it related to Poe Homes Phase 1 and will strengthen a potential Choice Neighborhoods implementation application for the Transform Poe Plan. The tenant relocation process for Poe Homes residents may commence in 2023 subject to HUD's approval of the demolition application.

HABC has acquired three one-bedroom units pursuant to the Bailey Supplemental Decree. Seven additional one-bedroom units for non-elderly persons with a disability will be created through the acquisition and Housing Authority of Baltimore City including 6 rehabilitation of existing units in various neighborhoods. HABC may acquire two of these seven additional units in 2023.

Lastly, using MTW flexibility, HABC will create additional LTA NED units and LTA UFAS units to complete its obligations under Bailey Consent Decree.

Please contact John Wilson, Chief Financial Officer at 410-396-8303 for any questions on this document.

**HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENTS OF NET POSITION
DECEMBER 31, 2022**

ASSETS	<u>Primary Government</u>	<u>Discrete Component Units</u>
CURRENT ASSETS		
Cash and Cash Equivalents - Unrestricted	\$ 113,001,422	\$ 229,502
Cash and Cash Equivalents - Restricted	14,796,897	2,718,437
Accounts Receivable, Net	26,733,619	186,817
Due from Governments, Net	10,166,966	-
Unrestricted Investments	4,000,000	14,244
Restricted Investments	1,250,000	-
Other Current Assets	1,334,198	135,645
Total Current Assets	<u>171,283,102</u>	<u>3,284,645</u>
NONCURRENT ASSETS		
Unrestricted Investments	24,290,026	-
Restricted Investments	11,784,063	-
Notes Receivable, Net of Allowance	251,994,349	-
Capital Assets not being Depreciated	61,155,921	2,788,845
Capital Assets being Depreciated, Net	248,397,019	25,427,987
Investments in Joint Ventures	5,370,072	-
Other Noncurrent Assets	202,655	208,867
Net Pension Asset	5,348,756	-
Net OPEB Asset	16,219,709	-
Total Noncurrent Assets	<u>624,762,570</u>	<u>28,425,699</u>
Total Assets	796,045,672	31,710,344
DEFERRED OUTFLOWS OF RESOURCES		
Employer-Related Pension Activities	3,365,374	-
Employer-Related OPEB Activities	4,681,889	-
Total Deferred Outflows of Resources	<u>8,047,263</u>	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 804,092,935</u>	<u>\$ 31,710,344</u>

See accompanying Notes to Financial Statements.

**HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENTS OF NET POSITION (CONTINUED)
DECEMBER 31, 2022**

LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	<u>Primary Government</u>	<u>Discrete Component Units</u>
CURRENT LIABILITIES		
Accounts Payable	\$ 9,015,267	\$ 784,971
Accrued Liabilities	11,879,158	28,138
Accrued Compensated Absences	1,105,429	-
Accrued Contingent Liability	3,720,205	-
Tenant Security Deposits	626,151	70,362
Unearned Revenue	5,792,036	-
Long-Term Debt, Current Portion	3,476,303	67,106
Lease Liability, Current Portion	885,387	
Other Current Liabilities	1,021,881	20,425
Total Current Liabilities	<u>37,521,817</u>	<u>971,002</u>
NONCURRENT LIABILITIES		
Long-Term Debt, Less Current Portion	65,540,917	25,458,472
Lease Liability, Less Current Portion	4,042,800	
Noncurrent Liabilities - Other	108,060	5,545,865
Accrued Interest	7,926,948	7,672,414
Accrued Compensated Absences, Less Current Portion	3,316,288	-
Total Noncurrent Liabilities	<u>80,935,013</u>	<u>38,676,751</u>
Total Liabilities	118,456,830	39,647,753
DEFERRED INFLOWS OF RESOURCES		
Unamortized Pension Net Difference	2,508,359	-
Unamortized OPEB Net Difference	9,400,017	-
Total Deferred Inflows of Resources	<u>11,908,376</u>	<u>-</u>
NET POSITION		
Net Investment in Capital Assets	236,805,271	(2,691,254)
Restricted Net Position	305,868,708	2,718,437
Unrestricted Net Position	131,053,750	(7,964,592)
Total Net Position	<u>673,727,729</u>	<u>(7,937,409)</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 804,092,935</u>	<u>\$ 31,710,344</u>

See accompanying Notes to Financial Statements.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2022

	Primary Government	Discrete Component Units
OPERATING REVENUES		
Rent	\$ 23,045,082	\$ 1,210,751
Rent - Other	66,199	3,850
HUD PHA Operating Grants	336,941,922	-
Other Governmental Grants	8,587,649	1,353,120
Fraud Recovery	14,024	-
Other Revenue	39,749,883	237,413
Total Operating Revenues	408,404,759	2,805,134
OPERATING EXPENSES		
Administration and General	54,842,857	715,833
Housing Operations and Tenant Services	114,395,636	3,584,979
Housing Assistance Payments	227,082,379	-
Total Operating Expenses	396,320,872	4,300,812
OPERATING INCOME (LOSS) BEFORE DEPRECIATION/AMORTIZATION	12,083,887	(1,495,678)
DEPRECIATION/AMORTIZATION	20,866,609	1,227,796
TOTAL OPERATING LOSS	(8,782,722)	(2,723,474)
NONOPERATING REVENUES (EXPENSES)		
Loss on Sale of Assets	(7,875,029)	-
Investment Income (Loss)	(524,014)	2,898
Extraordinary Maintenance	(1,311,420)	-
Nonoperating Revenues (Expenses), Net	(9,710,463)	2,898
LOSS BEFORE CONTRIBUTIONS	(18,493,185)	(2,720,576)
CONTRIBUTIONS		
HUD Capital Contributions	19,322,748	-
CHANGE IN NET POSITION	829,563	(2,720,576)
Net Position - Beginning of Year	672,898,166	(5,216,833)
NET POSITION - END OF YEAR	\$ 673,727,729	\$ (7,937,409)

See accompanying Notes to Financial Statements.

**HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENT OF CASH FLOWS
BUSINESS-TYPE ACTIVITIES
YEAR ENDED DECEMBER 31, 2022**

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from Dwelling Rentals	\$ 22,376,413
HUD and Other Government Grants	340,780,735
Other Receipts	39,763,907
Payments for Salaries and Benefits	(50,986,114)
Payments for Administrative and General	(59,297,108)
Payments for Housing Operations and Tenant Services	(52,106,827)
Payments to Landlords and Resident Benefits	(227,082,379)
Net Cash Provided by Operating Activities	<u>13,448,627</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Decrease in Investments in Joint Ventures	717,607
Sale of Investments	(11,533,523)
Interest Income	(524,014)
Disbursement of Notes Receivable	(14,848,152)
Receipts on Notes Receivable	845,317
Net Cash Used by Investing Activities	<u>(25,342,765)</u>

CASH FLOWS FROM FINANCING ACTIVITIES

Purchases of Capital Assets	(16,036,475)
Proceeds from Sale of Capital Assets	17,089,593
Expenses for Extraordinary Maintenance	(1,311,420)
Proceeds on Long-Term Debt	3,785,773
Payments on Long-Term Debt	(4,706,812)
Payments for Right to Use Assets	(736,938)
Capital Contribution from HUD	19,322,748
Net Cash Provided by Financing Activities	<u>17,406,469</u>

NET INCREASE IN CASH AND CASH EQUIVALENTS

5,512,331

Cash and Cash Equivalents - Beginning of Period

122,285,988

CASH AND CASH EQUIVALENTS - END OF PERIOD

\$ 127,798,319

**RECONCILIATION OF CASH AND CASH EQUIVALENTS, END OF YEAR
TO AMOUNTS IN THE STATEMENT OF NET POSITION**

Cash and Cash Equivalents	\$ 113,001,422
Cash and Cash Equivalents - Restricted	14,796,897
Total	<u><u>\$ 127,798,319</u></u>

See accompanying Notes to Financial Statements.

**HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENT OF CASH FLOWS (CONTINUED)
BUSINESS-TYPE ACTIVITIES
YEAR ENDED DECEMBER 31, 2022**

**RECONCILIATION OF OPERATING LOSS TO NET CASH
PROVIDED BY OPERATING ACTIVITIES**

Operating Loss	\$ (8,782,722)
Adjustments to Reconcile Operating Loss to Net Cash	
Provided by Operating Activities:	
Depreciation/Amortization	20,866,609
Effects of Changes in Operating Assets and Liabilities, Net of Business Combination and Noncash Items:	
Accounts Receivable, Net	(10,747,037)
Leases Receivable, Net	-
Due to/from Other Governmental Agencies, Net	5,214,293
Other Assets	492,800
Accounts Payable	4,227,859
Accrued Liabilities	2,922,907
Tenant Security Deposits	49,040
Unearned Revenue	4,291,308
Accrued Compensated Absences	304,313
Deferred Outflow or Resources	(3,604,495)
Pension Asset	(989,211)
OPEB Asset	575,209
Other Noncurrent Liabilities	(914,457)
Deferred Inflows of Resources	(457,789)
Net Cash Provided by Operating Activities	<u>\$ 13,448,627</u>

See accompanying Notes to Financial Statements.

**HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
DECEMBER 31, 2022**

	<u>Total OPEB and Pension Trusts</u>
ASSETS	
Accounts Receivable	\$ 57,632
Investments	<u>82,754,842</u>
Total Assets	<u><u>\$ 82,812,474</u></u>
LIABILITIES AND FIDUCIARY NET POSITION	
LIABILITIES	
Due to HABC	<u>\$ 1,927,348</u>
Total Liabilities	1,927,348
NET POSITION HELD IN TRUST	<u>80,885,126</u>
Total Liabilities and Fiduciary Net Position	<u><u>\$ 82,812,474</u></u>

See accompanying Notes to Financial Statements.

**HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
YEAR ENDED DECEMBER 31, 2022**

	<u>Total OPEB and Pension Trusts</u>
ADDITIONS	
Contributions:	
Employer	\$ 1,866,017
Plan Members	289,983
Total Contributions	<u>2,156,000</u>
Investment Loss:	
Interest and Dividends, Less Investment Expense	<u>(7,865,541)</u>
Total Additions	(5,709,541)
DEDUCTIONS	
Benefit Payments	5,112,174
Other Disbursements	120,337
Administrative Expenses	152,249
Total Deductions	<u>5,384,760</u>
CHANGE IN NET POSITION	(11,094,301)
Total Net Position - Beginning of Period	<u>91,979,427</u>
TOTAL NET POSITION - END OF PERIOD	<u><u>\$ 80,885,126</u></u>

See accompanying Notes to Financial Statements.

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Housing Authority of Baltimore City (HABC or the Authority) is a governmental, public corporation created in 1937 under federal and state housing laws. HABC develops, maintains, and manages low-rent housing and administers Housing Assistance Payments Programs (Section 8) for low-income citizens, including handicapped and elderly residents, of Baltimore City (the City). These activities are subsidized by the U.S. Department of Housing and Urban Development (HUD) and other grantors. In addition, HABC performs a variety of related functions, including social services for public housing residents, and emergency housing repairs. These functions are funded through grants and contracts.

Pursuant to state law, HABC is governed by a Board of Commissioners, which consists of five commissioners who are appointed to staggered terms by the Mayor of Baltimore City. The Board of Commissioners is vested with the statutory powers of HABC and establishes HABC's policies, which are implemented and administered under the direction of an Executive Director, who is hired by the Board of Commissioners. Customarily, the Commissioner of the Baltimore City Department of Housing and Community Development (HCD), who is appointed by the Mayor, also had served as the HABC Executive Director. HABC and HCD previously operated under the branding of "Baltimore Housing." As a result of the Mayor's directive to split the combined functions of the agencies, effective July 1, 2017, HABC and HCD have taken actions to separate the HABC and HCD departments that operated in dual capacities. Most noticeably, HABC and HCD are now led by separate individuals. Although HABC and HCD continue to collaborate on matters involving housing and community development, HABC is not a component unit of the City.

HABC has been a Moving to Work (MTW) agency since 2005. MTW is a national demonstration program established by Congress that allows public housing agencies to develop and implement innovative and flexible solutions to local housing needs. HABC is one of 39 agencies nationwide to be given broad latitude to establish locally determined policies and procedures outside of the HUD regulatory framework. On December 24, 2008, HUD executed a 10-year Amended and Restated MTW Agreement with HUD with the term ending June 30, 2018. On April 4, 2016, HUD approved HABC's request for an extension of the MTW agreement through 2028.

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

HABC determined, based on the criteria above, that the entities described below should be presented as either blended component units or discretely presented component units in HABC's financial statements.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reporting Entity (Continued)

Blended Component Units

Some component units, despite being legally separate from the primary government, are so integrated with the primary government that they are in substance part of the primary government. These component units are blended with the primary government as the Authority is the sole member or owns 100% of each listed below:

- **Resident Services, Incorporated (RSI)** was organized as a nonprofit corporation separate from HABC to sponsor and implement social service, employment and training programs/initiatives, community service projects, and charitable work that promotes health and self-sufficiency among, and improves the quality of life for, public housing and other low-income residents in Baltimore City.
- **Baltimore Affordable Housing Development, Inc. (BAHD)** was organized as a nonprofit corporation separate from HABC to own, operate, and take steps necessary or convenient to develop or otherwise undertake housing projects in the area of operation of HABC.
- **HABC Montpelier Housing Corporation (the Corporation)** was formed as a corporation for the purpose of developing and operating a rental housing projects for low-income tenants in Baltimore City. HABC has a 100% ownership interest in the Corporation.
- **MPV Associates LP** owns and operates a 212-unit rental housing project known as Arbor Oaks of Baltimore for low- and moderate-income families.
- **Lexington Terrace Partners, LP** owns and operates a 203-unit rental housing project for low- and moderate-income families.
- **Flag House Rental I, LP** owns and operates a 124-unit rental housing project known as Albemarle Square for low- and moderate-income families.
- **Flag House Rental II, LP** owns and operates a 58-unit rental housing project known as Albermarle Square II for low- and moderate-income families.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reporting Entity (Continued)

Blended Component Units (Continued)

The Authority and BAHD have also created other affiliate entities whose sole purpose is to assist in the development and construction of affordable housing. Each of the entities formed is the General Partner of the associated Limited Partnership. The operations of the entities listed below are included within "Other Entities" in Note 17.

<u>Affiliate Entities</u>	
1234 McElderry	Primrose Place RAD, LLC
520 Somerset, LLC	PV Gardens Senior RAD, LLC
Allendale RAD, LLC	PV Gardens Townhomes RAD, LLC
Arbor Oaks RAD, LLC	Rosemont Tower RAD, LLC
BE Mason RAD, LLC	Somerset 3, LLC
Bel-Park Tower RAD, LLC	Somerset RAD, LLC
Brentwood RAD, LLC	Wyman House RAD, LLC
Broadway Overlook RAD, LLC	Perkins 1500 Claremont, LLC
Chase House RAD, LLC	Perkins 226 Caroline, LLC
Ellerslie RAD, LLC	Perkins 1401 Pratt, LLC
Flag House I LP, LLC	Reservoir Hill, LLC
Flag House II LP, LLC	Perkins 1516 Claremont, LLC
Govans Manor RAD, LLC	Sharp-Leadenhall GP, LLC
Heritage Crossing RAD, LLC	HABC Allendale RAD Corporation
Hillside Park RAD, LLC	HABC Mt. Pleasant Housing Corporation
Hollander Thompson, LLC	HABC Bernard E. Mason Apartments RAD Corporation
Hollins House RAD, LLC	HABC Bel-Park Tower RAD Corporation
J. Van Story Branch RAD, LLC	HABC Brentwood RAD Corporation
Lakeview Tower RAD, LLC	HABC Broadway Housing Corporation
Lexington Terrace RAD, LLC	HABC Chase House RAD Corporation
McCulloh RAD, LLC	HABC Flag I Housing Corporation
Monument East RAD, LLC	HABC Flag II Housing Corporation
ODH Phase 2, LLC	HABC Murphy/Julian Housing Corporation
Renaissance Row, LLC	HABC Hillside Housing Corporation
Townes at the Terraces RAD, LLC	HABC Hollins House RAD Corporation
Townes at the Terraces, LLC	HABC Lakeview Tower RAD Corporation
Townes MM, LLC	HABC Lexington Housing Corporation
Arbor Oaks GP, LLC	HABC McCulloh Extension RAD Corporation
Somerset Aisquith, LLC	HABC Primrose Place RAD Corporation
Somerset 3, LLC	HABC Pleasant View Gardens Senior Building RAD Corporation
	HABC Pleasant View Gardens Townhomes RAD Corporation

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reporting Entity (Continued)

Discretely Presented Component Units

The following entities are for-profit, limited partnerships or limited liability companies created for the redevelopment and management of the affordable housing developments. Each of the entities below have a year-end of December 31, 2022. The Authority's blended component units have a minority interest as the general partner for each respective entity. The Authority has outstanding notes receivables, ground leases and other related party transactions with the entity. Management has determined that based on the significant relationship with the entities listed below, omitting them from the financial reporting entity would be misleading. The limited partnerships do not serve the primary government exclusively, or almost exclusively, and therefore, are shown as discretely presented component units:

- **Homewood LP** owns and operates a 72-unit scattered site rental housing project known as Barclay Phase I for low- and moderate-income families.
- **Reservoir Hill Housing, LLC** owns and operates a 64-unit rental housing project for low- and moderate-income families.
- **Sharp-Leadenhall Rental No. 1, LP** owns and operates a 31-unit scattered site rental housing project known as Sharp-Leadenhall Mixed Finance Development Phase I for low- and moderate-income families.
- **St. Ambrose LP** owns and operates a 30-unit rental housing project for low- and moderate-income families.
- **Conifer Cooks Lane Associates, LLC** owns and operates a 108-unit rental housing project known as West Hills Square for low- and moderate-income families. HABC provides operating subsidy for 11 units.

Basis of Presentation

The financial statements of HABC have been prepared in conformity with accounting principles generally accepted in the United States (U.S. GAAP) as applied to local governmental units. The basic financial statements (i.e., the statement of net position, the statement of revenues, expenses, and changes in net position, and the statement of cash flows for the proprietary fund) report information on all of the activities of HABC except for its discretely presented component units and fiduciary activities. Separate fund financial statements are provided for the component unit and fiduciary funds.

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Accounting and Measurement Focus

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

HABC's operating activities are maintained in accordance with the principles of enterprise fund accounting to ensure the observance of limitations and restrictions on the resources available. GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, was issued to incorporate GASB and American Institute of Certified Public Accountants (AICPA) guidance into GASB authoritative literature. HABC has elected not to follow any Financial Accounting Standards Board (FASB) guidance not included in GASB 62.

HABC reports fiduciary funds which include the other postemployment benefits (OPEB) trust fund and the Employee Retirement Plan. The OPEB trust fund and Employee Retirement Plan account for the assets held in trust by HABC for the beneficiaries of the plans. The fiduciary funds (OPEB Trust and Employee Retirement Plan) are separate legal entities from HABC. Separate statements are included for the fiduciary funds as shown in the table of contents.

Budget

Under the terms of the MTW Agreement, HABC is required to submit to HUD an Annual Plan summarizing planned activities and budgets for sources and uses of funds. HABC's Board of Commissioners formally adopts the MTW Annual Plan, which includes all program budgets on a basis consistent with U.S. GAAP. The Executive Director has the authority to transfer budget authorizations among categories.

Use of Estimates in Preparing Financial Statements

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues, and expenses in the financial statements and in the disclosures of contingent assets and liabilities. Actual results could differ from those estimates.

Cash and Cash Equivalents

For statement of cash flows reporting purposes, cash and cash equivalents include cash on hand, demand deposits, equity in highly liquid cash and investments, certificates of deposit, and repurchase agreements with initial maturities of three months or less.

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investments

Statutes authorize HABC to invest in obligations of the U.S. Treasury, repurchase agreements, certificates of deposit and certain other investments allowed by HUD and in accordance with general depository agreements. These investments are carried at fair value based upon quoted market prices. HABC classifies its investments as current or noncurrent based on the maturity dates. Short-term investments have maturities within one year.

Accounts Receivable

Accounts receivable consist of payments due from HUD and related affiliates, rent payments from tenants and other miscellaneous receivables arising from the normal course of operations. A reserve for uncollectible accounts is established based on management's estimates.

