

**HARRIS COUNTY HOUSING AUTHORITY  
(HOUSTON, TEXAS)**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED MARCH 31, 2024**



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## INDEPENDENT AUDITORS' REPORT

Board of Commissioners  
Harris County Housing Authority  
Houston, Texas

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the Harris County Housing Authority (the Authority), as of and for the year ended March 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Authority, as of March 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the aggregate discretely presented component units of LDG Northwood, L.P., Cornerstone Village Apartments, L.P., Louetta Village Apartments 45, L.P., Olive Grove Manor, Ltd., Retreat at Westlock, Ltd., Sierra Meadows, Ltd., TX Bammel Housing, L.P., Waterside Court, Ltd., Fenix Estates I, L.P., Channelview, L.P., The Arbor at Wayforest, L.P, and The Residences at Arbor Oaks, L.P. Those statements, which were prepared in accordance with the accounting standards issued by the Financial Accounting Standards Board, were audited by other auditors whose reports have been furnished to us.

#### ***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 Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Responsibilities of Management for the Financial Statements***

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

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

***Auditors' Responsibilities for the Audit of the Financial Statements***

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

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

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

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

**Required Supplementary Information**

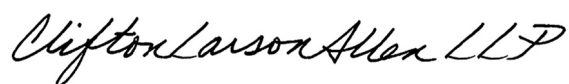
Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 9, Schedule of Changes in Net Pension Liability(Asset) and Related Ratios Based and Schedule of Contributions Based on Participation in the Public Employee Pension Plan of TCDRS on pages 49 and 50 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 Authority's basic financial statements. The financial data schedules and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the financial data schedules and schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated December 5, 2024 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



**CliftonLarsonAllen LLP**

San Antonio, Texas  
December 5, 2024

**HARRIS COUNTY HOUSING AUTHORITY  
MANAGEMENT DISCUSSION AND ANALYSIS  
MARCH 31, 2024**

Harris County Housing Authority (the Authority) offers the readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended March 31, 2024. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

This financial report is designed to provide our residents, the citizens of Harris County, Texas, all federal and state regulatory bodies, and any creditors with a general overview of the Authority's finances and program compliance.

**FINANCIAL HIGHLIGHTS**

- The assets and deferred outflows of resources of the Authority exceeded its liabilities and deferred inflows of resources by \$103,532,763 (net position).
- The Authority's total cash as of March 31, 2023 and 2024 was \$19,240,316 and \$24,515,041, respectively, representing an increase of \$5,274,725.
- The Authority received revenue directly from the U.S. Department of Housing and Urban Development (HUD) of \$62,132,274 for 2024.

**OVERVIEW OF FINANCIAL STATEMENTS**

The financial statements included in this annual report are those of a special-purpose governmental agency engaged in a single business-type activity prepared on an accrual basis. Over time, significant changes in the Authority's net position serve as a useful indicator of the entity's financial health. To fully assess the financial health of any authority, the reader must also consider other nonfinancial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program changes, and the physical condition of capital assets. The following statements are included:

- **Statement of Net Position** – this statement reports the Authority's assets, deferred outflows of resources, liabilities, deferred inflows of resources and net position at the end of the fiscal year. You can think of the Authority's net position as the difference between the Authority's rights (assets and deferred outflows of resources) and the Authority's obligations (liabilities and deferred inflows of resources).
- **Statement of Revenues, Expenses, and Changes in Net Position** – this statement presents information showing how the Authority's net position increased or decreased during the current fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will result in cash inflows and cash outflows in future periods.
- **Statement of Cash Flows** – this statement presents information showing the total cash receipts and cash disbursements of the Authority during the current fiscal year. The statement reflects the net changes in cash resulting from operations plus any other cash requirements during the current year (i.e., capital additions, debt service, prior period obligations, etc.). In addition, the statement reflects the receipt of cash that was obligated to the Authority in prior periods and subsequently received during the current fiscal year (i.e., accounts receivable, notes receivable, etc.).

**HARRIS COUNTY HOUSING AUTHORITY  
MANAGEMENT DISCUSSION AND ANALYSIS  
MARCH 31, 2024**

**OVERVIEW OF FINANCIAL STATEMENTS (CONTINUED)**

- **Notes to the Basic Financial Statements** – notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided. These notes provide greater understanding on the overall activity of the Authority and how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of any uncertainties the Authority may face.

In addition to the basic financial statements listed above, our report includes supplementary information. This information provides more detail on the Authority's various programs and the required information mandated by regulatory bodies that fund the Authority's various programs.