Notes Receivable

A significant portion of notes receivable represent loans to related-party owner-entities and developers for development projects. HABC subordinated these loans in conjunction with financing arrangements related to the development of mixed-income, multi-family rental communities. Such loans are interest-bearing and are payable from cash flow from the property owned by each respective project. Such loans are typically funded from CDBG Development, HOPE VI, and Capital Fund grants, representing a significant portion of the construction costs associated with the HABC-assisted component of the mixed-income rental property. Interest and principal on these loans are subordinated and are contingent on cash flow from the property; however, interest income is accrued as it occurs. Based on the status of the previous mixed financing projects and the contingent nature of the payments, management elected to establish an allowance which represents the full value of the notes, except for \$13,051,425 as of December 31, 2022 that HABC intends to collect.

The agreements between HABC and the respective affiliated entities state that HABC will collect on the receivables if the affiliated entities have positive cash flows. Since these affiliated entities depend on HABC to subsidize their operations through operating subsidies, management assesses the likelihood of collection and believes that positive cash flows for these entities in the future are remote, and therefore, collections on these notes' receivable are doubtful.

Notes receivable also includes amounts reported on the BAHD blended component unit financial statements. These notes represent agreements for the purchase of properties under HUD's Rental Assistance Demonstration Program (RAD). Under this program, public housing agencies leverage public and private debt and equity to reinvest in the public housing stock. Public housing is sold to a third party responsible for rehabilitation, and then transitioned to a Section 8 platform under a long-term contract to ensure the project remains as affordable housing. Such loans are interest-bearing and are payable from cash flow from the property owned by each respective project. Such loans are typically funded from multiple sources representing a significant portion of the purchase price of the property. Interest and principal on these loans are subordinated and are contingent on cash flow from the property. At December 31, 2022, notes receivable expected to be collected by BAHD totaled \$238,942,924.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Leases (Lessee/Right to Use Assets)

The Authority is a lessee for noncancelable leases of office space and office equipment. The Authority recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the statement of net position. The Authority recognizes lease liabilities with an initial, individual value of \$5,000 or more.

At the commencement of a lease, the Authority initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the Authority determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

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

The Authority monitors change in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported as current and noncurrent on the statement of net position.

Capital Assets

Capital assets include property held for and under development, operating properties, and fixed assets used in operations that cost \$5,000 or more and have an estimated useful life of at least one year. Donated capital assets are recorded at the estimated acquisition value on the date received.

HABC capitalizes costs associated with properties held for and under development, including interest costs during the construction period. The carrying amount of such properties does not exceed the estimated net realizable value.

Capital assets are stated at cost, less accumulated depreciation. Depreciation is computed under the straight-line method over the following estimated useful lives:

Structures and Improvements	15 to 25 Years
Equipment	5 to 7 Years

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

Proceeds from the disposal of capital assets are recognized in the period received. Proceeds from the sale of property acquired or significantly improved with HUD or state funds are refunded to HUD or the state as required by contract or retained and used for special purposes as approved by HUD.

Compensated Absences

The total accumulated universal leave (incorporating vacation and sick) is accrued in the period earned as this cost is to be funded with current resources. Employees earn universal leave at rates ranging from 24 days per year for the first six years of service up to a maximum of 36 days per year after 19 years of service. The maximum universal leave accrual is 200 days. Upon termination, employees are paid for any accumulated universal leave.

Net Position

Certain assets including cash and investments may be classified in restricted net position on the statements of net position because their use is restricted for specific purposes. It is HABC's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted resources are available. Net position is displayed in three components:

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

Restricted Net Position: This component of net position consists of restricted resources when constraints are placed on the resource by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc. This also includes investments in joint ventures.

Unrestricted Net Position: This component of net position consists of resources that do not meet the definition of "net investment in capital assets" or "restricted net position."

Taxes

Under federal, state and City laws, HABC is exempt from income, property, and excise taxes. Housing authorities are, however, required to make payments in lieu of taxes (PILOT) in accordance with the provisions of their Cooperation Agreement with local taxing authorities. Under its Cooperation Agreement with the City, HABC must pay the City the lesser of 10% of its net shelter rent or the approximate full real property taxes. Net shelter rent is defined as the excess of rental income over total utilities expense, net of energy performance contract (EPC) debt service.

During fiscal year 2022, PILOT expense was \$431,786.

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Grants

HABC receives reimbursement from various grantors for the cost of sponsored projects, including administrative costs. Grant revenues are recognized in the period in which the associated costs are incurred.

Capital Contributions

Capital contributions are grants awarded by HUD under various capital development and improvement programs including HOPE VI Cluster, Capital Fund Programs, Demolition or Disposition Transitional Funding (formerly known as Replacement Housing Factor Fund), and Up-Front Grant. Grant expenditures under these programs are based on actual capital project costs incurred.

Deferred Outflows and Inflows of Resources

Deferred outflows of resources, reported after total assets, represent a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expenditure) until the future period. The Authority has two items that are required to be reported in this category related to the deferred outflow from pension and OPEB activities.

Deferred inflows of resources, reported after total liabilities, is defined by GASB as an acquisition of net position that applies to future periods. The revenue is recognized in the applicable future period(s). The Authority has three items that are required to be reported in this category related to the deferred inflow from pension, OPEB activities, and lessor receivables. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Pensions

For purposes of measuring the net pension asset, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the pension plan and additions to/deductions from its fiduciary net position have been determined on the same bases as they are reported by the pension system. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. The pension system reports investments at fair value.

Other Postemployment Benefits (OPEB)

For purposes of measuring the net OPEB asset, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the OPEB plan and additions to/deductions from its fiduciary net position have been determined on the same bases as they are reported by the pension system. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. The pension system reports investments at fair value.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

New Accounting Pronouncement

In June 2017, the Governmental Accounting Standards Board (GASB) issued GASB Statement No. 87, *Leases*. This standard requires the recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and as inflows of resources or outflows of resources recognized based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this standard, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

The Authority adopted the requirements of the guidance effective January 1, 2022, and has elected to apply the provisions of this standard to the beginning of the period of adoption.

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS

Deposits

At December 31, 2022, the aggregate carrying amount of HABC's deposits (Proprietary Fund) were \$123,295,694 and the bank balance was \$127,798,319. All deposits with financial institutions are held by regularly organized state or national banks insured by the Federal Deposit Insurance Corporation (FDIC) which are required to hold government security collateral in HABC's name for any amount in excess of federal deposit insurance limits. HABC's deposits were under-collateralized by \$8,077,868 at December 31, 2022.

Investments – Proprietary Funds

Proprietary fund investments are in U.S. Treasuries or U.S. Agency securities, which have a maturity of one year or more. The fair market values of those investments are shown in the table below:

Investment Type	Fair Value	Less Than 1 Year	1-5 Years	S&P Ratings	Moody's Ratings	Percentage of Total Investments
U.S. Treasuries	\$ 28,691,814	\$ 5,250,000	\$ 23,441,814	N/A	Aaa	69.4%
Federal Home Loan Bank	10,131,160	-	10,131,160	AA+	Aaa	24.5%
Federal Farm Credit Bank	2,501,115	-	2,501,115	AA+	Aaa	6.1%
Total Investments	<u>\$ 41,324,089</u>	<u>\$ 5,250,000</u>	<u>\$ 36,074,089</u>			

Fair Value Measurements: The Authority categorizes its fair value measurements within the fair value hierarchy established by U.S. GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs such as prices for similar assets; Level 3 inputs are significant unobservable inputs.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

At December 31, 2022, fair value of proprietary fund investments is as follows:

Investment Type	Fair Value	Fair Value Measurements Using	
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)
U.S. Treasuries	\$ 28,691,814	\$ 28,691,814	\$ -
Federal Home Loan Bank	10,131,160	-	10,131,160
Federal Farm Credit Bank	2,501,115	-	2,501,115
Total Investments by Fair Value Level	<u>\$ 41,324,089</u>	<u>\$ 28,691,814</u>	<u>\$ 12,632,275</u>

Investments – Fiduciary Funds

Fiduciary fund investments are in debt and equity securities and a guaranteed investment fund (GIF), which have a maturity of one year or more. The fair market values of those investments are shown in the table below:

Investment Type	Fair Value	Less Than		S&P Ratings	Moody's Ratings	Percentage of Total Investments
		1 Year	1-5 Years			
Debt Securities	\$ 26,453,932	\$ 4,325,154	\$ 22,128,778	AAA to BBB-	Aaa to Baa3	32.0%
Equity Securities	56,300,910	56,300,910	-	N/A	N/A	68.0%
Total Investments	<u>\$ 82,754,842</u>	<u>\$ 60,626,064</u>	<u>\$ 22,128,778</u>			

At December 31, 2022, fair value of fiduciary fund investments is as follows:

Investment Type	Fair Value	Fair Value Measurements Using	
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)
Debt Securities	\$ 26,453,932	\$ 26,453,932	\$ -
Equity Securities	56,300,910	56,300,910	-
Total Investments by Fair Value Level	<u>\$ 82,754,842</u>	<u>\$ 82,754,842</u>	<u>\$ -</u>

Investment Rate Risk

Fair value fluctuates with interest rates and increasing interest rates could cause fair value to decline below original cost. To limit HABC's exposure to fair value losses arising from increasing interest rates, HABC's investment policy limits the term of investment maturities to remain sufficiently liquid to enable HABC to meet all operating requirements which might be reasonably anticipated. HABC's management believes the liquidity in the portfolio is adequate to meet cash flow requirements and to preclude HABC from having to sell investments below original cost for that purpose. The investments at December 31, 2022 met HABC's investment policy as of that date.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Credit Risk/Concentration of Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The investment policy of HABC follows the investment guidelines published by HUD in *Financial Management Handbook* (7475.1REV). These guidelines permit investments in the following types of investments: direct U.S. obligations, U.S. agency obligations, and money market mutual funds. HABC follows federal rules and regulations on concentration of credit risk.

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of failure of the counterparty, HABC will not be able to recover all or a portion of the value of its investments or collateral securities that are in the possession of an outside party as of December 31, 2022. HABC has adopted investment guidelines to conform to HUD depository agreements and to permit investments which are backed by the full faith and credit of the U.S. government, a U.S. government agency, or those issued by a government-sponsored agency.

Restricted cash is restricted for various HUD programs and for application of available funds to projects allowed under the MTW Agreement.

NOTE 3 ACCOUNTS RECEIVABLE

Accounts receivable consist of rent payments due from tenants and other miscellaneous receivables arising from the normal course of operations.

Tenants and Landlords	\$ 7,845,020
OPEB and Pension	1,927,348
RAD and Managed Sites Settlements	142,745
Due from Mixed Finance Properties	4,706,780
Pass Through State Grants	1,490,643
Predevelopment Advances	8,714,847
Other Receivables	<u>5,624,354</u>
Total Accounts Receivable	30,451,737
Less: Allowance for Doubtful Accounts	<u>(3,718,118)</u>
Accounts Receivable, Net	<u><u>\$ 26,733,619</u></u>

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 4 DUE FROM/TO GOVERNMENTAL AGENCIES

The amounts due from/to other government agencies as of December 31, 2022 are listed in the tables below:

<u>Government Agency</u>	<u>Due From</u>	<u>Due To</u>	<u>Net Amount Due From</u>
U.S. Department of Housing and Urban Development*	\$ 4,872,728	\$ -	\$ 4,872,728
City of Baltimore***	5,294,238	-	5,294,238
Total	<u>\$ 10,166,966</u>	<u>\$ -</u>	<u>\$ 10,166,966</u>

* Primarily expenses from the Capital Fund Program and Choice Neighborhood Implementation Grant, and Operating Subsidy for Public Housing.

*** Payments in Lieu of Taxes and an amount advanced by the City of Baltimore for inter-government activities

Management has evaluated all amounts due from other government agencies and determined that no reserve for doubtful accounts is necessary.

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 5 NOTES RECEIVABLE

As part of the financing arrangements under the HOPE VI revitalization grants, HABC issues notes receivable to developers of the projects. Sources of funds for these loans are various HOPE VI grants and the Fairfield reformulation grants from HUD. The loans are established for a HUD-approved amount and funds are drawn by the developer as approved. The terms of these notes' receivable vary, with interest generally at 0.25% - 1.0%, with repayment due 40 years from the date of the agreement, unless there is a default, at which time payment is due on demand. Some of the loan terms have interest rates based on the federal rates at the time disbursements are made to the borrower.

HABC also issues second mortgage loans under the HOPE VI program for individuals and/or families. Sources of funding for these mortgages are various HOPE VI grants. These mortgages assist individuals in purchasing homes within the City. The mortgages require repayment in full if the borrower does not live in the residence for a minimum of 10 years, or at the time of sale/lease/ default by the borrower. Most of the mortgages allow a reduction of up to \$20,000 of the total mortgage on a prorated basis starting in year six: of the mortgage. Interest rates for the mortgages are 0% unless default occurs, at which time the rate increases to 6%.

HABC entered into a reserve pledge agreement in 1998 with the Lexington Terrace Limited Partnership to benefit the Townes at the Terraces project, a low-income housing project. The terms of the agreement set aside funds from the development fee payable to HABC under the Public and Indian Housing program. The funds are maintained in an interest-bearing reserve account. The partnership may request funds from the account if it experiences an operating deficit during the project. Any funds remaining in the account at the end of the project period will be returned to HABC.

Based on the status of the previous mixed-financing projects and the contingent nature of the payments, management elected to establish an allowance for the full value of the notes except the ones for which HABC deems to be collectible. The agreements between HABC and the respective affiliated entities state that HABC will collect on the receivables if the affiliated entities have positive cash flows. Since these affiliated entities depend on HABC to subsidize their operations through operating subsidies, management believes that positive cash flows for these entities in the future are remote, and therefore, collections on these notes' receivable are doubtful.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 NOTES RECEIVABLE (CONTINUED)

HABC has the following notes receivable outstanding as of December 31, 2022:

<u>Description</u>	<u>Amount</u>
Lexington Terrace Townhomes, LP	\$ 15,371,472
Broadway II LP	18,184,521
Homewood LP	9,311,339
O'Donnell Heights Association	7,565,260
Flag House Courts Project, Flaghouse Rental Phases I and II	9,644,077
Albermarle Square Affordable House	1,676,988
Reservoir Hill Housing, LLC	5,766,828
Affordable Housing Initiative	3,471,728
Orchard Ridge LP	4,364,752
Sharp Leadenhall Rental No 1 LLC	3,575,967
Special Mobility Program	2,967,500
Milltowne Association	2,159,166
LRG, LLC	1,132,436
NEDs	600,603
Barclay Square LP	638,294
Artaban Apt, Bailey Capital Funds	420,000
Homes for Odenton, LP	350,000
4300 Liberty LLC	300,000
Clarksview LLC	240,000
241 W. Chase St.	210,000
Telesis-Barclay	216,066
Baltimore Community Development, LLC	150,000
City Arts II Limited	90,000
Brian Henderson	15,000
Total Notes Receivable	<u>88,421,997</u>
Less: Allowance	<u>(75,370,572)</u>
Notes Receivable, Net	<u>\$ 13,051,425</u>

As part of the financing arrangements under HUD's RAD program, BAHD issues notes receivable to purchasers of the projects sold. These notes are effectively "seller notes" to allow purchases of the property and transition to Section 8 under long-term contracts. The terms of these notes receivable vary, with interest generally based on long-term applicable federal rates established by the Internal Revenue Service with repayment due 40 years from the date of the first payment due date, unless there is a default. Interest rates approximated 2.18% during the fiscal year ended December 31, 2022. Payments are payable from cash flow of the property.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 NOTES RECEIVABLE (CONTINUED)

BAHD has the following notes receivable outstanding at December 31, 2022:

<u>Description</u>	<u>Amount</u>
TCB McCulloh Apartments LLC	\$ 29,855,474
Rosemont Tower, LLC	28,852,003
Van Story Branch Apartments LLC	19,124,925
Somerset Extension LP	16,702,950
Wyman House LLC	14,583,813
Lakeview	14,315,322
Govans	13,593,088
BE Mason LLC	13,388,078
Homes for Mt. Vernon LP (Chase)	13,118,985
Monument East Apartments LLC	15,326,536
New Brentwood LP	10,594,319
Bel Park	10,539,650
Hollander Ridge LLC	12,061,143
Ellerslie LP	10,196,628
Allendale Apartments LP	8,768,667
Primrose Place Apartments, LLC	8,167,738
Perkins	7,001,560
Hollins House LLC	6,607,738
PVG Townhomes LLC	6,438,523
Heritage Crossing II LP	2,680,397
1234 McElderry	1,888,000
Total Notes Receivable	<u>263,805,537</u>
Less: Allowance	<u>(24,862,613)</u>
Notes Receivable, Net	<u><u>\$ 238,942,924</u></u>

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 6 CAPITAL ASSETS AND LEASES

A summary of the changes in HABC's capital assets is as follows:

	Balance 12/31/2021	Implementation of GASB 87	Additions	Disposals/ Adjustments	Transfers	Balance 12/31/2022
Nondepreciable Capital Assets:						
Land	\$ 50,878,869	\$ -	\$ 1,090,526	\$ (355,862)	\$ -	\$ 51,613,533
Construction in Progress	29,768,340	-	14,352,322	(16,674,239)	(17,904,035)	9,542,388
Total Nondepreciable/ Nonamortizable Capital Assets	80,647,209	-	15,442,848	(17,030,101)	(17,904,035)	61,155,921
Depreciable/Amortizable Capital Assets:						
Buildings	745,506,099	-	-	(22,006,039)	17,904,035	741,404,095
Right to Use Asset - Buildings	-	5,408,205	-	-	-	5,408,205
Equipment	10,946,869	-	-	(116,437)	-	10,830,432
Right to Use Asset - Equipment	-	256,920	-	-	-	256,920
Leaseholds	2,173,507	-	593,627	-	-	2,767,134
Total Depreciable/Amortizable Capital Assets	758,626,475	5,665,125	593,627	(22,122,476)	17,904,035	760,666,786
Accumulated Depreciation/Amortization:						
Buildings	(497,437,506)	-	(19,663,537)	14,187,955	-	(502,913,088)
Right to Use Asset - Buildings	-	-	(613,495)	-	-	(613,495)
Equipment	(8,153,607)	-	(408,222)	-	-	(8,561,829)
Right to Use Asset - Equipment	-	-	(181,355)	-	-	(181,355)
Total Accumulated Depreciation/Amortization	(505,591,113)	-	(20,866,609)	14,187,955	-	(512,269,767)
Net Depreciable Capital Assets	253,035,362	5,665,125	(20,272,982)	(7,934,521)	17,904,035	248,397,019
Net Capital Assets	\$ 333,682,571	\$ 5,665,125	\$ (4,830,134)	\$ (24,964,622)	\$ -	\$ 309,552,940

Construction-in-progress is the cost incurred on open development projects or on major capital improvement projects under the CFP and EPC. These projects were at various stages of completion as of December 31, 2022. Projects are not reclassified to other capital asset categories until the project is closed out and depreciation expense begins when projects are placed in service.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 7 LONG-TERM LIABILITIES

A summary of the changes in HABC's long-term liabilities is as follows:

	Balance 12/31/21	Additions	Reductions	Balance 12/31/22	Due Within One Year
Other Noncurrent Liabilities	\$ 103,060	\$ 5,000	\$ -	\$ 108,060	\$ -
Compensated Absences	4,117,404	309,024	(4,711)	4,421,717	1,105,429
Total	<u>\$ 4,220,464</u>	<u>\$ 314,024</u>	<u>\$ (4,711)</u>	<u>\$ 4,529,777</u>	<u>\$ 1,105,429</u>

NOTE 8 BONDS, NOTES, AND LEASE LIABILITY

Long-term debt (direct borrowings) is summarized as follows:

	Balance 12/31/21	Implementation of GASB 87	Additions	Reductions	Balance 12/31/22	Due Within One Year
Direct Borrowings:						
EPC Bonds	\$ 37,190,000	\$ -	\$ -	\$ (2,555,000)	\$ 34,635,000	\$ 2,780,000
EPC Bonds - Draw Downs	2,956,644	-	3,785,773	-	6,742,417	360,037
Broadway Overlook	4,129,810	-	-	-	4,129,810	-
Line of Credit	1,944,864	-	-	(1,944,864)	-	-
DHCD	234,037	-	-	(6,177)	227,860	10,890
Baltimore City Comm. Dev. Fin. Corp.	57,890	-	-	(22,304)	35,586	35,586
Lexington - Mortgage Payable 1st - HABC*	10,498,052	-	-	-	10,498,052	-
Lexington - Mortgage Payable 2nd - DHCD	4,899,382	-	-	-	4,899,382	-
Lexington - Unsecured Note Payable - HABC*	374,458	-	-	-	374,458	-
Arbor - CDA	915,423	-	-	(134,436)	780,987	289,790
Arbor - MHF	553,951	-	-	(7,000)	546,951	-
Arbor - City of Baltimore 3rd Lien (1)	60,000	-	-	(3,750)	56,250	-
Arbor - City of Baltimore 3rd Lien (2)	1,235,398	-	-	(15,298)	1,220,100	-
Arbor - DHCD 4th Lien	560,860	-	-	(17,983)	542,877	-
Arbor - DHCD 5th Lien	4,030,000	-	-	-	4,030,000	-
Arbor - DHCD 6th Lien	770,000	-	-	-	770,000	-
Flag I - Mortgage Payable - DHCD	7,440,000	-	-	-	7,440,000	-
Flag I - Mortgage Payable - HABC*	2,795,156	-	-	-	2,795,156	-
Flag II - Mortgage Payable - DHCD	2,960,000	-	-	-	2,960,000	-
Flag II - Mortgage Payable - HABC*	2,353,987	-	-	-	2,353,987	-
Lease Liability	-	5,665,125	-	(736,938)	4,928,187	885,387
Subtotal Long-Term Debt	85,959,912	5,665,125	3,785,773	(5,443,750)	89,967,060	4,361,690
Consolidating Eliminations*	(16,021,653)	-	-	-	(16,021,653)	-
Total Long-Term Debt	<u>\$ 69,938,259</u>	<u>\$ 5,665,125</u>	<u>\$ 3,785,773</u>	<u>\$ (5,443,750)</u>	<u>\$ 73,945,407</u>	<u>\$ 4,361,690</u>

*Consolidating Eliminations represent amounts due to HABC from Lexington Terrace Partners, LP, Flag House Rental I, LP, and Flag House Rental II, LP, blended component units of HABC.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 8 BONDS, NOTES, AND LEASE LIABILITY (CONTINUED)

Bonds Payable

In conjunction with the energy performance contract, the Authority issued \$52,190,000 in Series 2010A Federally Taxable-Build America Bonds and \$845,000 in Series 2010B Tax-Exempt Bonds on March 31, 2010. Interest rates on the Series 2010A bonds range from 3.66% to 6.5% with the final maturity on December 15, 2031. The interest rate on the 2010 Series B bonds was 1.25% and the bonds matured on July 1, 2013. The bonds were issued in connection with the acquisition of a lease for certain capital improvements to HABC properties related to energy conservation. The Build America Bond program provided subsidies from the U.S. Treasury as reflected in reduced interest rates to offset some interest costs associated with the bonds.

Future maturities of bonds payable at December 31, 2022 are as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Treasury Subsidy</u>	<u>Net Debt Service</u>
2023	\$ 2,780,000	\$ 2,195,521	\$ (768,432)	\$ 4,207,089
2024	3,125,000	2,013,307	(704,657)	4,433,650
2025	3,285,000	1,812,013	(634,205)	4,462,808
2026	3,465,000	1,600,225	(560,079)	4,505,146
2027	3,750,000	1,375,399	(481,390)	4,644,009
2028-2031	18,230,000	2,807,024	(982,458)	20,054,566
Total	<u>\$ 34,635,000</u>	<u>\$ 11,803,489</u>	<u>\$ (4,131,221)</u>	<u>\$ 42,307,268</u>

Notes Payable

EPC Draw Down Note

On April 27, 2018, the Authority entered into Energy Performance Contract 2nd phase with TD Equipment Finance, Inc. the assignee of Grant Capital Management, Inc. The note is a variable interest-rate note for \$10,183,537 and has a maturity of 15 years. As of December 31, 2022, \$6,742,417 has been disbursed from the Escrow Fund. Subsequently, the Authority requested an extension to the Acquisition period. The revised lease agreement was approved October 15, 2020, with no change in the note balance or payoff terms.

Broadway Overlook

Effective June 24, 2002, HABC entered into a loan agreement to finance the Broadway Overlook revitalization project. The funding for this project is an interest-bearing line of credit with SunTrust Bank for \$3,000,000. On August 11, 2017, the Authority amended the loan with SunTrust Bank with the balance increasing to \$4,129,810 with a fixed annual interest rate of 2.58%. Payments shall be made commencing on August 11, 2018, based off of net cash flow arising from an HABC affiliate. A balloon payment sufficient to pay the entire outstanding indebtedness of principal, interest, and accrued interest shall be made on August 10, 2047. The balance outstanding at December 31, 2022 was \$4,734,759 of which the principal was \$4,129,810 and the accrued interest payable was \$604,949.

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 8 BONDS, NOTES, AND LEASE LIABILITY (CONTINUED)

Notes Payable (Continued)

Line of Credit

BAHD had a revolving line of credit promissory note with the Harbor Bank of Maryland. The maximum stated principal amount of the note was \$3,000,000. The note bore interest annually at a variable rate of “one year LIBOR” plus 2.0% adjusted annually. Per the agreement, BAHD was to pay monthly interest payments. The line of credit was closed in the fiscal year and as of December 31, 2022, the outstanding balance of the line of credit totaled \$0, with the \$1,944,864 prior year balance being paid off in full.

Montpelier

Effective February 12, 1997, HABC entered into two loan agreements to finance the Montpelier revitalization project as follows:

The first note is a variable interest 40-year note with the Department of Housing and Community Development (DHCD) of the state of Maryland for \$399,000. Interest on the note was 0% for the construction period and 2% for the remainder of the term. Payments are to be made initially from surplus cash as defined in the agreement and then from other cash. The balance outstanding at December 31, 2022 was \$227,860.

The second note is a 20-year, 7.5% interest note with the Baltimore Community Development Financing Corporation for \$300,000. This note matures on the earlier of 20 years after the construction completion date or March 1, 2017, whichever is earlier. The balance outstanding at December 31, 2022 was \$35,586.

Lexington Terrace Partners, LP (Lexington) – 1st Mortgage

Lexington has a first mortgage in the amount of \$10,498,052 from HABC dated September 30, 1998. The mortgage bears interest at 0.25% per annum. The entire principal balance of the mortgage plus any accrued interest is due on September 30, 2038 (maturity date). The mortgage has a first lien position. The outstanding principal and deferred interest payable at December 31, 2022, are \$10,498,052 and \$636,444, respectively. For the year ended December 31, 2022, the interest expense was \$26,245. This obligation to HABC is fully eliminated.

Lexington – 2nd Mortgage

Lexington has a second mortgage in the amount of \$4,899,382 from the Maryland Department of Housing and Community Development (DHCD) dated September 30, 1998. The mortgage bears simple interest at 3.90% per annum. The interest accrues in two parts: 3.65% due to the DHCD and 0.25% due to the Mayor and City Council of Baltimore. The accrued interest due to the City is deferred and payable on September 30, 2038. Pursuant to a Tri-Party Agreement, the mortgage principal has been assigned and is payable to the City of Baltimore on September 30, 2038, unless a “Trigger Default” occurs (i.e., refinance, sale, or project no longer maintained as low-income housing). If a Trigger Default occurs, the principal is due and payable to DHCD. The accrued interest due DHCD shall be deferred and remain outstanding in perpetuity unless a triggering event occurs. This interest was not accrued due to the uncertainty of its payment.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 8 BONDS, NOTES, AND LEASE LIABILITY (CONTINUED)

Notes Payable (Continued)

Lexington – 2nd Mortgage (Continued)

The DHCD interest that would have been accrued as of December 31, 2022, was \$3,907,838. As of December 31, 2022, the outstanding principal and deferred interest payable amounts were \$4,899,382 and \$286,343, respectively. For the year ended December 31, 2022, the interest expense was \$12,249.

Lexington – Unsecured Note

Lexington has a \$374,458 unsecured note payable to HABC dated February 12, 2002. The loan bears interest at 0.25% per annum. The entire principal balance of the note plus accrued interest is due on September 30, 2039 (maturity date). The outstanding principal and deferred interest at December 31, 2022, was \$374,458 and \$20,124, respectively. This obligation to HABC is fully eliminated.

MPV Associates, LP (Arbor) – CDA

Arbor has a \$2,550,000 first lien mortgage payable to CDA which has been funded through the issuance of Multi-Family Housing Revenue Bonds and is insured by MHF. The mortgage bears interest at 6.2% per annum. Monthly payments of principal and interest in the amount of \$15,618 are due through the mortgage maturity on October 1, 2027. The outstanding principal amount at December 31, 2022, was \$780,987. Accrued interest payable at December 31, 2022, was \$4,036.

Under agreement with CDA, Arbor is required to make monthly escrow deposits for insurance, taxes, and replacement of project assets, and is subject to restrictions as to operating policies, rental charges, operating expenditures, and distributions to partners.

Arbor – MHF

Arbor has a \$1,087,259 second lien mortgage from MHF. The mortgage is divided into two portions which are comprised of a \$293,770 must pay portion and \$793,489 cash flow portion, both of which mature on October 1, 2037. The must pay portion is interest free and requires monthly payments of principal to fully amortize the loan by its maturity in 40 years. Additionally, the cash flow portion bears interest at 2% per annum and is payable in annual installments from surplus cash, as defined in the loan documents, in an amount which would fully amortize the mortgage by its maturity in 40 years. Any payment due that is not paid because of insufficient surplus cash shall be deferred and paid on the next annual payment date to the extent that there is sufficient surplus cash. The outstanding balance of the must-pay portion at December 31, 2022, was \$106,485. The outstanding balance on the cash flow portion at December 31, 2022, was \$440,466. Accrued interest payable on the cash flow portion at December 31, 2022, was \$142,046.

Arbor – City of Baltimore 3rd Lien (1)

Arbor has a \$150,000 third lien mortgage from the City of Baltimore. The mortgage is interest free through its maturity in 40 years. Monthly payments of principal are due to fully amortize the mortgage by its maturity on October 1, 2037. The amount outstanding on this mortgage at December 31, 2022, was \$56,250.

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 8 BONDS, NOTES, AND LEASE LIABILITY (CONTINUED)

Notes Payable (Continued)

Arbor – City of Baltimore 3rd Lien (2)

Arbor also has a \$1,525,000 additional third lien mortgage from the City of Baltimore. The mortgage is also divided into two portions which are comprised of a \$611,900 must pay portion and a \$913,100 cash flow portion, both of which mature on October 1, 2037. The must pay portion is interest free and requires monthly payments of principal to fully amortize the mortgage by its maturity in 40 years. The cash flow portion bears interest at 2% per annum and is payable in annual installments from surplus cash, as defined in the loan documents, in an amount which would fully amortize the mortgage by its maturity in 40 years. Any payment due that is not paid because of insufficient surplus cash shall be deferred and paid on the next annual payment date to the extent that there is sufficient surplus cash. The outstanding balances of the must pay portion and the cash flow portion at December 31, 2022, were \$307,000 and \$913,100, respectively. Total accrued interest payable due on the cash flow portion at December 31, 2022, was \$422,360. The total amount of accrued interest currently payable at December 31, 2022, was \$102,403. This amount was due and payable from prior years and was not paid, although to date the lender has yet to bill or demand payment. Arbor made no principal or interest payments on this loan through February 2003. Required debt service for the \$611,900 must pay portion should have commenced pursuant to the terms of the loan agreement. However, the lender has yet to bill or demand payment. Management has been unable to resolve delinquency in billing. In March 2003, Arbor unilaterally started making monthly debt service payments of \$1,275 and the lender has not demanded payment of prior amounts due of \$81,586 which has been classified as a long-term liability until payment is requested.

Arbor – DHCD 4th Lien

Arbor has a \$1,000,000 fourth lien mortgage from DHCD. The mortgage is also divided into two portions which are comprised of a \$719,330 must pay portion and a \$280,670 cash flow portion, both of which mature on October 1, 2037. The must pay portion is interest free and requires monthly payments of principal to fully amortize the mortgage by its maturity in 40 years. Additionally, the cash flow portion bears interest at 2% per annum and is payable in annual installments from surplus cash, as defined in the loan documents, in an amount which would fully amortize the mortgage by its maturity in 40 years. The outstanding balances of the must pay portion and the cash flow portion at December 31, 2022, were \$263,038 and \$279,839, respectively. Accrued interest payable due on the cash flow portion at December 31, 2022, was \$134,331.

Arbor – DHCD 5th Lien

Arbor has a \$4,030,000 fifth lien mortgage from DHCD. The mortgage bears interest at 1% per annum through its maturity on October 1, 2037. The principal and deferred interest is due at maturity. The amount outstanding on this mortgage at December 31, 2022, was \$4,030,000. Accrued interest payable at December 31, 2022, was \$1,017,951.

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 8 BONDS, NOTES, AND LEASE LIABILITY (CONTINUED)

Notes Payable (Continued)

Arbor – DHCD 6th Lien

Arbor has a \$770,000 sixth lien mortgage from DHCD. The mortgage bears interest at 1 % per annum through its maturity on October 1, 2037. The principal and deferred interest is due at maturity. The amount outstanding on this mortgage at December 31, 2022, was \$770,000. Accrued interest payable at December 31, 2022, was \$194,843.

The liability of Arbor under the mortgages is limited to the underlying value of the real estate collateral plus other amounts deposited with the lender.

Flag House Rental I, LP (Flag I) - DHCD

Flag I entered into a second loan agreement with the DHCD in the amount of \$7,440,000. The loan bears simple interest at 4.50% per annum up to a maximum accrued interest obligation defined in the agreement and is secured by a deed of trust on the property. The agreement states that absent a trigger default event, as defined, payments to DHCD of principal and interest on the loan shall be deferred in perpetuity. However, the rights to payment of the principal amount and an amount of interest defined to the deed of trust note as .25% per annum over a period of 40 years have been assigned by DHCD to the City of Baltimore. Since payments of principal and interest are deferred in perpetuity, no interest was accrued on the loan in 2022. The amount of unrecorded accrued interest at December 31, 2022 that would be due in the event of a trigger default was \$6,714,345.

Flag I – HABC

Flag I entered into a loan agreement with HABC in the original amount of \$2,801,417. The loan bears interest at 4.13% to 5.61 % per annum and is secured by a deed of trust on the property. Interest on the outstanding principal balance accrues from the date of disbursement through the maturity date. Total principal and accrued interest are due on the maturity date, December 11, 2042. The outstanding balance was \$2,795,156 at December 31, 2022. At December 31, 2022, outstanding accrued interest was \$2,596,542. For the year ended December 31, 2022, interest expense totaled \$140,576. This obligation to HABC is fully eliminated.

Flag House Rental II, LP (Flag II) - DHCD

Flag II entered into a second loan agreement with the DHCD in the amount of \$2,960,000. The loan bears simple interest at 5% per annum up to a maximum accrued interest obligation defined in the agreement and is secured by a deed of trust on the property. The agreement states that absent a trigger default event, as defined, payments to DHCD of principal and interest on the loan shall be deferred in perpetuity. However, the rights to payment of the principal amount and an amount of interest defined to the deed of trust note as .25% per annum over a period of 40 years have been assigned by DHCD to the City of Baltimore. Since payments of principal and interest are deferred in perpetuity, no interest was accrued on the loan in 2022. The amount of unrecorded accrued interest at December 31, 2022 that would be due in the event of a trigger default was \$2,681,030.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 8 BONDS, NOTES, AND LEASE LIABILITY (CONTINUED)

Notes Payable (Continued)

Flag II – HABC

Flag II entered into a loan agreement with HABC in the amount of \$2,353,987. The loan bears interest at 4.35% to 4.90% per annum and is secured by a deed of trust on the property. Interest on the outstanding principal balance accrues from the date of disbursement through the maturity date. Total principal and accrued interest are due on the maturity date, November 19, 2044. The outstanding balance on the loan was \$2,353,987 at December 31, 2022. At December 31, 2022, outstanding accrued interest was \$1,897,932. For the year ended December 31, 2022, interest expense totaled \$114,292. This obligation to HABC is fully eliminated.

Future maturities of notes payable at December 31, 2022 are as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 696,303	\$ 510,049
2024	738,842	467,114
2025	892,525	479,304
2026	952,833	460,246
2027	1,027,290	260,767
2028-2032	3,641,953	683,417
2033-2037	6,872,446	3,205,719
2038-2042	15,802,777	1,585,311
2043-2047	10,266,041	5,463,444
2048-2052	9,474,682	9,024,252
2053-2057	30,885	2,119
2058-2060	7,296	-
Subtotal	50,403,873	22,141,742
Consolidating Elimination	(16,021,653)	-
Total	<u>\$ 34,382,220</u>	<u>\$ 22,141,742</u>

Lease Liability

The Authority leases buildings and equipment for various terms under long-term, noncancelable lease agreements. The leases expire at various dates through 2032 and provide for various renewal options.

Total future minimum lease payments under lease agreements are as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 885,387	\$ 180,184	\$ 1,065,571
2024	540,437	149,922	690,359
2025	343,210	134,954	478,164
2026	372,142	120,367	492,509
2027	402,717	104,568	507,285
2028-2032	2,384,294	239,443	2,623,737
Total Minimum Lease Payments	<u>\$ 4,928,187</u>	<u>\$ 929,438</u>	<u>\$ 5,857,625</u>

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 9 RESTRICTED NET POSITION

Components of restricted net position consist of the following:

	2022
Pension Asset	\$ 5,348,756
OPEB Asset	16,219,709
Self-Insurance Fund	16,606,076
Notes Receivable	251,994,349
Investments in Joint Ventures	5,370,072
Reserves and Cash Restrictions	10,285,874
Emergency Housing Vouchers Reserves	43,872
Total	\$ 305,868,708

NOTE 10 CAPITAL GRANTS

Contributed capital grants are recorded as nonoperating revenue.

Certain new construction and rehabilitation projects are being funded through contributions from the Community Development Administration (CDA) and the City. If development costs exceed the CDA-approved capital assistance, the excess will be contributed by the City. Repayment of the CDA capital assistance and payment of interest is not required unless an event of default occurs, as defined in the agreements.

As of December 31, 2022, management believes that HABC was in compliance with all applicable covenants. There are additional operating covenants which apply when the projects begin operations.

NOTE 11 LAND LEASE

HABC entered into ground lease agreements with several limited partnerships that have constructed or are in the process of constructing rental home projects. The terms of the leases vary from 55 years to 99 years with an annual rent of \$1. The units must be used for public housing and are subject to public housing requirements. If at any time during the lease the public housing requirements are not met, the tenant is deemed to be in default and the lease is voided. The leases are not subject to GASB 87, *Leases*.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 12 EMPLOYEE RETIREMENT PLANS

Retirement Plan

Plan Description

The Housing Authority of Baltimore City Retirement and 457 Plan Committee (the Committee) oversees and administers the Retirement Plan for the employees of the Housing Authority of Baltimore City (the Plan) a single-employer employee retirement plan for all full-time employees. The Board of Commissioners of the Authority has the authority to modify or amend the provisions of the Plan. The Plan is a money purchase pension plan with both defined minimum benefits and defined contribution aspects. For most permanent participants, the accumulated contributions plus earnings provide a greater benefit than the minimum benefit defined under the Plan. Therefore, most eligible participants withdraw the contributions and interest to which they are entitled upon separation from HABC.

Benefits Provided

HABC changed the pension vesting schedule effective July 1, 2009. To receive HABC's contributions, employees must complete three years of continuous service to be considered fully "vested." If an employee leaves prior to completing three years of continuous service, all of HABC's contributions will be forfeited. If an employee leaves after completing three years of continuous service, the employee will receive the account balance of all of HABC's contributions.