**THE AUTHORITY'S PROGRAMS**

Housing Choice Voucher, Emergency Housing Vouchers, Section 8 Moderate Rehabilitation, and Single Room Occupancy Programs – The Authority administers contracts with independent landlords and private property owners. Landlords and property owners enter into Housing Assistance Payment contracts with the Authority. The Authority then subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions funding to enable the Authority to approve market rate leases, with the participants' portion of rent set at 30% of household income, adjusted for family composition and certain allowances.

Business Activities – The Authority's Affordable Housing Division was created to facilitate the expansion of its mission to provide quality affordable housing and assist residents in achieving economic independence. The Affordable Housing Division is committed to the development and operation of safe and affordable housing communities with enhanced access to social services, job training and transportation. The Authority is committed to building new affordable housing using the Low Income Housing Tax Credit Program with HOME and Community Development Block Grant funds provided by the Harris County Community Services Department. This unique public/public partnership is well positioned to meet the needs of affordable housing in the unincorporated areas of Harris County. This has enabled the Authority to develop eight senior developments and seven multifamily developments. The Authority also has two senior developments and one multifamily development under construction.

Community Development Block Grant (CDBG) – The CDBG program is providing funding through the Harris County and the Texas General Land Office (GLO).

Central Office Cost Center (COCC) – Is a business unit within the Authority that generates revenue from fees for service and other business activities. The COCC consists of activities funded through these revenue sources.

Blended Component Units – The blended component units consist of sixteen entities where the HCHA is the sole member. Twelve of the entities represent the General Partner (GP) of a discretely presented component unit.

Discretely Presented Component Units – The discretely presented component units consist of twelve Partnerships where the HCHA is a .01% general partner.

**HARRIS COUNTY HOUSING AUTHORITY  
MANAGEMENT DISCUSSION AND ANALYSIS  
MARCH 31, 2024**

**FINANCIAL ANALYSIS**

**Statement of Net Position**

	<u>2024</u>	<u>2023</u>	<u>Net Change</u>
Current Assets	\$ 25,513,815	\$ 20,240,115	\$ 5,273,700
Capital Assets, Net	59,324,911	58,881,852	443,059
Other Noncurrent Assets	<u>108,437,022</u>	<u>88,379,133</u>	<u>20,057,889</u>
Total Assets	<u>193,275,748</u>	<u>167,501,100</u>	<u>25,774,648</u>
 Deferred Outflows of Resources	 344,711	 404,205	 (59,494)
Current Liabilities	2,770,460	2,324,755	445,705
Long-Term Debt	80,375,058	61,502,867	18,872,191
Other Noncurrent Liabilities	<u>191,861</u>	<u>550,867</u>	<u>(359,006)</u>
Total Liabilities	<u>83,337,379</u>	<u>64,378,489</u>	<u>18,958,890</u>
 Deferred Inflows of Resources	 <u>6,750,317</u>	 <u>1,551,399</u>	 <u>5,198,918</u>
Net Investment in Capital Assets	(21,574,501)	(3,074,868)	(18,499,633)
Restricted	109,566,307	91,515,305	18,051,002
Unrestricted	<u>15,540,957</u>	<u>13,534,980</u>	<u>2,005,977</u>
Total Net Position	<u><u>\$ 103,532,763</u></u>	<u><u>\$ 101,975,417</u></u>	<u><u>\$ 1,557,346</u></u>

**Current Assets** increased by \$5,273,700 primarily due to increases in additional funding received from HUD for with increased vouchers from previous year, increased budget authority and HAP proration, and an increase in fees collected in the current year.

**Net Capital Assets** increased by \$443,059 primarily due to the continued construction in progress for Bernicia Place, an apartment complex for the elderly.

**Other Noncurrent Assets** increased by \$20,057,889 primarily due to new notes issued to Arbor at Wayforest, NHL Bluestem, LP, The Residences at Arbor Oaks and First Met Apts, LP for the construction of new properties.

**Current Liabilities** increased by \$445,705 due to additional funding received from HUD for fiscal year 2025.

**Long-Term Debt** is discussed in more detail in the Capital Asset and Debt Activity section below.

**Other Noncurrent Liabilities** decreased by \$359,006 primarily due to the movement of unearned ground lease revenues to deferred inflows of resources.

**Deferred Inflows of Resources** increased by \$5,198,918 due to changes in assumptions and other actuarial factors of the net pension asset.