An employee 60 or older may retire with full minimum monthly defined benefits, if age plus years of service is 85 or greater. The full minimum benefit includes service the participant would have at the normal retirement date at age 65. An employee may retire with reduced monthly-defined benefits at age 55 with 10 years of service. In both situations, the accumulated contributions plus earnings can be taken as an alternative benefit. Under the Plan, the defined minimum annual benefit is 1.5% of the employee's final average compensation multiplied by years of service, for employees hired before October 26, 1991, who did not elect to withdraw their prior required contributions. For participants hired on or after October 26, 1991, or who elected to withdraw their prior required contributions, the defined minimum annual benefit is 1% of final average compensation multiplied by years of service. Final average compensation is the average base rate of pay for the five highest consecutive years of service out of the last 10 years before age 65. For the full minimum benefit, base rates of pay for years between actual retirement date and normal retirement date are assumed to be equal to base rate of pay at actual retirement date. The final average pay used to calculate the defined minimum annual benefits are frozen as of December 31, 2012. Employees who were hired on or after October 1, 2012, are not entitled to the Plan's minimum benefits.

As of December 31, 2022 (date of most recent valuation), the retirement plan membership consisted of:

Active Participants	565
Terminated Participants Entitled to Future Benefits	122
Total	687

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 12 EMPLOYEE RETIREMENT PLANS (CONTINUED)

Retirement Plan (Continued)

Funding Policy

For employees hired between July 1, 1984 and October 26, 1991, or those hired before July 1, 1984 who did not make the one-time election in 1991 to withdraw the value of the mandatory employee contribution account, HABC contributed 10% consisting of a 6% employer base contribution which is self-directed and a 4% pick up of the employee contribution which is invested in the fixed fund. For employees hired after October 26, 1991, or who were hired before July 1, 1984 and made a one-time election in 1991 to withdraw the value of the mandatory employee contribution account, HABC's policy is to contribute 6% of basic compensation: a 2% employer base contribution which is invested in the fixed fund and a 4% employer contribution which is self-directed. Employees may make voluntary post-tax contributions to the Plan of 1% to 10% of pay. Total voluntary employee contributions to the Plan for the fiscal period ended December 31, 2022, were \$289,983. HABC's contributions to the Plan were \$1,866,017 for the fiscal period ended December 31, 2022. For employees hired on or after October 1, 2012, HABC's policy is to contribute 3% of the employee's base pay to the Plan. The Authority will also match dollar-for-dollar any employee contributions to the Plan up to a maximum of 3% of base pay.

Investment Policy

The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the Committee. It is the policy of the Committee to pursue an investment strategy whose primary objectives are the generation of current income and safety and stability of principal. The Plan's policy is to hold no securities issued by the City, the state of Maryland or any other related entity. Assets held for the defined benefit portion of the Plan are invested in a pension fixed fund with the following allocations:

<u>Asset Class</u>	Target Allocation		
Domestic Fixed Income	<table style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <tr> <td style="text-align: center; border-bottom: 1px solid black;">Total</td> </tr> <tr> <td style="text-align: center;">100.00 %</td> </tr> </table>	Total	100.00 %
Total			
100.00 %			

Rate of Return

For the year ended December 31, 2022, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expenses, was 8.28%. The money-weighted rate of return expresses investment performance, net of investment expenses, adjusted for the changing amounts actually invested.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 12 EMPLOYEE RETIREMENT PLANS (CONTINUED)

Retirement Plan (Continued)

Net Pension Liability (Asset) of the Authority

The components of the net pension liability (asset) of the Plan at December 31, 2022 were as follows:

Pension Benefit Liability:	
Vested	\$ 38,369,431
Nonvested	194,075
Total Pension Benefit Liability	<u>38,563,506</u>
Plan Fiduciary Net Position	<u>43,912,262</u>
Authority's Net Pension Asset	<u><u>\$ 5,348,756</u></u>

Plan Fiduciary Net Position as a Percentage of Total Pension Liability	113.87%
--	---------

Actuarial Assumptions

The total pension asset was determined by an actuarial valuation as of December 31, 2022, using the following actuarial assumptions, applied to all periods included in the measurement:

Interest Rate	5.00 %
Investment Rate of Return	4.50 %

Mortality rates were based on the 2022 Applicable Mortality Table for Section 417(e).

The actuarial assumptions used in the December 31, 2022 valuation were based on the results of an actuarial experience study for a five-year period.

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

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 12 EMPLOYEE RETIREMENT PLANS (CONTINUED)

Retirement Plan (Continued)

Actuarial Assumptions (Continued)

Best estimates of arithmetic real rates of return for each major asset class as of December 31, 2022, are summarized in the following table:

<u>Asset Class</u>	<u>Long-Term Expected Nominal Return</u>	<u>Long-Term Expected Real Rate of Return</u>
Fixed Income:		
Balanced Funds	7.91%	5.49%
Bond Funds	3.18%	0.86%
Diversified Equity Funds	8.92%	6.47%
Money Market	3.87%	1.53%
Stable Value	2.34%	0.03%
Target-Date Funds	6.03%	3.65%

All investments held by the pension plan were classified as Level 1 and Level 2 investments in accordance with GASB No. 72.

Discount Rate

The discount rate used to measure the total pension liability was 3.50%. The 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 was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liability (asset) of the Authority, calculated using the discount rate of 5.00% as well as what the Authority's net pension liability (asset) would be if it were calculated using a discount rate that is one-percentage point lower (4.00%) or one-percentage point higher (6.00%) than the current rate:

	<u>1% Decrease 4.00%</u>	<u>Current Rate 5.00%</u>	<u>1% Increase 6.00%</u>
Total Pension Liability	\$ 39,071,548	\$ 38,563,506	\$ 38,229,956
Plan Fiduciary Net Position	43,912,262	43,912,262	43,912,262
Authority's Net Pension Liability (Asset)	<u>\$ (4,840,714)</u>	<u>\$ (5,348,756)</u>	<u>\$ (5,682,306)</u>

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 12 EMPLOYEE BENEFIT PLANS (CONTINUED)

Retirement Plan (Continued)

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate
(Continued)

For the period ended December 31, 2022, HABC recognized reduction to pension expense (credit) of \$928,747.

At December 31, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 3,353,986	\$ -
Changes of Assumptions	11,388	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	2,508,359
Total	\$ 3,365,374	\$ 2,508,359

There are no deferred outflows of resources related to pension resulting from employer contributions subsequent to the measurement date. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the pension plan will be recognized in the expense as follows:

Fiscal Year Ending December 31,	Amount
2022	\$ 177,045
2023	179,837
2024	261,269
2025	183,900
2026	13,377
2027	41,587

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 12 EMPLOYEE BENEFIT PLANS (CONTINUED)

Retirement Plan (Continued)

Reconciliation of Net Pension Liability (Asset)

Shown below are details regarding the total pension liability, Plan fiduciary net position, and net pension asset for the measurement period from December 31, 2021 to December 31, 2022.

	Total Pension Liability (a)	Increase (Decrease) in Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (c) = (a) - (b)
Balance Recognized at December 31, 2021	\$ 44,848,817	\$ 49,262,755	\$ (4,413,938)
Changes Recognized for the Fiscal Year:			
Service Cost	2,286,561	-	2,286,561
Interest on the Total Pension Liability	1,552,601	-	1,552,601
Differences Between Expected and Actual Experience	(4,436,980)	-	(4,436,980)
Changes of Assumptions and Funding Method Change	(2,266,375)	-	(2,266,375)
Contributions from the Employer	-	1,866,017	(1,866,017)
Contributions from the Employee	-	289,983	(289,983)
Net Investment Income	-	(4,024,289)	4,024,289
Benefit Payments	(3,267,569)	(3,267,569)	-
Other Receipts	-	32,841	(32,841)
Forfeitures	(26,410)	-	(26,410)
Other Disbursements	-	(120,337)	120,337
Administrative Expense	(127,139)	(127,139)	-
Net Changes	<u>(6,285,311)</u>	<u>(5,350,493)</u>	<u>(934,818)</u>
Balance Recognized at December 31, 2022	<u>\$ 38,563,506</u>	<u>\$ 43,912,262</u>	<u>\$ (5,348,756)</u>

Deferred Compensation Plan

HABC offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan is a defined contribution plan consisting entirely of employee voluntary pretax deferrals and investment income on those deferrals. The plan, available to all regular full-time Authority employees, permits them to defer a portion of their salary until future years. Participation in the plan is optional. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

As of December 31, 2022, the number of participants in the plan was:

Active Participants	228
Terminated Participants Entitled to Future Benefits	<u>22</u>
Total	<u><u>250</u></u>

Death Benefits

For eligible current employees, HABC provides a lump-sum death benefit payment. The cost of this benefit is expensed when paid and was \$40,000 as of December 31, 2022.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 13 OTHER POSTEMPLOYMENT BENEFITS

Plan Description

The HABC OPEB Trust provides certain health care benefits including healthcare, prescription drug, dental, vision, and life insurance to qualified retired employees and their dependents. Substantially all employees who retire or are disabled directly from HABC become eligible for these benefits. The postretirement benefits plan is a cost-sharing plan that finances hospital, medical, dental, and prescription insurance for eligible retirees and their dependents. Vision insurance is currently provided to eligible retirees and their dependents at no cost to the retiree. General information regarding the plans and their benefits is described in HABC's summary plan descriptions. Plan documents govern the provisions of the benefit plans. There were 175 retirees and beneficiaries receiving benefits and 269 active plan members at December 31, 2022, the date of the latest census data used in the actuarial valuation. The census data has adjusted for employees' election to retire using HABC's Voluntary Retirement Program.

The Authority made certain changes to the other postemployment benefits policy effective July 1, 2012. The new policy does not change benefits for current retirees or active employees who met the eligibility requirements for retirement as of November 1, 2006. Active employees who were not eligible for retirement as of November 1, 2006, are eligible for OPEB benefits, but effective January 1, 2013, HABC ended contributions to annual cost increases in health and welfare benefits. In addition, the Authority discontinued the partial funding of benefits for retirees who were not eligible for retirement as of November 1, 2006, and their dependents once they obtain Medicare eligibility status. Employees hired on or after July 1, 2012, are not eligible for retiree health and welfare benefits from the Authority.

Contributions

The Plan is a contributory plan in which HABC, and the retired members and beneficiaries contribute, based on actuarial valuation, certain amounts toward the current cost of healthcare benefits.

Funding Status and Funding Progress

As of December 31, 2022, the most recent actuarial valuation, the total OPEB liability was \$20,753,155 and the actuarial net plan assets were \$36,972,864; therefore, the net OPEB asset was \$16,219,709. The actuarial valuation of the Plan involves estimates of the value of reported amounts and assumptions about the probability of events far into the future. The actuarially determined amounts regarding the funded status of the plan and the annual required contributions (ARC) of HABC and other participating agencies are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

In fiscal year 2011, HABC established an OPEB trust agreement with The Bank of New York Mellon Trust Company, N.A. (BONY) to fund the OPEB liability.

In the fiscal period ended December 31, 2022, HABC did not contribute to the trust for payment of insurance premiums.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
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NOTE 13 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Actuarial Methods and Assumptions

The calculations of projected benefits are based on the terms of the Plan in effect at the time of valuation and on the pattern of sharing costs between the employer and plan members to that point. The actuarial calculations reflect a long-term perspective and actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in the actuarial accrued liability and the actuarial value of assets.

Actuarial assumptions used in the actuarial valuation were:

Valuation Date	December 31, 2022
Measurement Date	December 31, 2022
Actuarial Cost Method	Entry Age Normal
Investment Rate of Return	3.50%
Health Care Cost Trend Rate:	
Medical/Prescription	4.70%, Decreasing to 3.90% in 2070; Decrease to 3.50% after 2075
Vision	4.0%
Dental	4.5%

The investment returns by investment class, the Plan's asset investment policy, and the plan's asset performance for fiscal year 2022, were provided by HABC. Several factors should be considered in evaluation of the long-term rate of return (expected return, net of investment expense and inflation) as developed by the investment manager for each major asset class. These ranges should be combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and then adding expected inflation.

The discount rate assumption is tied to the long-term return expected on the funds used to pay these benefits. HABC established a trust for its OPEB plan but the trust must invest its assets within federal investment guidelines. The 5.04% discount rate assumption is a long term expected weight of return and will be evaluated periodically with the other assumptions. The 5.04% assumption was selected based on advice from HABC's investment advisor, Brown Advisory.

The medical trend assumption was developed using the Society of Actuaries (SOA) Long-Run Medical Cost Trend Model baseline assumptions. The SOA Model was released in October 2010 and updated in September 2019. The following assumptions were used as input variables into this model:

Rate of Inflation	2.0%
Rate of Growth in Real Income / GDP Per Capita	1.5%
Extra Trend due to Technology and other factors	1.1%
Expected Health Share of GDP in 2029	20.0%
Health Share of GDP Resistance Point	25.0%
Year for Limiting Cost Growth to GDP Growth	2075

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 13 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Actuarial Methods and Assumptions (Continued)

The inflation assumption of 2.0% was selected to be consistent with the inflation assumption used to determine the long-term rate of investment return assumption (based on advice from HABC's investment advisor, Brown Advisory.) The other assumptions are the baseline assumptions for the SOA model.

The SOA Long-Run Medical Cost Trend Model is based on an econometric analysis of historical U.S. medical expenditures and the judgments of experts in the field. The long-run baseline projection, tolerance ranges and input variables have been developed under the guidance of an SOA Project Oversight Group.

To reach that targeted return, the broad asset allocation targets for the trust are as follows. Also shown are the long-term expected arithmetic return for each class.

<u>Asset Class</u>	<u>Target (%)</u>	<u>Long-Term Expected Rate of Return</u>
Cash	2.40 %	0.79 %
Fixed Income	78.20	(0.62)
Equities	19.40	5.59

All investments held by the Plan are classified as Level 1 investments in accordance with GASB No. 72. Level 1 investments are valued based on quoted prices in active markets for identical assets.

Discount Rate

The GASB No. 74 and GASB No. 75 calculations assume that the members and HABC will continue to make the current contribution levels. Because this Plan is more than 100% funded, even with no future employer contributions, the Plan is expected to never become insolvent. Consequently, management determined HABC's liability using the expected rate of return on assets of 2.83% as the discount rate.

Sensitivity of the Net OPEB Liability (Asset) to the Discount Rate and Health Care Cost Trend Rate

The following presents the net OPEB liability (asset) of the Authority, calculated using the discount rate of 5.04%. as well as what the Authority's net OPEB liability (asset) would be if it were calculated using a discount rate that is one-percentage point lower (4.04%) or one-percentage point higher (6.04%) than the current rate:

	<u>1% Decrease 4.04%</u>	<u>Current Rate 5.04%</u>	<u>1% Increase 6.04%</u>
Total OPEB Liability	\$ 22,468,250	\$ 20,753,155	\$ 19,254,220
Plan Fiduciary Net Position	36,972,864	36,972,864	36,972,864
Authority's Net OPEB Liability (Asset)	<u>\$ (14,504,614)</u>	<u>\$ (16,219,709)</u>	<u>\$ (17,718,644)</u>

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 13 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Sensitivity of the Net OPEB Liability (Asset) to the Discount Rate and Health Care Cost Trend Rate (Continued)

The following presents the net OPEB liability (asset) of the Authority, calculated using the health care cost trend rate of 3.50% as well as what the Authority's net OPEB liability (asset) would be if it were calculated using a health care cost trend rate that is one-percentage point lower (2.50%) or one-percentage point higher (4.50%) than the current rate:

	1% Decrease 2.50%	Current Rate 3.50%	1% Increase 4.50%
Total OPEB Liability	\$ 19,222,015	\$ 20,753,155	\$ 22,476,426
Plan Fiduciary Net Position	36,972,864	36,972,864	36,972,864
Authority's Net OPEB Liability (Asset)	<u>\$ (17,750,849)</u>	<u>\$ (16,219,709)</u>	<u>\$ (14,496,438)</u>

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended December 31, 2022, the Authority recognized a decrease in OPEB expense of \$3,493,146. At December 31, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ -	\$ 3,708,249
Changes of Assumptions	4,681,889	5,691,768
Total	<u>\$ 4,681,889</u>	<u>\$ 9,400,017</u>

There are no deferred outflows of resources related to OPEB resulting from employer contributions subsequent to the measurement date. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the OPEB plan at December 31, 2022 will be recognized in the expense as follows:

<u>Fiscal Year Ending December 31,</u>	<u>Amount</u>
2023	\$ (2,183,223)
2024	(1,647,886)
2025	(349,465)
2026	146,527
2027	(684,081)

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 13 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Reconciliation of Net OPEB Liability (Asset)

Shown below are details regarding the total OPEB liability, plan fiduciary net position, and net OPEB asset for the measurement period from December 31, 2021 to December 31, 2022.

	Total OPEB Liability (a)	Increase (Decrease) in Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (c) = (a) - (b)
Balance Recognized at December 31, 2021	<u>\$ 25,921,754</u>	<u>\$ 42,716,672</u>	<u>\$ (16,794,918)</u>
Changes Recognized for the Fiscal Year:			
Service Cost	72,489	-	72,489
Interest on the Total OPEB Liability	708,013	-	708,013
Changes of Benefit Terms	-	-	-
Differences Between Expected and Actual Experience	37,386	-	37,386
Change in Assumptions	-	-	-
Contributions from the Employer	-	-	-
Contributions from the Employee	-	-	-
Net Investment Income	-	(3,874,093)	3,874,093
Changes in Assumptions	(4,141,882)	-	(4,141,882)
Benefit Payments, Net of Retiree Contributions	(1,844,605)	(1,844,605)	-
Administrative Expense	-	(25,110)	25,110
Net Changes	<u>(5,168,599)</u>	<u>(5,743,808)</u>	<u>575,209</u>
Balance Recognized at December 31, 2022	<u><u>\$ 20,753,155</u></u>	<u><u>\$ 36,972,864</u></u>	<u><u>\$ (16,219,709)</u></u>

NOTE 14 INVESTMENTS IN JOINT VENTURES

HABC's blended component units are interest holders with multiple organizations as part of various housing projects, development and construction projects, and for financing purposes. Activity of these entities is reflected in HABC's financial statements as applicable, to the extent of their ownership interest and level of activity.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 14 INVESTMENTS IN JOINT VENTURES (CONTINUED)

The investment in these entities at December 31, 2022 is as follows:

Project	Investment
St. Ambrose L.P.	\$ 4,605,765
Flag House Rental I, L.P.	(531,537)
Flag House Rental II, L.P.	(184,785)
Lexington Terrace Sr. Housing	(166)
Lexington Terrace Townhomes, LP	134,966
MPV Associates L.P.	69,136
Orchard Ridge Rental I, LLC	(672)
Orchard Ridge Rental II, LLC	(653)
Orchard Ridge Rental III, LLC	(939)
Orchard Ridge Rental IV, LLC	1,279,629
Reservoir Hill Housing LLC	(557)
Conifer Cooks Lane Associates, LLC	(289)
Homewood L.P.	174
Total	<u>\$ 5,370,072</u>

NOTE 15 COOPERATION WITH THE CITY OF BALTIMORE

HABC and the City mutually recognize the benefit of cooperation and coordination beyond that required by housing laws. This recognition was expressed in an Agreement for Services between HABC and the City in fiscal year 1996. The Agreement for Services provides the basis for payment for services and related materials provided by the two parties within the scope of their powers under existing laws and regulations. Either HABC or the City may provide, to the extent requested by the other, certain related services, including administration, planning, research, design, development, construction, rehabilitation, repair, property management and maintenance. All services are to be performed subject to the acceptance of the requesting party with proper authorizations under the applicable federal and local laws and regulations. These services are paid for at the same or equivalent rates as those which the performing party would charge a division of its own organization.

During the fiscal year ended December 31, 2022, HABC provided to the Department of Housing and Community Development \$2,599,911 in construction contracts, \$2,466 in administration, and \$13,978 in general work.

NOTE 16 COMMITMENTS AND CONTINGENCIES

As of December 31, 2022, the unexpended budgets for uncompleted construction and major capital improvement projects were \$14,896,032 of which \$10,734,111, has been committed via agreements with construction vendors.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 16 COMMITMENTS AND CONTINGENCIES (CONTINUED)

Deeds of Trust

As part of the Heritage Crossing Homeownership program, HABC provided grants to homeowners in the form of Deeds of Trusts on all 185 homes sold. The terms of these trusts state that only during the first 10 years, if the homeowner refinances or takes a home equity loan, the proceeds from such loans must be paid to HABC. In the event that the property is sold or transferred in the first 10 years, any gains must be distributed to HABC in percentages based on the passage of time as follows: within 1-5 years - 90%; 6 years - 80%; 7-9 years - 20%, plus 20% per additional year.

Grants

HABC receives significant financial assistance from numerous federal, state and city governmental agencies in the form of grants and subsidies. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become HABC's liabilities.

HABC believes any such disallowed claims will not have a material effect on the financial statements as of December 31, 2022.

HABC is subject to numerous laws and regulations. HUD, as well as other internal and external auditors, is currently conducting inquiries and/or investigations regarding the compliance by HABC and its programs with such laws and regulations. Management believes that there may be findings that result from these inquiries and/or investigations; however, the significance of such findings on HABC cannot presently be determined.

Litigation

HABC is involved in multiple ongoing lawsuits as of December 31, 2022. These include injury claims, workers' compensation claims, and personnel matters. The Authority intends to vigorously defend itself in all litigation, and several of these claims are covered by insurance. HABC is involved in claims where the claim amount exceeds the cap set by the Maryland Local Government Tort Claims Act. This cap is currently set at \$800,000 per occurrence. Claim liabilities are reported when it is probable that a loss has occurred, and the amount of loss can be reasonably estimated. At December 31, 2022, there were no accruals for these contingent liabilities in the financial statements.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 16 COMMITMENTS AND CONTINGENCIES (CONTINUED)

Litigation (Continued)

HABC has been named in multiple complex tort litigation claims related to lead paint poisoning. From October 2011 through June 2017, HABC has paid approximately \$14.3 million, with HUD approval, to satisfy 27 judgments due to lead-based paint injuries. During 2017, a court ruling on these lead paint cases resulted in a reduction in the number of cases and potential claim amounts. The Authority is assessing the impact of this ruling in their defense of these claims.

During 2015, due to the complexity and extent of the lead paint cases with which HABC is involved, HABC continued to seek HUD approval to establish a separate fund from which to pay any claims, judgments, and the related legal expenses. HUD approved this request and HABC established a reserve of \$20,000,000 as of June 30, 2015. As a condition for agreeing to the reserve for this purpose, HUD requires, among other things, that HABC continue to follow HUD guidance with respect to litigation, which includes obtaining approval from HUD to pay claims, judgments, or related legal expenses from the reserve fund. There were no disbursements made from this fund during fiscal year 2022; however, the fund had a \$208,391 investment loss during fiscal year 2022. The reserve balance as of December 31, 2022 was \$16,875,063. The net position of this fund is fully restricted.

Contingent Liability

HABC previously received \$7,623,684 in funding from DHCD for various low-income housing Projects. Due to the nature of the agreements, the funding was recognized as revenue in the year received. All payments of principal and interest were deferred and were to remain outstanding in perpetuity as long as the Projects were used for low-income housing and were not refinanced, sold, transferred, or conveyed. Failure to meet the terms of the agreement will require the Project to repay principal and interest at a rate equal to the interest paid by the state of Maryland on the bonds, or other monies used to fund the Projects. Subsequent to year-end, management began discussions with DHCD to repay a portion of the principal as a result of the projects being out of service. Management has determined that the payback amount is probable and reasonably estimable, therefore a liability of an estimated amount has been recognized. Management estimates that \$3,720,205 will be repaid in the year ending December 31, 2023.

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 17 BLENDED COMPONENT UNITS

The condensed statements of net position of the blended component units are as follows as of December 31, 2022:

	Resident Services, Inc.	Baltimore Affordable Housing Development, Inc.	Flag House Rental I, LP	Flag House Rental II, LP	MPV Associates, LP	Lexington Terrace Partners, LP	HABC Montpelier Housing Corporation	Other Entities	Consolidating Eliminations	Total Blended Component Units	Primary Government	Eliminations	Total
Assets													
Current Assets	\$ 120,401	\$ 39,276,996	\$ 1,000,209	\$ 552,864	\$ 1,590,955	\$ 2,856,485	\$ 165,070	\$ -	\$ -	\$ 45,562,980	\$ 125,720,122	\$ -	\$ 171,283,102
Interprogram	-	-	-	-	-	-	-	-	-	-	13,227,621	(13,227,621)	-
Noncurrent Assets	-	238,942,924	-	-	-	21,356	-	5,370,072	-	244,334,352	70,875,278	-	315,209,630
Capital Assets	-	17,290,780	7,872,172	5,024,095	4,060,632	8,473,931	394,932	-	-	43,116,542	266,436,398	-	309,552,940
Deferred Outflows of Resources	-	-	-	-	-	-	-	-	-	-	8,047,263	-	8,047,263
Total Assets and Deferred Outflows of Resources	<u>\$ 120,401</u>	<u>\$ 295,510,700</u>	<u>\$ 8,872,381</u>	<u>\$ 5,576,959</u>	<u>\$ 5,651,587</u>	<u>\$ 11,351,772</u>	<u>\$ 560,002</u>	<u>\$ 5,370,072</u>	<u>\$ -</u>	<u>\$ 333,013,874</u>	<u>\$ 484,306,682</u>	<u>\$ (13,227,621)</u>	<u>\$ 804,092,935</u>
Liabilities													
Current Liabilities	\$ 3,339	\$ 3,344,801	\$ 352,093	\$ 180,894	\$ 870,844	\$ 1,124,968	\$ 223,756	\$ -	\$ -	\$ 6,100,695	\$ 31,421,122	\$ -	\$ 37,521,817
Interprogram	(12,951)	971,157	-	-	-	-	-	-	-	958,206	12,269,415	(13,227,621)	-
Noncurrent Liabilities	-	4,042,800	12,787,036	7,152,812	9,665,782	16,691,702	242,918	-	(16,021,653)	34,561,397	46,373,616	-	80,935,013
Deferred Inflows of Resources	-	-	-	-	-	-	-	-	-	-	11,908,376	-	11,908,376
Total Liabilities and Deferred Inflows	<u>(9,612)</u>	<u>8,358,758</u>	<u>13,139,129</u>	<u>7,333,706</u>	<u>10,536,626</u>	<u>17,816,670</u>	<u>466,674</u>	<u>-</u>	<u>(16,021,653)</u>	<u>41,620,298</u>	<u>101,972,529</u>	<u>(13,227,621)</u>	<u>130,365,206</u>
Net Position													
Net Investment in Capital Assets	-	11,824,372	(2,318,322)	(230,785)	(3,615,701)	(7,297,961)	106,424	-	16,021,653	14,489,680	222,315,591	-	236,805,271
Restricted Net Position	-	239,187,951	816,627	491,991	285,708	2,732,191	156,145	5,370,072	-	249,040,685	56,828,023	-	305,868,708
Unrestricted Net Position	130,013	36,139,619	(2,765,053)	(2,017,953)	(1,555,046)	(1,899,128)	(169,241)	-	-	27,863,211	103,190,539	-	131,053,750
Total Net Position	<u>130,013</u>	<u>287,151,942</u>	<u>(4,266,748)</u>	<u>(1,756,747)</u>	<u>(4,885,039)</u>	<u>(6,464,898)</u>	<u>93,328</u>	<u>5,370,072</u>	<u>16,021,653</u>	<u>291,393,576</u>	<u>382,334,153</u>	<u>-</u>	<u>673,727,729</u>
Total Liabilities and Net Position	<u>\$ 120,401</u>	<u>\$ 295,510,700</u>	<u>\$ 8,872,381</u>	<u>\$ 5,576,959</u>	<u>\$ 5,651,587</u>	<u>\$ 11,351,772</u>	<u>\$ 560,002</u>	<u>\$ 5,370,072</u>	<u>\$ -</u>	<u>\$ 333,013,874</u>	<u>\$ 484,306,682</u>	<u>\$ (13,227,621)</u>	<u>\$ 804,092,935</u>

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 17 BLENDED COMPONENT UNITS (CONTINUED)

The condensed statements of revenues, expenses, and changes in net position of the blended component units are as follows for the period ended December 31, 2022:

	Resident Services, Inc.	Baltimore Affordable Housing Development, Inc.	Flag House Rental I, LP	Flag House Rental II, LP	MPV Associates, LP	Lexington Terrace Partners, LP	HABC Montpelier Housing Corporation	Other Entities	Consolidating Eliminations	Total Blended Component Units	Primary Government	Eliminations	Total
Operating Revenues													
Dwelling Rental	\$ -	\$ -	\$ 352,399	\$ 233,187	\$ 1,125,387	\$ 326,087	\$ 319,157	\$ -	\$ -	\$ 2,356,217	\$ 20,688,865	\$ -	\$ 23,045,082
Nondwelling Rental	-	-	-	-	-	-	3,580	-	-	3,580	62,619	-	66,199
Grants and Contracts	-	-	533,195	224,430	353,405	797,460	-	-	-	1,908,490	343,621,081	-	345,529,571
Other	228,437	28,780,256	27,803	25,658	72,705	83,417	19,878	-	-	29,238,154	10,525,753	-	39,763,907
Total Operating Revenues	228,437	28,780,256	913,397	483,275	1,551,497	1,206,964	342,615	-	-	33,506,441	374,898,318	-	408,404,759
Operating Expenses													
Administration	14,537	1,634,491	301,886	112,063	375,970	275,594	69,747	-	-	2,784,288	52,058,569	-	54,842,857
Tenant Services	60,899	-	-	-	-	-	-	-	-	60,899	4,392,277	-	4,453,176
Utilities	-	-	155,066	102,433	338,202	146,649	72,203	-	-	814,553	19,765,871	-	20,580,424
Maintenance	-	500	354,110	178,849	556,516	540,905	198,197	-	-	1,829,077	49,781,361	-	51,610,438
Depreciation/Amortization	-	794,850	395,516	233,719	270,488	482,447	134,541	-	-	2,311,561	18,555,048	-	20,866,609
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	227,082,379	-	227,082,379
General and Other	3,853	14,732,488	272,913	185,729	428,426	210,404	33,636	-	-	15,867,449	21,884,149	-	37,751,598
Total Operating Expenses	79,289	17,162,329	1,479,491	812,793	1,969,602	1,655,999	508,324	-	-	23,667,827	393,519,654	-	417,187,481
Operating Income (Loss)	149,148	11,617,927	(566,094)	(329,518)	(418,105)	(449,035)	(165,709)	-	-	9,838,614	(18,621,336)	-	(8,782,722)
Nonoperating Revenues (Expenses)													
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	(1,311,420)	-	(1,311,420)
Investment Income	5	242,989	1,438	861	4,786	102,361	167	(717,607)	-	(365,000)	(159,014)	-	(524,014)
Capital Grants	-	-	-	-	-	-	-	-	-	-	19,322,748	-	19,322,748
Transfer of Ownership	-	5,264,815	-	-	-	-	-	-	-	5,264,815	(5,264,815)	-	-
Gain (loss) on disposal of asset	-	723,663	-	-	-	-	-	-	-	723,663	(8,598,692)	-	(7,875,029)
Total Nonoperating Revenues (Expenses)	5	6,231,467	1,438	861	4,786	102,361	167	(717,607)	-	5,623,478	3,988,807	-	9,612,285
Increase (Decrease) in Net Position	149,153	17,849,394	(564,656)	(328,657)	(413,319)	(346,674)	(165,542)	(717,607)	-	15,462,092	(14,632,529)	-	829,563
Equity Transfer	85,280	-	-	-	(49,330)	-	49,330	-	-	85,280	(85,280)	-	-
Net Position - Beginning of Year	(104,420)	269,302,548	(3,702,092)	(1,428,090)	(4,422,390)	(6,118,224)	209,540	6,087,679	16,021,653	275,846,204	397,051,962	-	672,898,166
Net Position - End of Year	\$ 130,013	\$ 287,151,942	\$ (4,266,748)	\$ (1,756,747)	\$ (4,885,039)	\$ (6,464,898)	\$ 93,328	\$ 5,370,072	\$ 16,021,653	\$ 291,393,576	\$ 382,334,153	\$ -	\$ 673,727,729

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 17 BLENDED COMPONENT UNITS (CONTINUED)

The statements of cash flows of the blended component units are as follows for the period ended December 31, 2022:

	Resident Services, Inc.	Baltimore Affordable Housing Development, Inc.	Flag House Rental I, LP	Flag House Rental II, LP	MPV Associates, LP	Lexington Terrace Partners, LP	HABC Montpelier Housing Corporation	Other Entities	Consolidating Eliminations	Total Blended Component Units	Primary Government	Eliminations	Total
Net Cash Provided (Used) by													
Operating Activities	\$ 15,800	\$ 19,993,223	\$ 108,293	\$ 36,309	\$ 171,290	\$ 190,412	\$ 9,600	\$ -	\$ -	\$ 20,524,927	\$ (7,076,300)	\$ -	\$ 13,448,627
Capital and Related Financing Activities	-	(3,035,390)	(35,276)	-	(178,811)	-	(24,275)	-	-	(3,273,752)	20,680,221	-	17,406,469
Investing Activities	5	(18,505,497)	-	-	-	-	-	-	-	(18,505,492)	(6,837,273)	-	(25,342,765)
Net Increase (Decrease) in Cash and Cash Equivalents	15,805	(1,547,664)	73,017	36,309	(7,521)	190,412	(14,675)	-	-	(1,254,317)	6,766,648	-	5,512,331
Cash and Cash Equivalents - Beginning of Year	104,596	36,987,975	822,962	479,644	780,558	2,572,459	173,455	-	-	41,921,649	80,364,339	-	122,285,988
Cash and Cash Equivalents - End of Year	<u>\$ 120,401</u>	<u>\$ 35,440,311</u>	<u>\$ 895,979</u>	<u>\$ 515,953</u>	<u>\$ 773,037</u>	<u>\$ 2,762,871</u>	<u>\$ 158,780</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,667,332</u>	<u>\$ 87,130,987</u>	<u>\$ -</u>	<u>\$ 127,798,319</u>

HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 18 DISCRETELY PRESENTED COMPONENT UNITS CONDENSED FINANCIAL INFORMATION

The condensed statements of the discretely presented component units are as follows as of December 31, 2022:

	Homewood LP	Reservoir Hill Housing, LLC	Sharp-Leadenhall Rental No. 1, LP	St. Ambrose LP	Conifer Cooks Lane Associates, LLC	Total
ASSETS						
Cash and Cash Equivalents	\$ 116,524	\$ 1,190	\$ 53,328	\$ 72,704	\$ -	\$ 243,746
Cash and Cash Equivalents - Restricted	1,528,427	494,677	231,540	174,099	205,033	2,633,776
Tenant Security Deposits	3,905	13,138	8,272	2,380	56,966	84,661
Accounts Receivables	17,719	31,296	11,078	17,481	109,243	186,817
Other Assets	-	38,028	-	76	97,541	135,645
Capital Assets, Net	12,035,836	6,780,760	3,521,594	2,571,369	3,307,273	28,216,832
Non-Current Assets	104,454	52,075	14,018	2,921	35,399	208,867
Total Assets	<u>\$ 13,806,865</u>	<u>\$ 7,411,164</u>	<u>\$ 3,839,830</u>	<u>\$ 2,841,030</u>	<u>\$ 3,811,455</u>	<u>\$ 31,710,344</u>
LIABILITIES AND NET POSITION						
LIABILITIES						
Current Liabilities	\$ 261,906	\$ 147,512	\$ 66,975	\$ 241,175	\$ 253,434	\$ 971,002
Long-Term Liabilities	4,621,519	4,340,335	1,981,350	-	2,275,075	13,218,279
Long-Term Debt	12,136,409	7,024,140	1,699,030	-	4,598,893	25,458,472
NET POSITION						
Net Investment in Capital Assets	113,730	243,380	(1,822,564)	(2,571,369)	1,345,569	(2,691,254)
Restricted	1,532,332	507,815	239,812	176,479	261,999	2,718,437
Unrestricted (Deficit)	(4,859,031)	(4,852,018)	1,675,227	4,994,745	(4,923,515)	(7,964,592)
Total Liabilities and Net Position	<u>\$ 13,806,865</u>	<u>\$ 7,411,164</u>	<u>\$ 3,839,830</u>	<u>\$ 2,841,030</u>	<u>\$ 3,811,455</u>	<u>\$ 31,710,344</u>
Operating Revenues	\$ 928,908	\$ 661,760	\$ 196,540	\$ 191,746	\$ 826,180	\$ 2,805,134
Operating Expenses	(936,969)	(1,041,618)	(706,902)	(166,064)	(1,449,259)	(4,300,812)
Operating Income (Loss)	(8,061)	(379,858)	(510,362)	25,682	(623,079)	(1,495,678)
Nonoperating Revenues	1,638	222	1,032	-	6	2,898
Nonoperating Expenses	(395,464)	(307,857)	(146,592)	(216,543)	(161,340)	(1,227,796)
Change in Net Position	(401,887)	(687,493)	(655,922)	(190,861)	(784,413)	(2,720,576)
Beginning Net Position	(2,811,082)	(3,413,330)	748,397	2,790,716	(2,531,534)	(5,216,833)
Ending Net Position	<u>\$ (3,212,969)</u>	<u>\$ (4,100,823)</u>	<u>\$ 92,475</u>	<u>\$ 2,599,855</u>	<u>\$ (3,315,947)</u>	<u>\$ (7,937,409)</u>

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 18 DISCRETELY PRESENTED COMPONENT UNITS CONDENSED FINANCIAL INFORMATION (CONTINUED)

Summarized Capital Assets – Discretely Presented Component Units

Land, structures, and equipment activity of the discretely presented component units was as follows for the year ended December 31, 2022.

	Balance 12/31/21	Additions and Transfers In	Disposals and Transfers Out	Balance 12/31/22
Land	\$ 2,788,845	\$ -	\$ -	\$ 2,788,845
Construction in Progress	-	-	-	-
Total Capital Assets not Being Depreciated	2,788,845	-	-	2,788,845
Buildings and Improvements	44,527,874	71,138	-	44,599,012
Equipment	660,720	-	-	660,720
Total	45,188,594	71,138	-	45,259,732
Less: Accumulated Depreciation	(18,607,729)	(1,227,796)	3,780	(19,831,745)
Total Capital Assets Being Depreciated	26,580,865	(1,156,658)	3,780	25,427,987
Total Capital Assets, Net	<u>\$ 29,369,710</u>	<u>\$ (1,156,658)</u>	<u>\$ 3,780</u>	<u>\$ 28,216,832</u>

Summarized Notes Payable – Discretely Presented Component Units

Notes payable of the discretely presented component units was as follows for the year ended December 31, 2022.