**HARRIS COUNTY HOUSING AUTHORITY  
MANAGEMENT DISCUSSION AND ANALYSIS  
MARCH 31, 2024**

**FINANCIAL ANALYSIS (CONTINUED)**

**Net Position** – The difference between an organization’s assets and deferred outflows and its liabilities and deferred inflows is its net position. Net position is categorized as one of three types:

1. Net investment in capital assets – The Authority’s capital assets, net of accumulated depreciation and related debt.
2. Restricted – The Authority’s net position which is subject to constraints imposed by law or agreement.
3. Unrestricted – The Authority’s net position that is neither invested in capital assets nor restricted which changes principally due to operations. These resources are available to meet the Authority’s ongoing obligations to its residents and creditors.

**Changes in Net Position**

	2024	2023	Net Change
Operating Revenues:			
HUD Revenue	\$ 62,132,274	\$ 58,221,143	\$ 3,911,131
Tenant Revenue	2,144,654	2,009,184	135,470
Other Revenue	9,087,215	12,170,959	(3,083,744)
Total Operating Revenues	73,364,143	72,401,286	962,857
Operating Expenses:			
Administrative	4,254,525	3,975,030	279,495
Tenant Services	138,999	404,557	(265,558)
Utilities	173,527	149,096	24,431
Maintenance	619,268	600,016	19,252
Protective Services	42,350	39,900	2,450
General	826,876	613,788	213,088
Depreciation	539,617	552,109	(12,492)
Housing Assistance Payments	65,353,737	61,143,774	4,209,963
Total Operating Expenses	71,948,899	67,478,270	4,470,629
Operating Income	1,415,244	4,923,016	(3,507,772)
Nonoperating Revenues (Expenses):			
Interest Income	757,743	284,917	472,826
Interest Expense	(615,641)	(609,394)	6,247
Acquisition of Baybrook Park	-	522,536	522,536
Total Nonoperating Revenues (Expenses)	142,102	198,059	(55,957)
Change in Net Position	1,557,346	5,121,075	(3,563,729)
Total Net Position - Beginning	101,975,417	96,854,342	5,121,075
Total Net Position - Ending	\$ 103,532,763	\$ 101,975,417	\$ 1,557,346

**HARRIS COUNTY HOUSING AUTHORITY  
MANAGEMENT DISCUSSION AND ANALYSIS  
MARCH 31, 2024**

**FINANCIAL ANALYSIS (CONTINUED)**

**Total Operating Revenue** increased by \$962,857 due to the increase in HUD revenue and tenant revenues.

**Operating Expenses** are categorized by the Authority as housing assistance payments, depreciation expense, administrative, tenant services, utilities, maintenance, protective services and general.

**Total Operating Expenses** increased by \$4,470,629 during 2024 as compared to 2023 primarily as result of various increases across the expense categories, the largest being housing assistance payments. Housing assistance payments increased by \$4,209,963 for the Housing Choice Voucher program due to an increase in average HAP per unit during the year compared to the prior year.

**Nonoperating Revenues (Expenses)** decreased by \$55,957. primarily due to the transfer in of Baybrook Retirement Center, Ltd. as a blended component unit in the prior year.

**Capital Asset and Debt Activity**

Total net fixed assets increased by \$443,059 from 2023 to 2024. The increase primarily is due to the continued construction in progress for Bernicia Place, an apartment complex for the elderly. The Authority's current year debt of \$80,899,412 is for the Cypresswood Estates, The Hollows, Northwood, Bluestem, Arbor at Wayforest, The Residences at Arbor Oaks, Baybrook Park Retirement Center, Ltd, Fenix Estates and First Met Apt, Ltd properties. Current year drawdowns of \$18,914,589 and payments of \$162,764 are disclosed in detail within Note 7.

**Factors Affecting Next Year's Budget**

The Authority is primarily dependent upon HUD for the funding of the Section 8 Housing Choice Voucher program; therefore, the Authority is affected more by the Federal budget than by local economic conditions. The current funding levels are anticipated to continue for FY 2024 due to a 100.00% occupancy rate in the HCV program (57,828 unit months leased/57,828 unit months available).

**Economic Factors**

Significant economic factors affecting the Authority are as follows:

- Increased Portability Move-Ins administered for other Initial PHAs as required by HUD will have an economic factor on revenue and additional administrative expenses to support the influx.
- New Developments- Construction closeout and conversion to permanent loan of the six CDBG-DR developments.
- Existing Developments- Cornerstone, Louetta Village, Heritage Estates 15 yr exit transactions, Fenix estates loan maturity and asset management maintenance upkeep, improvements along with property insurance costs for all developments.
- HCHA forecasts an economic factor with the upcoming property management of the HAY Center Property owned by Harris County.