Notes Payable - General Partner	\$ 10,617,057
Mortgages and Other Housing Related Notes	14,908,521
Total	<u>25,525,578</u>
Less: Current Portion	67,106
Noncurrent Portion	<u>\$ 25,458,472</u>

A summary of activity in the discretely presented component units notes payable is as follows:

Balance December 31, 2021	Increase	Decrease	Balance December 31, 2022
<u>\$ 26,166,561</u>		<u>\$ (640,983)</u>	<u>\$ 25,525,578</u>

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 19 COMBINING FIDUCIARY STATEMENTS

The combining fiduciary fund statements are as follows as of December 31, 2022:

	<u>OPEB Trust</u>	<u>Employee Retirement Plan</u>	<u>Total OPEB and Pension Trusts</u>
ASSETS			
Accounts Receivable	\$ 57,632	\$ -	\$ 57,632
Investments	<u>38,842,580</u>	<u>43,912,262</u>	<u>82,754,842</u>
Total Assets	<u><u>\$ 38,900,212</u></u>	<u><u>\$ 43,912,262</u></u>	<u><u>\$ 82,812,474</u></u>
LIABILITIES AND FIDUCIARY NET POSITION			
LIABILITIES			
Due to HABC	<u>\$ 1,927,348</u>	<u>\$ -</u>	<u>\$ 1,927,348</u>
Total Liabilities	1,927,348	-	1,927,348
NET POSITION HELD IN TRUST			
	<u>36,972,864</u>	<u>43,912,262</u>	<u>80,885,126</u>
Total Liabilities and Fiduciary Net Position	<u><u>\$ 38,900,212</u></u>	<u><u>\$ 43,912,262</u></u>	<u><u>\$ 82,812,474</u></u>

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 19 COMBINING FIDUCIARY STATEMENTS (CONTINUED)

	OPEB Trust	Employee Retirement Plan	Total OPEB and Pension Trusts
ADDITIONS			
Contributions:			
Employer	\$ -	\$ 1,866,017	\$ 1,866,017
Plan Members	-	289,983	289,983
Total Contributions	-	2,156,000	2,156,000
Investment Loss:			
Interest and Dividends, Less Investment Expense	(3,874,093)	(3,991,448)	(7,865,541)
Total Additions	(3,874,093)	(1,835,448)	(5,709,541)
DEDUCTIONS			
Benefit Payments	1,844,605	3,267,569	5,112,174
Premiums Paid to Insurance Companies	-	120,337	120,337
Administrative Expenses	25,110	127,139	152,249
Total Deductions	1,869,715	3,515,045	5,384,760
CHANGE IN NET POSITION	(5,743,808)	(5,350,493)	(11,094,301)
Total Net Position - Beginning of Period	42,716,672	49,262,755	91,979,427
TOTAL NET POSITION - END OF PERIOD	\$ 36,972,864	\$ 43,912,262	\$ 80,885,126

REQUIRED SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF BALTIMORE CITY
SCHEDULE OF CHANGES IN AUTHORITY'S NET PENSION LIABILITY (ASSET)
AND RELATED RATIOS – LAST TEN FISCAL YEARS*
FISCAL YEAR ENDED DECEMBER 31

	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability:								
Service Cost	\$ 2,286,561	\$ 2,252,892	\$ 2,523,983	\$ 3,545,880	\$ 2,079,795	\$ 2,249,744	\$ 2,049,469	\$ 2,575,434
Interest	1,552,601	1,539,968	1,465,561	2,030,966	1,421,084	1,476,964	1,599,577	2,184,074
Change of Benefit Terms	-	-	-	1,095,014	-	-	-	-
Differences Between Expected and Actual Experience	(4,436,980)	(152,084)	1,988,056	718,742	89,517	203,065	(558,075)	(2,216,247)
Change in Assumptions	(2,266,375)	1,648	687,414	512,052	1,329,253	-	201,281	106,862
Benefit Payment, Including Refunds of Member Contributions	(3,267,569)	(4,332,934)	(3,268,572)	(4,225,529)	(5,749,027)	(4,563,706)	(3,082,053)	(17,105,436)
Funding Method Change	-	-	-	-	-	-	-	(584,369)
Forfeitures	(26,410)	(36,642)	(22,363)	-	-	-	-	-
Administrative Expense	(127,139)	-	(87,155)	(158,668)	(170,555)	(187,160)	(192,008)	(211,552)
Net Change in Total Pension Liability	(6,285,311)	(727,152)	3,286,924	3,518,457	(999,933)	(821,093)	18,191	(15,251,234)
Total Pension Liability - Beginning	<u>44,848,817</u>	<u>45,575,969</u>	<u>42,289,045</u>	<u>38,770,588</u>	<u>39,770,521</u>	<u>40,591,614</u>	<u>40,573,423</u>	<u>55,824,657</u>
Total Pension Liability - Ending (a)	<u>\$ 38,563,506</u>	<u>\$ 44,848,817</u>	<u>\$ 45,575,969</u>	<u>\$ 42,289,045</u>	<u>\$ 38,770,588</u>	<u>\$ 39,770,521</u>	<u>\$ 40,591,614</u>	<u>\$ 40,573,423</u>
Plan Fiduciary Net Position:								
Contributions - Employer	\$ 1,866,017	\$ 1,772,355	\$ 1,934,811	\$ 2,609,788	\$ 1,865,994	\$ 2,016,923	\$ 1,841,167	\$ 2,380,204
Contributions - Member	289,983	199,901	220,382	232,699	159,754	167,113	164,157	195,231
Net Investment Income (Loss)	(4,024,289)	3,145,342	3,682,917	4,193,831	2,211,827	2,305,930	(14,312)	636,086
Benefit Payments, Including Refunds of Member Contributions	(3,267,569)	(5,586,094)	(3,268,572)	(4,225,529)	(5,749,027)	(4,563,706)	(3,082,053)	(17,105,436)
Administrative Expense	(214,635)	(100,895)	(87,155)	(158,668)	(170,555)	(187,160)	(192,008)	(211,552)
Net Change in Plan Fiduciary Net Position	(5,350,493)	(569,391)	2,482,383	2,652,121	(1,682,007)	(260,900)	(1,283,049)	(14,105,467)
Plan Fiduciary Net Position - Beginning	<u>49,262,755</u>	<u>49,832,146</u>	<u>47,349,763</u>	<u>44,697,642</u>	<u>46,379,649</u>	<u>46,640,549</u>	<u>47,923,598</u>	<u>62,029,065</u>
Plan Fiduciary Net Position - Ending (b)	<u>\$ 43,912,262</u>	<u>\$ 49,262,755</u>	<u>\$ 49,832,146</u>	<u>\$ 47,349,763</u>	<u>\$ 44,697,642</u>	<u>\$ 46,379,649</u>	<u>\$ 46,640,549</u>	<u>\$ 47,923,598</u>
Authority's Net Pension Liability (Asset) - Ending (a) - (b)	<u>\$ (5,348,756)</u>	<u>\$ (4,413,938)</u>	<u>\$ (4,256,177)</u>	<u>\$ (5,060,718)</u>	<u>\$ (5,927,054)</u>	<u>\$ (6,609,128)</u>	<u>\$ (6,048,935)</u>	<u>\$ (7,350,175)</u>
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	113.87%	109.84%	109.34%	111.97%	115.29%	116.62%	114.90%	118.12%
Covered Payroll	\$ 32,345,060	\$ 33,990,913	\$ 35,526,572	\$ 32,553,497	\$ 30,404,449	\$ 29,370,914	\$ 29,250,296	\$ 28,206,704
Authority's Net Position Liability (Asset) as a Percentage of Covered Payroll	-16.54%	-12.99%	-11.98%	-15.55%	-19.49%	-22.50%	-20.68%	-26.06%

* This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, information was presented for the years for which information is available.

**HOUSING AUTHORITY OF BALTIMORE CITY
SCHEDULE OF AUTHORITY'S PENSION CONTRIBUTIONS
LAST TEN FISCAL YEARS*
FISCAL YEAR ENDED DECEMBER 31**

	2022	2021	2020	2019	2018	2017	2016	2015	2014
Actuarially Determined Contributions	\$ 1,866,017	\$ 1,772,355	\$ 1,934,811	\$ 2,609,788	\$ 1,865,994	\$ 2,016,923	\$ 1,841,167	\$ 2,184,973	\$ 2,353,399
Contributions in Relation to Actuarially Determined Contributions	<u>1,866,017</u>	<u>1,772,355</u>	<u>1,934,811</u>	<u>2,609,788</u>	<u>1,865,994</u>	<u>2,016,923</u>	<u>1,841,167</u>	<u>2,184,973</u>	<u>2,353,399</u>
Contributions Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Payroll	\$ 32,345,060	\$ 33,990,913	\$ 35,526,572	\$ 32,553,497	\$ 30,404,449	\$ 29,370,914	\$ 29,250,296	\$ 28,206,704	\$ 35,041,919
Contributions as a Percentage of Covered Payroll	5.77%	5.21%	5.45%	8.02%	6.14%	6.87%	6.29%	7.75%	6.72%

* This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, information was presented for the years for which information is available.

Notes to Schedule

Valuation Date:	December 31, 2022
Methods and Assumptions Used to Determine Contribution Rates:	
Actuarial Cost Method:	Projected Unit Credit
Asset Valuation Method:	Market Value of Assets
Discount Rate:	4.50%
Investment Rate of Return:	4.50%, Net of Pension Plan Investment Expense, Including Inflation
Mortality:	2021 Applicable Mortality Table for Section 417(e)
Withdrawal:	In accordance with Sarason T-10 termination table

**HOUSING AUTHORITY OF BALTIMORE CITY
SCHEDULE OF CHANGES IN AUTHORITY'S NET OPEB LIABILITY (ASSET)
AND RELATED RATIOS – LAST TEN FISCAL YEARS *
FISCAL YEAR ENDED DECEMBER 31**

	2022	2021	2020	2019	2018
Total OPEB Liability:					
Service Cost	\$ 72,489	\$ 97,449	\$ 94,153	\$ 191,887	\$ 150,360
Interest	708,013	964,549	1,000,510	2,057,584	1,055,896
Differences Between Expected and Actual Experience	37,386	(3,466,254)	(267,635)	(3,330,418)	(256,873)
Change in Assumptions	(4,141,882)	1,503,410	-	(2,518,154)	(6,257,346)
Benefit Payments, Including Refunds of Member Contributions	<u>(1,844,605)</u>	<u>(1,801,584)</u>	<u>(1,845,332)</u>	<u>(2,813,124)</u>	<u>(2,003,263)</u>
Net Change in Total OPEB Liability	(5,168,599)	(2,702,430)	(1,018,304)	(6,412,225)	(7,311,226)
Total OPEB Liability - Beginning	<u>25,921,754</u>	<u>28,624,184</u>	<u>29,642,488</u>	<u>36,054,713</u>	<u>43,365,939</u>
Total OPEB Liability - Ending (a)	<u>\$ 20,753,155</u>	<u>\$ 25,921,754</u>	<u>\$ 28,624,184</u>	<u>\$ 29,642,488</u>	<u>\$ 36,054,713</u>
Plan Fiduciary Net Position:					
Contributions - Employer	\$ -	\$ -	\$ -	\$ -	\$ -
Net Investment Income	(3,874,093)	1,580,956	3,490,476	3,079,665	438,120
Benefit Payments, Including Refunds of Member Contributions	(1,844,605)	(1,801,584)	(1,845,332)	(2,813,124)	(2,003,263)
Administrative Expense	<u>(25,110)</u>	<u>(12,200)</u>	<u>(16,236)</u>	<u>(15,827)</u>	<u>(24,149)</u>
Net Change in Plan Fiduciary Net Position	(5,743,808)	(232,828)	1,628,908	250,714	(1,589,292)
Plan Fiduciary Net Position - Beginning	<u>42,716,672</u>	<u>42,949,500</u>	<u>41,320,592</u>	<u>41,069,878</u>	<u>42,659,170</u>
Plan Fiduciary Net Position - Ending (b)	<u>\$ 36,972,864</u>	<u>\$ 42,716,672</u>	<u>\$ 42,949,500</u>	<u>\$ 41,320,592</u>	<u>\$ 41,069,878</u>
Authority's Net OPEB Liability (Asset) - Ending (a) - (b)	<u>\$ (16,219,709)</u>	<u>\$ (16,794,918)</u>	<u>\$ (14,325,316)</u>	<u>\$ (11,678,104)</u>	<u>\$ (5,015,165)</u>
Plan Fiduciary Net Position as a Percentage of Total OPEB Liability	178.16%	164.79%	150.05%	139.40%	113.91%
Covered Employee Payroll	N/A	N/A	N/A	N/A	N/A
Authority's Net Position Liability (Asset) as a Percentage of Covered Employee Payroll	N/A	N/A	N/A	N/A	N/A
Expected Average Remaining Service Years of All Participants	6	6	7	7	7
Discount rate	5.04%	2.83%	3.50%	3.50%	4.00%

* This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, information was presented for the years for which information is available.

Changes of Assumptions:

-See above for the changes in discount rates

**HOUSING AUTHORITY OF BALTIMORE CITY
SCHEDULE OF AUTHORITY'S NET OPEB CONTRIBUTIONS
LAST TEN FISCAL YEARS *
FISCAL YEAR ENDED DECEMBER 31**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Actuarially Determined Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Contributions in Relation to Actuarially Determined Contributions	-	-	-	-	-
Contributions Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Employee Payroll	N/A	N/A	N/A	N/A	N/A
Contributions as a Percentage of Covered Employee Payroll	N/A	N/A	N/A	N/A	N/A

* This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled information was presented for the years for which information is available.

SUPPLEMENTARY INFORMATION

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE BALANCE SHEET
DECEMBER 31, 2022**

		Moving to Work Program								
Line Item #	Accounts Description	Moving to Work Demonstration Program 14.881	HCV for MTW 14 HCV	LIPH for MTW 14.OPS	CFP for MTW 14.CFP	AMPS 14.850/872	Total MTW Programs	State and Local	Mainstream Vouchers 14.879	
ASSETS										
CURRENT ASSETS										
Cash:										
111	Unrestricted	\$ 65,321,686	\$ -	\$ -	\$ -	\$ 11,243,765	\$ 76,565,451	\$ 166,866	\$ -	
113	Other restricted	324,170	-	-	-	2,545,803	2,869,973	-	-	
114	Tenant security deposits	-	-	-	-	304,376	304,376	-	-	
115	Cash - restricted for payment of current liability	-	-	-	-	-	-	-	-	
	Total cash	65,645,856	-	-	-	14,093,944	79,739,800	166,866	-	
Accounts and notes receivable:										
121	Accounts receivable- PHA	-	-	-	-	-	-	-	-	
122	Accounts receivable - HUD	116,812	-	-	-	3,296,945	3,413,757	-	-	
124	Accounts receivable - other government	4,473,324	-	-	-	-	4,473,324	639,615	-	
125	Accounts receivable - miscellaneous	7,022,965	-	-	-	2,243,063	9,266,028	3,487,392	-	
126	Accounts receivable - tenants rents	-	-	-	-	7,498,851	7,498,851	-	-	
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	(3,718,118)	(3,718,118)	-	-	
127	Notes, loans, and mortgages receivable - current	-	-	-	-	-	-	-	-	
	Total receivables, net	11,613,101	-	-	-	9,320,741	20,933,842	4,127,007	-	
131	Investments - Unrestricted	-	-	-	-	28,290,026	28,290,026	-	-	
132	Investments - Restricted	-	-	-	-	-	-	-	-	
142	Prepaid expenses and other assets	705,344	-	-	-	-	705,344	-	-	
143	Inventories	450,605	-	-	-	-	450,605	-	-	
144	Interprogram due from	208,754	-	-	-	1,161,638	1,370,392	5,575,910	145,482	
	Total current assets	78,623,660	-	-	-	52,866,349	131,490,009	9,869,783	145,482	
NONCURRENT ASSETS										
Capital assets:										
161	Land	-	-	-	-	37,029,086	37,029,086	-	-	
162	Buildings	4,164,642	-	-	-	664,785,869	668,950,511	-	-	
163	Furniture and equipment - Dwellings	-	-	-	-	-	-	-	-	
164	Furniture and equipment - Administration	4,231,167	-	-	-	3,582,900	7,814,067	60,642	-	
165	Leasehold improvements	2,709,739	-	-	-	-	2,709,739	-	-	
167	Construction in progress	31,991	-	-	-	7,085,770	7,117,761	-	-	
166	Accumulated depreciation	(5,932,543)	-	-	-	(456,026,540)	(461,959,083)	(60,642)	-	
	Total capital assets, net	5,204,996	-	-	-	256,457,085	261,662,081	-	-	
174	Other assets	21,568,465	-	-	-	-	21,568,465	-	-	
176	Investments in joint ventures	-	-	-	-	-	-	-	-	
171	Notes receivable - noncurrent	-	-	-	-	8,840,146	8,840,146	-	-	
	Total noncurrent assets	26,773,461	-	-	-	265,297,231	292,070,692	-	-	
200	Deferred Outflow of Resources	8,047,263	-	-	-	-	8,047,263	-	-	
	Total Assets	\$ 113,444,384	\$ -	\$ -	\$ -	\$ 318,163,580	\$ 431,607,964	\$ 9,869,783	\$ 145,482	

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE BALANCE SHEET
DECEMBER 31, 2022**

Line Item #	Accounts Description	Coronavirus State and Local Fiscal Recovery Funds 21.027	ROSS 14.870	Business Activities	Housing Choice Vouchers 14.871	Emergency Housing Vouchers 14.871	Single Room Occupancy 14.249	Section 8 Moderate Rehabilitation 14.856	Self Insurance Fund
ASSETS									
CURRENT ASSETS									
Cash:									
111	Unrestricted	\$ -	\$ -	\$ 235,091	\$ -	\$ -	\$ -	\$ -	\$ -
113	Other restricted	-	-	2,688,212	-	43,872	-	-	3,841,000
114	Tenant security deposits	-	-	107,212	-	-	-	-	-
115	Cash - restricted for payment of current liability	-	-	-	-	-	-	-	-
	Total cash	-	-	3,030,515	-	43,872	-	-	3,841,000
Accounts and notes receivable:									
121	Accounts receivable- PHA	-	-	-	-	-	-	-	-
122	Accounts receivable - HUD	-	80,859	-	-	-	52,053	105,482	-
124	Accounts receivable - other government	181,299	-	-	-	-	-	-	-
125	Accounts receivable - miscellaneous	-	-	107,990	30,094	-	-	-	-
126	Accounts receivable - tenants rents	-	-	92,951	-	-	-	-	-
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-	-
127	Notes, loans, and mortgages receivable - current	-	-	-	-	-	-	-	-
	Total receivables, net	181,299	80,859	200,941	30,094	-	52,053	105,482	-
131	Investments - Unrestricted	-	-	-	-	-	-	-	-
132	Investments - Restricted	-	-	-	-	-	-	-	13,034,063
142	Prepaid expenses and other assets	-	8,422	777	-	-	-	-	-
143	Inventories	-	-	-	-	-	-	-	-
144	Interprogram due from	-	-	6,104,975	-	-	-	30,862	-
	Total current assets	181,299	89,281	9,337,208	30,094	43,872	52,053	136,344	16,875,063
NONCURRENT ASSETS									
Capital assets:									
161	Land	-	-	2,123,497	-	-	-	-	-
162	Buildings	-	-	13,703,187	-	-	-	-	-
163	Furniture and equipment - Dwellings	-	-	-	-	-	-	-	-
164	Furniture and equipment - Administration	-	-	1,085,587	-	-	-	-	-
165	Leasehold improvements	-	-	57,395	-	-	-	-	-
167	Construction in progress	-	-	1,946,155	-	-	-	-	-
166	Accumulated depreciation	-	-	(14,141,504)	-	-	-	-	-
	Total capital assets, net	-	-	4,774,317	-	-	-	-	-
174	Other assets	181,299	-	-	-	-	-	-	-
176	Investments in joint ventures	-	-	-	-	-	-	-	-
171	Notes receivable - noncurrent	-	-	4,211,279	-	-	-	-	-
	Total noncurrent assets	181,299	-	8,985,596	-	-	-	-	-
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-
	Total Assets	\$ 362,598	\$ 89,281	\$ 18,322,804	\$ 30,094	\$ 43,872	\$ 52,053	\$ 136,344	\$ 16,875,063

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE BALANCE SHEET
DECEMBER 31, 2022**