**HARRIS COUNTY HOUSING AUTHORITY  
MANAGEMENT DISCUSSION AND ANALYSIS  
MARCH 31, 2024**

**CONCLUSION**

The Authority continues to operate a diverse housing portfolio to provide revenue not dependent on Federal sources. The Authority's management is committed to staying abreast of regulations and appropriations as well as performing ongoing analysis of budgets, expenses and program compliance to assure the Authority continues to operate at the highest standards and degree of integrity.

The Authority will continue to deliver quality service to its customers and will strive to continue to increase the availability of quality affordable housing for very-low to moderate income citizens of Harris County through a variety of mixed-finance approaches. The Authority is continuing to search for opportunities to increase revenues, increase resident employment and self-sufficiency, reduce dependency on federal funding, promote staff development, and develop cost saving opportunities.

**REQUESTS FOR INFORMATION**

This financial report is designed to provide our residents, the citizens of Harris County, Texas, all Federal and State regulatory bodies, and any creditors with an overview of the Authority's finances. If you have questions regarding these financial statements or supplemental information, address them to Ms. Quijano Melissa, Executive Director, Harris County Housing Authority, P.O. Box 53028, Houston, Texas 77052.

**HARRIS COUNTY HOUSING AUTHORITY  
STATEMENT OF NET POSITION  
MARCH 31, 2024**

	Business-Type Activities	Discretely Presented Component Units
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash - Unrestricted	\$ 17,018,851	\$ 7,168,396
Cash - Restricted	7,496,190	15,081,156
Accounts Receivables, Net	844,948	492,949
Prepaid Expenses	153,826	833,226
Total Current Assets	25,513,815	23,575,727
<b>NONCURRENT ASSETS</b>		
Notes Receivable - Related Parties	102,122,584	-
Capital Assets not being Depreciated	47,733,358	39,207,599
Capital Assets being Depreciated, Net	11,591,553	211,890,751
Accrued Interest Receivable - Related Parties	4,894,906	-
Net Pension Asset	667,849	-
Other Assets	751,683	11,853,816
Total Noncurrent Assets	167,761,933	262,952,166
Total Assets	193,275,748	286,527,893
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Defined Benefit Pension Plan	344,711	-
Total Assets and Deferred Outflows of Resources	\$ 193,620,459	\$ 286,527,893

See accompanying Notes to Basic Financial Statements.

**HARRIS COUNTY HOUSING AUTHORITY  
STATEMENT OF NET POSITION (CONTINUED)  
MARCH 31, 2024**

	<u>Business-Type Activities</u>	<u>Discretely Presented Component Units</u>
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 347,610	\$ 1,465,860
Accrued Salaries	28,931	13,493
Accrued Compensated Absences	32,621	-
Unearned Revenue	322,024	161,602
Tenant Security Deposits	59,731	656,445
Accrued Interest Payable	505,125	4,356,801
Current Portion of Loans Payable	524,354	1,167,215
Other Current Liabilities	950,064	23,025,026
Total Current Liabilities	2,770,460	30,846,442
<b>NONCURRENT LIABILITIES</b>		
Loans Payable - Long Term	80,375,058	197,166,417
Accrued Compensated Absences	97,861	-
Other Noncurrent Liabilities	94,000	31,163,123
Total Noncurrent Liabilities	80,566,919	228,329,540
Total Liabilities	83,337,379	259,175,982
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Ground Leases	1,365,030	-
Advanced Funding	5,311,035	-
Defined Benefit Pension Plan	74,252	-
Total Deferred Inflows of Resources	6,750,317	-
<b>NET POSITION</b>		
Net Investment in Capital Assets	(21,574,501)	52,764,718
Restricted for:		
Program Reserves	349,009	-
Related Party Receivables	107,017,490	-
Customer Deposits	1,531,959	14,424,711
Net Pension Asset	667,849	-
Unrestricted	15,540,957	(39,837,518)
Total Net Position	103,532,763	27,351,911
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 193,620,459	\$ 286,527,893

See accompanying Notes to Basic Financial Statements.

**HARRIS COUNTY HOUSING AUTHORITY  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
YEAR ENDED MARCH 31, 2024**

	Business-Type Activities	Discretely Presented Component Units
<b>OPERATING REVENUES</b>		
HUD Operating Revenue	\$ 62,132,274	\$ -
Tenant Revenue	2,144,654	17,830,046
Other Operating Revenue	9,087,215	463,071
Total Operating Revenues	73,364,143	18,293,117
<b>OPERATING EXPENSES</b>		
Administrative	4,254,525	5,382,951
Tenant Services	138,999	249,926
Utilities	173,527	1,603,631
Maintenance	619,268	3,878,817
Protective Services	42,350	75,930
General	826,876	3,865,906
Depreciation	539,617	9,280,989
Housing Assistance Payments	65,353,737	-
Total Operating Expenses	71,948,899	24,338,150
<b>OPERATING INCOME (LOSS)</b>	1,415,244	(6,045,033)
<b>NONOPERATING REVENUES (EXPENSES)</b>		
Interest Income	757,743	38,962
Unrealized Gains	-	644,918
Capital Contributions	-	26,348,851
Interest Expense	(615,641)	(5,010,525)
Total Nonoperating Revenues	142,102	22,022,206
<b>CHANGE IN NET POSITION</b>	1,557,346	15,977,173
Total Net Position - Beginning	101,975,417	11,374,738
<b>TOTAL NET POSITION - ENDING</b>	\$ 103,532,763	\$ 27,351,911

See accompanying Notes to Basic Financial Statements.

**HARRIS COUNTY HOUSING AUTHORITY  
STATEMENT OF CASH FLOWS  
YEAR ENDED MARCH 31, 2024**

	Business-Type Activities
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
HUD Operating Grants Received	\$ 62,193,464
Collections from Tenants	2,234,748
Collections from Other Sources	8,265,961
Payments to Employees	1,557,476
Payments to Suppliers	(3,382,746)
Housing Assistance Payments	(65,353,737)
Net Cash Provided by Operating Activities	5,515,166
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Purchase of Property and Equipment	(982,676)
Interest Paid	(110,516)
Proceeds from Acquisition of Baybrook Park	66,905
Proceeds on Long-Term Debt	19,105,457
Payments on Long-Term Debt	(162,765)
Net Cash Provided by Capital and Related Financing Activities	17,916,405
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Issuance of Notes Receivables	(18,914,589)
Interest Received	757,743
Net Cash Used by Investing Activities	(18,156,846)
<b>NET INCREASE IN CASH</b>	5,274,725
Cash - Beginning of Year	19,240,316
<b>CASH - END OF YEAR</b>	\$ 24,515,041
<b>AS PRESENTED IN THE STATEMENT OF NET POSITION</b>	
Cash - Unrestricted	\$ 17,018,851
Cash - Restricted	7,496,190
Total	\$ 24,515,041

See accompanying Notes to Basic Financial Statements.

**HARRIS COUNTY HOUSING AUTHORITY  
STATEMENT OF CASH FLOWS (CONTINUED)  
YEAR ENDED MARCH 31, 2024**

	Business-Type Activities
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	
Operating Income	\$ 1,415,244
Adjustments to Reconcile Operating Income to Net Cash	
Provided by Operating Activities:	
Depreciation	539,617
Bad Debt	42,543
(Increase) Decrease in Assets and Deferred Outflows:	
Accounts Receivables	30,450
Prepaid Expenses	191,138
Net Pension Asset	(139,488)
Deferred Outflows	59,494
Other Assets	(735,285)
Increase (Decrease) in Liabilities and Deferred Inflows:	
Accounts Payable	(411,370)
Accrued Salaries	2,407
Accrued Compensated Absences	31,408
Unearned Revenues	61,190
Deferred Inflows	5,198,918
Other Current Liabilities	(744,775)
Net Cash Provided by Operating Activities	\$ 5,515,166

See accompanying Notes to Basic Financial Statements.



**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

The Harris County Housing Authority (the Authority) was authorized to transact business and exercise all powers conferred under Texas statute by Harris County, Texas (the County) through adoption of an order and resolution of the County Commissioners Court (the Court) on March 20, 1975.

Texas Statute provides for the creation and operation of the Authority under Local Government Code (LGC) Chapter 392 – *Housing Authorities Established by Municipalities and Counties*. Under LGC Chapter 392, the Authority is a unit of government and its functions are essential for the well-being of the community.

The March 20, 1975 Court order and resolution activated the Authority in accordance with LGC Chapter 392 by declaring the following:

- There is unsanitary or unsafe inhabited housing in the County;
- There is a shortage of safe or sanitary housing in the County available to persons of low income at rentals that they can afford; and
- There is a need for a public housing authority to function in the County.