Line Item #	Accounts Description	Jobs Plus Pilot Initiative 14,895	HOPE VI 14,866	Choice 14,889	CDBG 14,218	Blended Component Units	Elimination	Total Business Type Activities	Discrete Component Units	Pension	OPEB	Fiduciary Funds Total
ASSETS												
CURRENT ASSETS												
Cash:												
111	Unrestricted	\$ -	\$ -	\$ -	\$ 308,934	\$ 35,725,080	\$ -	\$ 113,001,422	\$ 229,502	\$ -	\$ -	\$ -
113	Other restricted	-	-	-	-	4,727,689	-	14,170,746	2,633,776	-	-	-
114	Tenant security deposits	-	-	-	-	214,563	-	626,151	84,661	-	-	-
115	Cash - restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-
	Total cash	-	-	-	308,934	40,667,332	-	127,798,319	2,947,939	-	-	-
Accounts and notes receivable:												
121	Accounts receivable- PHA	-	-	-	-	-	-	-	137,882	-	-	-
122	Accounts receivable - HUD	-	383,645	836,932	-	-	-	4,872,728	-	-	-	-
124	Accounts receivable - other government	-	-	-	-	-	-	5,294,238	-	-	-	-
125	Accounts receivable - miscellaneous	-	5,233,642	-	8,191	4,473,380	-	22,606,717	-	-	57,632	57,632
126	Accounts receivable - tenants rents	-	-	-	-	253,218	-	7,845,020	480,639	-	-	-
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	(3,718,118)	(431,704)	-	-	-
127	Notes, loans, and mortgages receivable - current	-	-	-	-	-	-	-	-	-	-	-
	Total receivables, net	-	5,617,287	836,932	8,191	4,726,598	-	36,063,653	186,817	-	57,632	57,632
131	Investments - Unrestricted	-	-	-	-	-	-	28,290,026	14,244	-	-	-
132	Investments - Restricted	-	-	-	-	-	-	13,034,063	-	43,912,262	38,842,580	82,754,842
142	Prepaid expenses and other assets	-	-	-	-	169,050	-	883,593	135,645	-	-	-
143	Inventories	-	-	-	-	-	-	450,605	-	-	-	-
144	Interprogram due from	-	-	-	-	-	(13,227,621)	-	-	-	-	-
	Total current assets	-	5,617,287	836,932	317,125	45,562,980	(13,227,621)	207,357,191	3,284,645	43,912,262	38,900,212	82,812,474
NONCURRENT ASSETS												
Capital assets:												
161	Land	-	-	-	-	12,460,950	-	51,613,533	2,788,845	-	-	-
162	Buildings	-	-	-	-	64,158,602	-	746,812,300	44,089,902	-	-	-
163	Furniture and equipment - Dwellings	-	-	-	-	-	-	-	660,720	-	-	-
164	Furniture and equipment - Administration	-	-	-	-	2,127,056	-	11,087,352	-	-	-	-
165	Leasehold improvements	-	-	-	-	-	-	2,767,134	509,110	-	-	-
167	Construction in progress	-	(1,930,185)	1,930,185	-	478,472	-	9,542,388	-	-	-	-
166	Accumulated depreciation	-	-	-	-	(36,108,538)	-	(512,269,767)	(19,831,745)	-	-	-
	Total capital assets, net	-	(1,930,185)	1,930,185	-	43,116,542	-	309,552,940	28,216,832	-	-	-
174	Other assets	-	-	-	-	21,356	-	21,771,120	208,867	-	-	-
176	Investments in joint ventures	-	-	-	-	5,370,072	-	5,370,072	-	-	-	-
171	Notes receivable - noncurrent	-	-	-	-	238,942,924	-	251,994,349	-	-	-	-
	Total noncurrent assets	-	(1,930,185)	1,930,185	-	287,450,894	-	588,688,481	28,425,699	-	-	-
200	Deferred Outflow of Resources	-	-	-	-	-	-	8,047,263	-	-	-	-
	Total Assets	\$ -	\$ 3,687,102	\$ 2,767,117	\$ 317,125	\$ 333,013,874	\$ (13,227,621)	\$ 804,092,935	\$ 31,710,344	\$ 43,912,262	\$ 38,900,212	\$ 82,812,474

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE BALANCE SHEET
DECEMBER 31, 2022**

Line Item #	Accounts Description	Moving to Work Program					Total MTW Programs	State and Local	Mainstream Vouchers 14.879
		Moving to Work Demonstration Program 14.881	HCV for MTW 14 HCV	LIPH for MTW 14.OPS	CFP for MTW 14.CFP	AMPS 14.850/872			
LIABILITIES AND NET ASSETS									
CURRENT LIABILITIES									
312	Accounts payable < 90 days	\$ 2,672,261	\$ -	\$ -	\$ -	\$ 528,950	\$ 3,201,211	\$ 2,632,904	\$ -
321	Accrued salaries/payroll withholding	2,351,542	-	-	-	-	2,351,542	-	-
322	Accrued compensated absences	740,203	-	-	-	312,933	1,053,136	-	-
324	Accrued contingency liability	-	-	-	-	2,658,201	2,658,201	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	-	-
333	Accounts payable - other gov.	-	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	-	304,376	304,376	-	-
342	Unearned revenue	221,734	-	-	-	704,319	926,053	4,600,000	72,741
343	Current portion of L-T debt - capital projects	-	-	-	-	2,780,000	2,780,000	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	284,184	-	-	-	91,553	375,737	-	-
346	Accrued liabilities - other	2,671,187	-	-	-	4,945,962	7,617,149	24,058	-
347	Interprogram (due to)	7,900,330	-	-	-	633,319	8,533,649	1,153,127	-
	Total current liabilities	16,841,441	-	-	-	12,959,613	29,801,054	8,410,089	72,741
NONCURRENT LIABILITIES									
Long-term debt, net of current -									
351	Capital projects/mortgage revenue	-	-	-	-	31,855,000	31,855,000	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	4,129,810	4,129,810	-	-
353	Noncurrent liabilities - other	-	-	-	-	604,949	604,949	-	-
354	Accrued comp. absences - long term	2,220,610	-	-	-	938,800	3,159,410	-	-
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-
	Total noncurrent liabilities	2,220,610	-	-	-	37,528,559	39,749,169	-	-
	Total liabilities	19,062,051	-	-	-	50,488,172	69,550,223	8,410,089	72,741
400	Deferred Inflow of Resources	11,908,376	-	-	-	-	11,908,376	-	-
NET POSITION									
508.4	Invested in capital assets, net of related debt	5,204,996	-	-	-	219,163,884	224,368,880	-	-
511.4	Restricted net position	21,892,635	-	-	-	11,385,949	33,278,584	-	-
512.4	Unrestricted net position	55,376,326	-	-	-	37,125,575	92,501,901	1,459,694	72,741
	Total net position	82,473,957	-	-	-	267,675,408	350,149,365	1,459,694	72,741
	Total Liabilities and Net Position	\$ 113,444,384	\$ -	\$ -	\$ -	\$ 318,163,580	\$ 431,607,964	\$ 9,869,783	\$ 145,482

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE BALANCE SHEET
DECEMBER 31, 2022**

Line Item #	Accounts Description	Coronavirus State and Local Fiscal Recovery Funds 21.027	ROSS 14.870	Business Activities	Housing Choice Vouchers 14.871	Emergency Housing Vouchers 14.871	Single Room Occupancy 14.249	Section 8 Moderate Rehabilitation 14.856	Self Insurance Fund
LIABILITIES AND NET ASSETS									
CURRENT LIABILITIES									
312	Accounts payable < 90 days	\$ 181,299	\$ -	\$ 80,320	\$ -	\$ -	\$ -	\$ -	\$ -
321	Accrued salaries/payroll withholding	-	-	-	-	-	-	-	-
322	Accrued compensated absences	-	-	52,293	-	-	-	-	-
324	Accrued contingency liability	-	-	1,062,004	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	-	-
333	Accounts payable - other gov.	-	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	107,212	-	-	-	-	-
342	Unearned revenue	-	-	164,949	28,293	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	360,037	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	-
346	Accrued liabilities - other	-	-	251,661	-	-	-	-	-
347	Interprogram (due to)	-	70,959	904,151	1,801	-	-	93,738	268,987
	Total current liabilities	181,299	70,959	2,982,627	30,094	-	-	93,738	268,987
NONCURRENT LIABILITIES									
Long-term debt, net of current -									
351	Capital projects/mortgage revenue	-	-	6,382,380	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-
353	Noncurrent liabilities - other	-	-	85,189	-	-	-	-	-
354	Accrued comp. absences - long term	-	-	156,878	-	-	-	-	-
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-
	Total noncurrent liabilities	-	-	6,624,447	-	-	-	-	-
	Total liabilities	181,299	70,959	9,607,074	30,094	-	-	93,738	268,987
400	Deferred Inflow of Resources	-	-	-	-	-	-	-	-
NET POSITION									
508.4	Invested in capital assets, net of related debt	-	-	(2,053,289)	-	-	-	-	-
511.4	Restricted net position	-	-	6,899,491	-	43,872	-	-	16,606,076
512.4	Unrestricted net position	181,299	18,322	3,869,528	-	-	52,053	42,606	-
	Total net position	181,299	18,322	8,715,730	-	43,872	52,053	42,606	16,606,076
	Total Liabilities and Net Position	\$ 362,598	\$ 89,281	\$ 18,322,804	\$ 30,094	\$ 43,872	\$ 52,053	\$ 136,344	\$ 16,875,063

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE BALANCE SHEET
DECEMBER 31, 2022**

Line Item #	Accounts Description	Jobs Plus Pilot Initiative 14.895	HOPE VI 14.866	Choice 14.889	CDBG 14.218	Blended Component Units	Elimination	Total Business Type Activities	Discrete Component Units	Pension	OPEB	Fiduciary Funds Total
LIABILITIES AND NET ASSETS												
CURRENT LIABILITIES												
312	Accounts payable < 90 days	\$ 50,737	\$ 225,157	\$ 260,052	\$ -	\$ 2,383,587	\$ -	\$ 9,015,267	\$ 784,971	\$ -	\$ -	\$ -
321	Accrued salaries/payroll withholding	-	-	-	-	16,221	-	2,367,763	-	-	-	-
322	Accrued compensated absences	-	-	-	-	-	-	1,105,429	-	-	-	-
324	Accrued contingency liability	-	-	-	-	-	-	3,720,205	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	-	-	-	-	-
333	Accounts payable - other gov.	-	-	-	-	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	-	214,563	-	626,151	70,362	-	-	-
342	Unearned revenue	-	-	-	-	-	-	5,792,036	-	-	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	931,863	-	4,071,900	13,157	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	289,790	-	289,790	53,949	-	-	-
345	Other current liabilities	-	-	-	-	646,144	-	1,021,881	20,425	-	1,927,348	1,927,348
346	Accrued liabilities - other	-	-	-	-	1,618,527	-	9,511,395	28,138	-	-	-
347	Interprogram (due to)	-	(29,578)	1,272,581	-	958,206	(13,227,621)	-	-	-	-	-
	Total current liabilities	50,737	195,579	1,532,633	-	7,058,901	(13,227,621)	37,521,817	971,002	-	1,927,348	1,927,348
NONCURRENT LIABILITIES												
351	Long-term debt, net of current - Capital projects/mortgage revenue	-	-	-	-	27,216,527	-	65,453,907	25,458,472	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	4,129,810	-	-	-	-
353	Noncurrent liabilities - other	-	-	-	-	7,344,870	-	8,035,008	13,218,279	-	-	-
354	Accrued comp. absences - long term	-	-	-	-	-	-	3,316,288	-	-	-	-
355	Loan liability - noncurrent	-	-	-	-	-	-	-	-	-	-	-
	Total noncurrent liabilities	-	-	-	-	34,561,397	-	80,935,013	38,676,751	-	-	-
	Total liabilities	50,737	195,579	1,532,633	-	41,620,298	(13,227,621)	118,456,830	39,647,753	-	1,927,348	1,927,348
400	Deferred Inflow of Resources	-	-	-	-	-	-	11,908,376	-	-	-	-
NET POSITION												
508.4	Invested in capital assets, net of related debt	-	(1,930,185)	1,930,185	-	14,489,680	-	236,805,271	(2,691,254)	-	-	-
511.4	Restricted net position	-	-	-	-	249,040,685	-	305,868,708	2,718,437	43,912,262	36,972,864	80,885,126
512.4	Unrestricted net position	(50,737)	5,421,708	(695,701)	317,125	27,863,211	-	131,053,750	(7,964,592)	-	-	-
	Total net position	(50,737)	3,491,523	1,234,484	317,125	291,393,576	-	673,727,729	(7,937,409)	43,912,262	36,972,864	80,885,126
	Total Liabilities and Net Position	\$ -	\$ 3,687,102	\$ 2,767,117	\$ 317,125	\$ 333,013,874	\$ (13,227,621)	\$ 804,092,935	\$ 31,710,344	\$ 43,912,262	\$ 38,900,212	\$ 82,812,474

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE REVENUE AND EXPENSE SUMMARY
YEAR ENDED DECEMBER 31, 2022**

Line Item #	Accounts Description	Moving to Work Program					Total MTW Programs	State and Local	Mainstream Vouchers 14.879
		Moving to Work Demonstration Program 14.881	HCV for MTW 14 HCV	LIPH for MTW 14.OPS	CFP for MTW 14.CFP	AMPS 14.850/872			
REVENUE									
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ -	\$ 19,223,461	\$ 19,223,461	\$ -	\$ -
70400	Tenant revenue - other	-	-	-	-	44,468	44,468	-	-
70500	Total tenant revenue	-	-	-	-	19,267,929	19,267,929	-	-
70600	HUD PHA operating grants	-	249,673,454	76,752,925	-	-	326,426,379	-	1,154,871
70610	Capital grants	-	-	-	14,896,032	-	14,896,032	-	-
70800	Other governmental grants	-	-	-	-	-	-	6,497,860	-
71100	Investment income - unrestricted	191,739	-	-	-	(142,362)	49,377	-	-
71310	Cost of sale of assets	-	-	-	-	433,802	433,802	-	-
71400	Fraud recovery	14,024	-	-	-	-	14,024	-	-
71500	Other revenue	2,256,374	-	-	-	1,107,214	3,363,588	-	-
71600	Gain or loss on the sale of fixed assets	-	-	-	-	(9,032,494)	(9,032,494)	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-
	Total revenue	2,462,137	249,673,454	76,752,925	14,896,032	11,634,089	355,418,637	6,497,860	1,154,871
EXPENSES									
Administrative:									
91100	Administrative salaries	14,351,281	-	-	-	6,091,493	20,442,774	1,475	-
91200	Auditing fees	28,950	-	-	-	107,627	136,577	-	-
91300	Management fee	-	-	-	-	13,625	13,625	-	-
91310	Bookkeeping fee	-	-	-	-	-	-	-	-
91400	Advertising and marketing	21,792	-	-	-	19,007	40,799	-	-
91500	Employee benefit contributions - administrative	4,197,084	-	-	-	1,860,655	6,057,739	699	-
91600	Office expenses	2,374,378	-	-	-	672,324	3,046,702	676	-
91700	Legal expense	18,629	-	-	-	167,117	185,746	-	-
91800	Travel	37,452	-	-	-	12,330	49,782	-	-
91810	Allocated overhead	(11,651,596)	-	-	-	10,477,970	(1,173,626)	20,973	-
91900	Other	14,571,765	-	-	-	5,595,663	20,167,428	26,240	119,940
	Total administrative	23,949,735	-	-	-	25,017,811	48,967,546	50,063	119,940
Tenant services:									
92100	Salaries	7,766	-	-	-	1,415,040	1,422,806	558,339	-
92200	Relocation costs	-	-	-	-	114,829	114,829	-	-
92300	Employee benefit contributions	4,698	-	-	-	407,547	412,245	109,618	-
92400	Other	13,555	-	-	-	66,761	80,316	201,127	-
	Total tenant services	26,019	-	-	-	2,004,177	2,030,196	869,084	-

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE REVENUE AND EXPENSE SUMMARY
YEAR ENDED DECEMBER 31, 2022**

Line Item #	Accounts Description	Coronavirus State and Local Fiscal Recovery Funds 21.027	ROSS 14.870	Youth Build 17.274	Business Activities	Housing Choice Vouchers 14.871	Emergency Housing Vouchers 14.871	Single Room Occupancy 14.249	Section 8 Moderate Rehabilitation 14.856	Self Insurance Fund
REVENUE										
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ 1,465,404	\$ -		\$ -	\$ -	\$ -
70400	Tenant revenue - other	-	-	-	18,151	-	-	-	-	-
70500	Total tenant revenue	-	-	-	1,483,555	-	-	-	-	-
70600	HUD PHA operating grants	-	588,885	-	-	6,014,445	1,672,734	372,957	256,651	-
70610	Capital grants	-	-	-	-	-	-	-	-	-
70800	Other governmental grants	181,299	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-
71500	Other revenue	-	-	-	4,197,335	11,518	-	-	15,515	-
71600	Gain or loss on the sale of fixed assets	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	(208,391)
	Total revenue	181,299	588,885	-	5,680,890	6,025,963	1,672,734	372,957	272,166	(208,391)
EXPENSES										
Administrative:										
91100	Administrative salaries	-	-	-	1,510,663	-	-	-	-	-
91200	Auditing fees	-	-	-	74,092	-	-	3,750	3,595	-
91300	Management fee	-	-	-	96,148	-	-	-	-	-
91310	Bookkeeping fee	-	-	-	-	-	-	-	-	-
91400	Advertising and marketing	-	-	-	4,253	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	372,282	7,472	-	-	-	-
91600	Office expenses	-	-	-	64,777	-	-	-	-	-
91700	Legal expense	-	-	-	8,336	-	-	-	-	-
91800	Travel	-	-	-	3,065	-	-	-	-	-
91810	Allocated overhead	-	-	-	210,986	4,046	-	-	-	-
91900	Other	-	-	-	2,111	-	161,652	21,906	-	-
	Total administrative	-	-	-	2,346,713	11,518	161,652	25,656	3,595	-
Tenant services:										
92100	Salaries	-	442,509	-	-	-	-	-	-	-
92200	Relocation costs	-	-	-	9,317	-	312,000	-	-	-
92300	Employee benefit contributions	-	105,509	-	-	-	-	-	-	-
92400	Other	-	31,277	-	637	-	-	-	-	-
	Total tenant services	-	579,295	-	9,954	-	312,000	-	-	-

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE REVENUE AND EXPENSE SUMMARY
YEAR ENDED DECEMBER 31, 2022**

Line Item #	Accounts Description	Jobs Plus Pilot Initiative 14.895	HOPE VI 14.866	Choice 14.889	CDBG 14.218	Blended Component Units	Elimination	Total Business Type Activities	Discrete Component Units	Pension	OPEB	Fiduciary Funds Total
REVENUE												
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ -	\$ 2,356,217	\$ -	\$ 23,045,082	\$ 1,210,751	\$ -	\$ -	\$ -
70400	Tenant revenue - other	-	-	-	-	3,580	-	66,199	3,850	-	-	-
70500	Total tenant revenue	-	-	-	-	2,359,797	-	23,111,281	1,214,601	-	-	-
70600	HUD PHA operating grants	-	455,000	-	-	-	-	336,941,922	-	-	-	-
70610	Capital grants	-	123,891	4,302,825	-	-	-	19,322,748	-	-	-	-
70800	Other governmental grants	-	-	-	-	1,908,490	-	8,587,649	1,353,120	-	-	-
71100	Investment income - unrestricted	-	-	-	-	250,296	-	299,673	2,898	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	433,802	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	14,024	-	-	-	-
71500	Other revenue	-	2,848,456	-	75,317	29,238,154	-	39,749,883	237,413	2,188,841	56,500	2,245,341
71600	Gain or loss on the sale of fixed assets	-	-	-	-	723,663	-	(8,308,831)	-	-	-	-
72000	Investment income - restricted	-	-	-	-	(615,296)	-	(823,687)	-	(4,024,289)	(3,874,093)	(7,898,382)
	Total revenue	-	3,427,347	4,302,825	75,317	33,865,104	-	419,328,464	2,808,032	(1,835,448)	(3,817,593)	(5,653,041)
EXPENSES												
Administrative:												
91100	Administrative salaries	-	-	104,822	-	494,388	-	22,554,122	322,306	-	-	-
91200	Auditing fees	-	-	250	-	102,915	-	321,179	64,131	-	17,000	17,000
91300	Management fee	-	-	-	-	243,342	-	353,115	134,270	-	-	-
91310	Bookkeeping fee	-	-	-	-	-	-	-	6,951	-	-	-
91400	Advertising and marketing	-	-	-	-	2,436	-	47,488	16,409	-	-	-
91500	Employee benefit contributions - administrative	-	34	23,023	-	-	-	6,461,249	-	3,387,906	1,901,105	5,289,011
91600	Office expenses	-	-	-	-	122,417	-	3,234,572	79,436	-	8,110	8,110
91700	Legal expense	-	-	148,266	-	134,292	-	476,640	18,170	-	-	-
91800	Travel	-	-	-	-	252	-	53,099	-	-	-	-
91810	Allocated overhead	-	16	-	-	937,605	-	746,641	-	-	-	-
91900	Other	1,532	152	93,791	-	746,641	-	21,341,393	74,160	124,910	-	124,910
	Total administrative	1,532	202	370,152	-	2,784,288	-	54,842,857	715,833	3,512,816	1,926,215	5,439,031
Tenant services:												
92100	Salaries	-	-	-	-	-	-	2,423,654	-	-	-	-
92200	Relocation costs	-	-	-	-	-	-	436,146	-	-	-	-
92300	Employee benefit contributions	-	-	-	-	7,322	-	634,694	-	-	-	-
92400	Other	-	-	591,748	-	53,577	-	958,682	-	-	-	-
	Total tenant services	-	-	591,748	-	60,899	-	4,453,176	-	-	-	-

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE REVENUE AND EXPENSE SUMMARY
YEAR ENDED DECEMBER 31, 2022**

Line Item #	Accounts Description	Moving to Work Program					Total MTW Programs	State and Local	Mainstream Vouchers 14.879
		Moving to Work Demonstration Program 14.881	HCV for MTW 14 HCV	LIPH for MTW 14.OPS	CFP for MTW 14.CFP	AMPS 14.850/872			
EXPENSES (Continued)									
Utilities:									
93100	Water	\$ -	\$ -	\$ -	\$ -	\$ 8,841,800	\$ 8,841,800	\$ -	\$ -
93200	Electricity	17,964	-	-	-	4,644,560	4,662,524	-	-
93300	Gas	37,848	-	-	-	3,004,938	3,042,786	-	-
93600	Sewer	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	2,952,584	2,952,584	-	-
	Total utilities	55,812	-	-	-	19,443,882	19,499,694	-	-
Ordinary maintenance and operations:									
94100	Labor	-	-	-	-	11,948,085	11,948,085	1,184,291	-
94200	Materials and other	-	-	-	-	6,789,364	6,789,364	856,372	-
94300	Contracts	13,453,345	-	-	-	10,454,346	23,907,691	521,574	-
94500	Employee benefits contribution	427,220	-	-	-	3,497,526	3,924,746	90,733	-
	Total ordinary maintenance and operations	13,880,565	-	-	-	32,689,321	46,569,886	2,652,970	-
Protective Services:									
95200	Protective services - other contract costs	270,246	-	-	-	518,374	788,620	949	-
	Total protective services	270,246	-	-	-	518,374	788,620	949	-
Insurance premiums:									
96110	Property insurance	-	-	-	-	534,759	534,759	-	-
96120	Liability insurance	-	-	-	-	1,050,588	1,050,588	15,444	-
96130	Workmen's compensation	259,210	-	-	-	370,773	629,983	-	-
96140	All other insurance	70,566	-	-	-	232,457	303,023	-	-
96100	Total Insurance premiums	329,776	-	-	-	2,188,577	2,518,353	15,444	-
General expenses:									
96200	Other general expenses	3,951,299	-	-	-	4,628,290	8,579,589	2,014,822	-
96210	Compensated absences	273,741	-	-	-	24,745	298,486	7,654	-
96300	Payments in lieu of taxes	-	-	-	-	349,466	349,466	-	-
96400	Bad debt - tenant rents	-	-	-	-	1,236,201	1,236,201	-	-
96600	Bad debt - Other	-	-	-	-	981,345	981,345	-	-
96800	Severance expense	-	-	-	-	-	-	-	-
	Total general expenses	4,225,040	-	-	-	7,220,047	11,445,087	2,022,476	-
96710	Interest of mortgage or bonds payable	-	-	-	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	1,907,896	1,907,896	-	-
96700	Total interest expense and amortization cost	-	-	-	-	1,907,896	1,907,896	-	-
	Total operating expenses	42,737,193	-	-	-	90,990,085	133,727,278	5,610,986	119,940
	Excess of operating revenue over operating expenses	(40,275,056)	249,673,454	76,752,925	14,896,032	(79,355,996)	221,691,359	886,874	1,034,931

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE REVENUE AND EXPENSE SUMMARY
YEAR ENDED DECEMBER 31, 2022**

Line Item #	Accounts Description	Coronavirus State and Local Fiscal Recovery Funds 21.027	ROSS 14.870	Business Activities	Housing Choice Vouchers 14.871	Emergency Housing Vouchers 14.871	Single Room Occupancy 14.249	Section 8 Moderate Rehabilitation 14.856	Self Insurance Fund
EXPENSES (Continued)									
Utilities:									
93100	Water	\$ -	\$ -	\$ 205,421	\$ -	\$ -	\$ -	\$ -	\$ -
93200	Electricity	-	-	57,529	-	-	-	-	-
93300	Gas	-	-	3,227	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-
	Total utilities	-	-	266,177	-	-	-	-	-
Ordinary maintenance and operations:									
94100	Labor	-	-	-	-	-	-	-	-
94200	Materials and other	-	-	62,196	-	-	-	-	-
94300	Contracts	-	-	496,309	-	-	-	-	-
94500	Employee benefits contribution	-	-	-	-	-	-	-	-
	Total ordinary maintenance and operations	-	-	558,505	-	-	-	-	-
Protective Services:									
95200	Protective services - other contract costs	-	-	39,502	-	-	-	-	-
	Total protective services	-	-	39,502	-	-	-	-	-
Insurance premiums:									
96110	Property insurance	-	-	60,081	-	-	-	-	-
96120	Liability insurance	-	-	18,843	-	-	-	-	-
96130	Workmen's compensation	-	9,591	317,342	-	-	-	-	-
96140	All other insurance	-	-	31,725	-	-	-	-	-
96100	Total Insurance premiums	-	9,591	427,991	-	-	-	-	-
General expenses:									
96200	Other general expenses	-	-	1,574,493	-	-	-	-	-
96210	Compensated absences	-	-	2,884	-	-	-	-	-
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-
96400	Bad debt - tenant rents	-	-	35,988	-	-	-	-	-
96600	Bad debt - Other	-	-	58,687	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-
	Total general expenses	-	-	1,672,052	-	-	-	-	-
96710	Interest of mortgage or bonds payable	-	-	-	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-	-	-	-
	Total operating expenses	-	588,886	5,320,894	11,518	473,652	25,656	3,595	-
	Excess of operating revenue over operating expenses	181,299	(1)	359,996	6,014,445	1,199,082	347,301	268,571	(208,391)

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE REVENUE AND EXPENSE SUMMARY
YEAR ENDED DECEMBER 31, 2022**

Line Item #	Accounts Description	Jobs Plus Pilot Initiative 14.895	HOPE VI 14.866	Choice 14.889	CDBG 14.218	Blended Component Units	Elimination	Total Business Type Activities	Discrete Component Units	Pension	OPEB	Fiduciary Funds Total
EXPENSES (Continued)												
Utilities:												
93100	Water	\$ -	\$ -	\$ -	\$ -	\$ 645,708	\$ -	\$ 9,692,929	\$ 293,817	\$ -	\$ -	\$ -
93200	Electricity	-	-	-	-	132,966	-	4,853,019	56,092	-	-	-
93300	Gas	-	-	-	-	35,879	-	3,081,892	8,094	-	-	-
93600	Sewer	-	-	-	-	-	-	-	125,844	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	2,952,584	-	-	-	-
	Total utilities	-	-	-	-	814,553	-	20,580,424	483,847	-	-	-
Ordinary maintenance and operations:												
94100	Labor	-	-	-	-	515,474	-	13,647,850	214,619	-	-	-
94200	Materials and other	-	-	-	-	250,413	-	7,958,345	314,774	-	-	-
94300	Contracts	-	-	-	-	1,063,190	-	25,988,764	925,706	-	-	-
94500	Employee benefits contribution	-	-	-	-	-	-	4,015,479	18,706	-	-	-
	Total ordinary maintenance and operations	-	-	-	-	1,829,077	-	51,610,438	1,473,805	-	-	-
Protective Services:												
95200	Protective services - other contract costs	-	-	-	-	825	-	829,896	-	-	-	-
	Total protective services	-	-	-	-	825	-	829,896	-	-	-	-
Insurance premiums:												
96110	Property insurance	-	-	-	-	315,158	-	909,998	205,862	-	-	-
96120	Liability insurance	-	-	-	-	32,772	-	1,117,647	-	-	-	-
96130	Workmen's compensation	-	-	796	-	7,364	-	965,076	23,437	-	-	-
96140	All other insurance	-	-	-	-	-	-	334,748	11,680	2,229	-	2,229
96100	Total Insurance premiums	-	-	796	-	355,294	-	3,327,469	240,979	2,229	-	2,229
General expenses:												
96200	Other general expenses	-	-	26,467	-	5,402,265	-	17,597,636	358,580	-	-	-
96210	Compensated absences	-	-	-	-	-	-	309,024	-	-	-	-
96300	Payments in lieu of taxes	-	-	-	-	82,320	-	431,786	60,496	-	-	-
96400	Bad debt - tenant rents	-	-	-	-	85,809	-	1,357,998	236,665	-	-	-
96600	Bad debt - Other	-	-	-	-	9,405,677	-	10,445,709	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-
	Total general expenses	-	-	26,467	-	14,976,071	-	30,142,153	655,741	-	-	-
96710	Interest of mortgage or bonds payable	-	-	-	-	447,347	-	447,347	728,087	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	87,912	-	1,995,808	2,520	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	535,259	-	2,443,155	730,607	-	-	-
	Total operating expenses	1,532	202	989,163	-	21,356,266	-	168,229,568	4,300,812	3,515,045	1,926,215	5,441,260
	Excess of operating revenue over operating expenses	(1,532)	3,427,145	3,313,662	75,317	12,508,838	-	251,098,896	(1,492,780)	(5,350,493)	(5,743,808)	(11,094,301)

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE REVENUE AND EXPENSE SUMMARY
YEAR ENDED DECEMBER 31, 2022**

Line Item #	Accounts Description	Moving to Work Program							State and Local	Mainstream Vouchers 14.879
		Moving to Work Demonstration Program 14.881	HCV for MTW 14 HCV	LIPH for MTW 14.OPS	CFP for MTW 14.CFP	AMPS 14.850/872	Total MTW Programs			
EXPENSES (Continued)										
97100	Extraordinary maintenance	\$ 353,767	\$ -	\$ -	\$ -	\$ 497,122	\$ 850,889	\$ -	\$ -	
97200	Casualty losses - noncapitalized	-	-	-	-	1,008,925	1,008,925	-	-	
97300	Housing assistance payments	216,777,974	-	-	-	-	216,777,974	-	965,078	
97350	HAP portability - in	16,302	-	-	-	-	16,302	-	-	
97400	Depreciation expense	137,251	-	-	-	18,361,395	18,498,646	-	-	
	Total expenses	<u>260,022,487</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>110,857,527</u>	<u>370,880,014</u>	<u>5,610,986</u>	<u>1,085,018</u>	
Other financing sources (uses):										
10010	Operating transfer in	341,322,411	-	-	-	-	341,322,411	-	-	
10020	Operating transfer out	-	(249,673,454)	(76,752,925)	(14,896,032)	-	(341,322,411)	-	-	
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	
10080	Special items (net gain/loss)	-	-	-	-	-	-	-	-	
10093	Transfers between program and project- in	-	-	-	-	89,372,439	89,372,439	-	-	
10094	Transfers between program and project- out	(88,094,434)	-	-	-	(1,465,071)	(89,559,505)	(515,090)	-	
	Total other financing sources (uses)	<u>253,227,977</u>	<u>(249,673,454)</u>	<u>(76,752,925)</u>	<u>(14,896,032)</u>	<u>87,907,368</u>	<u>(187,066)</u>	<u>(515,090)</u>	<u>-</u>	
EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES										
		<u>\$ (4,332,373)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (11,316,070)</u>	<u>\$ (15,648,443)</u>	<u>\$ 371,784</u>	<u>\$ 69,853</u>	
Memo Account Information										
11020	Required annual debt principal payments	\$ -	\$ -	\$ -	\$ -	\$ 2,150,000	\$ -	\$ -	\$ -	
11030	Beginning equity	92,953,851	-	-	-	271,005,562	363,959,413	1,087,910	2,888	
11040	Prior period adjustments, equity transfers and correction	(6,147,521)	-	-	-	7,985,916	1,838,395	-	-	

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE REVENUE AND EXPENSE SUMMARY
YEAR ENDED DECEMBER 31, 2022**

Line Item #	Accounts Description	Coronavirus State and Local Fiscal Recovery Funds 21.027	ROSS 14.870	Business Activities	Housing Choice Vouchers 14.871	Emergency Housing Vouchers 14.871	Single Room Occupancy 14.249	Section 8 Moderate Rehabilitation 14.856	Self Insurance Fund
EXPENSES (Continued)									
97100	Extraordinary maintenance	\$ -	\$ -	\$ 460,531	\$ -	\$ -	\$ -	\$ -	\$ -
97200	Casualty losses - noncapitalized	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	6,007,909	2,787,367	295,248	225,965	-
97350	HAP portability - in	-	-	-	6,536	-	-	-	-
97400	Depreciation expense	-	-	56,402	-	-	-	-	-
	Total expenses	-	588,886	5,837,827	6,025,963	3,261,019	320,904	229,560	-
Other financing sources (uses):									
10010	Operating transfer in	-	-	-	-	-	-	-	-
10020	Operating transfer out	-	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-
10080	Special items (net gain/loss)	-	-	-	-	-	-	-	-
10093	Transfers between program and project- in	-	-	-	-	-	-	-	-
10094	Transfers between program and project- out	-	-	-	-	-	-	-	-
	Total other financing sources (uses)	-	-	-	-	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES									
		\$ 181,299	\$ (1)	\$ (156,937)	\$ -	\$ (1,588,285)	\$ 52,053	\$ 42,606	\$ (208,391)
Memo Account Information									
11020	Required annual debt principal payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11030	Beginning equity	-	18,323	10,796,342	-	1,632,157	-	-	16,814,467
11040	Prior period adjustments, equity transfers and correction	-	-	(1,923,675)	-	-	-	-	-

**HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULES
ENTITY-WIDE REVENUE AND EXPENSE SUMMARY
YEAR ENDED DECEMBER 31, 2022**

Line Item #	Accounts Description	Jobs Plus Pilot Initiative 14.895	HOPE VI 14.866	Choice 14.889	CDBG 14.218	Blended Component Units	Elimination	Total Business Type Activities	Discrete Component Units	Pension	OPEB	Fiduciary Funds Total
EXPENSES (Continued)												
97100	Extraordinary maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,311,420	\$ -	\$ -	\$ -	\$ -
97200	Casualty losses - noncapitalized	-	-	-	-	-	-	1,008,925	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	227,059,541	-	-	-	-
97350	HAP portability - in	-	-	-	-	-	-	22,838	-	-	-	-
97400	Depreciation expense	-	-	-	-	2,311,561	-	20,866,609	1,227,796	-	-	-
	Total expenses	1,532	202	989,163	-	23,667,827	-	418,498,901	5,528,608	3,515,045	1,926,215	5,441,260
Other financing sources (uses):												
10010	Operating transfer in	-	-	-	-	-	(341,322,411)	-	-	-	-	-
10020	Operating transfer out	-	-	-	-	-	341,322,411	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-
10080	Special items (net gain/loss)	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers between program and project- in	-	-	-	-	5,264,815	(94,637,254)	-	-	-	-	-
10094	Transfers between program and project- out	-	(169,100)	(4,393,559)	-	-	94,637,254	-	-	-	-	-
	Total other financing sources (uses)	-	(169,100)	(4,393,559)	-	5,264,815	-	-	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES												
		\$ (1,532)	\$ 3,258,045	\$ (1,079,897)	\$ 75,317	\$ 15,462,092	\$ -	\$ 829,563	\$ (2,720,576)	\$ (5,350,493)	\$ (5,743,808)	\$ (11,094,301)
Memo Account Information												
11020	Required annual debt principal payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,161,020	\$ -	\$ -	\$ -	\$ -
11030	Beginning equity	(49,205)	233,478	2,314,381	241,808	275,846,204	-	672,898,166	(5,216,833)	49,262,755	42,716,672	91,979,427
11040	Prior period adjustments, equity transfers and correction	-	-	-	-	85,280	-	-	-	-	-	-



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

Board of Commissioners
Housing Authority of Baltimore City
Baltimore, Maryland

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities, the aggregate discretely presented component units, and the aggregate remaining fund information of the Housing Authority of Baltimore City, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Housing Authority of Baltimore City's basic financial statements, and have issued our report thereon dated September 8, 2023. 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 Housing Authority of Baltimore City's financial statements. The audit of Sharp-Leadenhall Rental No. 1, LP was not performed in accordance with *Government Auditing Standards*. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Report on Internal Control Over Financial Reporting

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

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

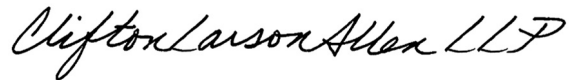
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

Report on Compliance and Other Matters

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

Purpose of This Report

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



CliftonLarsonAllen LLP

Baltimore, Maryland
September 8, 2023



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

Board of Commissioners
Housing Authority of Baltimore City
Baltimore, Maryland

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of Baltimore City's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of Baltimore City's major federal programs for the year ended December 31, 2022. The Housing Authority of Baltimore City's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

The Housing Authority of Baltimore City's basic financial statements include the operations of discretely presented component units which may have received federal awards which are not included in the schedule of expenditures of federal awards for the year ended December 31, 2022. Our audit, described below, did not include the operations of the aggregate discretely presented component units because other auditors were engaged to perform audits of compliance, if applicable.

In our opinion, the Housing Authority of Baltimore City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2022.

Basis for Opinion on Each Major Federal Program

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

We are required to be independent of the Housing Authority of Baltimore City 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 Housing Authority of Baltimore City'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 Housing Authority of Baltimore City's federal programs.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Housing Authority of Baltimore City'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 Housing Authority of Baltimore City'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 Housing Authority of Baltimore City'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 Housing Authority of Baltimore City'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 Housing Authority of Baltimore City'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 Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that 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.



CliftonLarsonAllen LLP

Baltimore, Maryland
September 8, 2023

**HOUSING AUTHORITY OF BALTIMORE CITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED DECEMBER 31, 2022**

Federal Grantor/Pass through Grantor/ Program or Cluster Title	Assistance Listing Number	Pass-Through Identifying Number	Passed Through to Subrecipients	Federal Expenditures
Department of Housing and Urban Development				
Direct Programs				
Moving to Work Demonstration Program	14.881	N/A	\$ 85,255,432	\$ 341,322,411
Resident Opportunities and Supportive Services	14.870	N/A	-	588,885
Section 8 Project-Based Cluster:				
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	N/A	-	229,560
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	N/A	-	320,904
Total Section 8 Project-Based Cluster			-	550,464
HOPE VI Cluster:				
Revitalization of Severely Distressed Public Housing	14.866	N/A	-	578,891
Choice Neighborhoods Implementation Grant	14.889	N/A	-	4,302,825
Total HOPE VI Cluster			-	4,881,716
Housing Voucher Cluster:				
Section 8 Housing Vouchers	14.871	N/A	-	6,014,445
Emergency Housing Vouchers	14.871	N/A	-	3,261,019
Mainstream Vouchers	14.879	N/A	-	1,085,018
Total Housing Voucher Cluster			-	10,360,482
Total Department of Housing and Urban Development			85,255,432	357,703,958
U.S. Department of Treasury				
Passed through the City of Baltimore				
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	PRJ002660	-	181,299
Total U.S. Department of Treasury			-	181,299
Total Expenditures of Federal Awards			\$ 85,255,432	\$ 357,885,257

See accompanying Notes to Schedule of Expenditures of Federal Awards.

**HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
DECEMBER 31, 2022**

NOTE 1 BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Housing Authority of Baltimore City (the Authority) under programs of the federal government for the year ended December 31, 2022. The information in this Schedule is presented in accordance with the requirements of Title 2 *CFR* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to, and does not, present the financial position, changes in net 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 the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 SUBRECIPIENTS

Of the federal expenditures presented in the accompanying schedule, the Authority provided federal awards to a subrecipient (Baltimore Regional Housing Partnership) in the amount of \$85,255,432 under the Moving to Work program (Assistance Listing Number 14.881) for the year ended December 31, 2022.

NOTE 4 INDIRECT COST RATE

The Authority has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

**HOUSING AUTHORITY OF BALTIMORE CITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED DECEMBER 31, 2022**

Section I – Summary of Auditors’ Results

Financial Statements

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

Federal Awards

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

Identification of Major Federal Programs

Assistance Listing Numbers

14.881

Name of Federal Program or Cluster

Moving to Work Demonstration Program

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

\$ 3,000,000

Auditee qualified as low-risk auditee?

 x yes _____ no

**HOUSING AUTHORITY OF BALTIMORE CITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED DECEMBER 31, 2022**

Section II – Financial Statement Findings

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

Section III – Findings and Questioned Costs – Major Federal Programs

Our audit did not disclose any matters required to be reported in accordance with 2 CFR 200.516(a).