The Court's March 20, 1975 order and resolution also appointed commissioners of the Authority in accordance with LGC Chapter 392. There are five commissioners governing the Authority serving staggered two-year terms. The staggered two-year terms apply to two and three of the Authority's five commissioners, respectively, every other year. The Court appoints all Authority commissioners when terms expire.

On March 29, 1994, the Court merged the Authority with the County's Community Development Department (CDD). The Authority's grant contracts with the Federal Department of Housing and Urban Development (HUD) were subsequently assumed by CDD and the Authority's commissioners were not reappointed by the Court.

On July 2, 2002, the Court approved a plan whereby the Authority would be reestablished and returned to its previous status as an independent entity. On March 1, 2003, the separation was completed, and the Court appointed five new commissioners to govern the Authority.

The Authority's financial statements include all of its accounts and activities. Under LGC Chapter 392, the Authority is a separate unit of government. Based on criteria prescribed by accounting principles generally accepted in the United States of America, the Authority is no longer considered a component unit of the County or any other entity. The Court appoints all Authority commissioners and may remove commissioners under LGC Chapter 392; however, the Authority has complete legislative and administrative authority and it recruits and employs personnel. Considerations regarding the potential for inclusion of other entities, organizations or functions in the financial reporting entity are based on criteria prescribed by accounting principles generally accepted in the United States of America. These same criteria are evaluated in considering whether the Authority is a part of any governmental or other type of reporting entity.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Reporting Entity (Continued)**

The Authority is not a component unit of the County, as defined in Governmental Accounting Standards Board (GASB) *Codification of Governmental Accounting and Financial Reporting Standards*, Sections 2100, *Defining the Financial Reporting Entity*, and 2600, *Reporting Entity and Component Unit Presentation and Disclosure*, since the Board independently oversees the Authority's operations.

The definition of the reporting entity as defined by GASB Codification Sections 2100 and 2600 is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. The Authority's reporting entity is comprised of an enterprise fund which includes the activities of several housing programs and blended component units.

**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 owns 100% of each Limited Liability Company (LLC).

The Authority formed an LLC for the development of Cypresswood Estates. For financial reporting purposes, Cypresswood Estates is included in the operations and activities of the Authority as a blended component unit. HCHA Cypresswood Estates, LLC is the 100% owner of the Cypresswood Estates Development which was placed in service in June 2011.

The Authority has also created other LLCs whose sole purpose is to assist in the development and construction of affordable housing. Each of the LLCs formed by the Authority is the General Partner of the associated Limited Partnership. The following blended component units have an ownership interest in developments owned by the Authority's related parties:

- HCHA Cornerstone, LLC
- HCHA Bammel, LLC
- HCHA Louetta, LLC
- HCHA Baybrook Park, LLC
- HCHA Olive Grove, LLC
- HCHA Waterside, LLC
- HCHA Sierra Meadows, LLC
- HCHA Retreat at Westlock, LLC
- HCHA First Met Seniors GP, LLC
- HCHA Bluestem Landing, LLC
- HCHA Arbor Oaks GP, LLC

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Blended Component Units (Continued)**

- Fenix Estates I GP, LLC
- Fenix Estates Commercial, LLC
- Channelview, L.P.
- Arbor at Wayforest, L.P.
- Baybrook Park Retirement Center, Ltd.

In addition to the previously mentioned entities, the Authority has also created Harris County Housing Authority Public Facilities Corporation (PFC), HCHA Development Corporation, HCHA Redevelopment Authority, Inc., Fenix Estates Commercial, LLC, Fenix Estates Development, LLC and AMCAL Katy, LP to assist in the development of affordable housing. These blended component units do not issue their own separately audited financial statements.

**Discretely Presented Component Units**

The following entities are for-profit, limited partnerships created for the redevelopment and management of the affordable housing developments. Each of the entities below have a year-end of December 31, 2023. The Authority's blended component units has a controlling minority interest as the general partner for each respective entity. The Authority has outstanding notes receivables, ground leases and other related party transactions. Management has determined that based on the significant relationship with the limited partnerships, 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:

*Cornerstone Village Apartments, L.P.*

Cornerstone Village Apartments, L.P. consists of a 156-unit low-income apartment complex. The Authority is the general partner with .01% interest.

*TX Bammel Housing, L.P.*

TX Bammel Housing, L.P. consists of a 210-unit low-income apartment complex that is known as Primrose at Heritage Park. The Authority is the general partner with .01% interest.

*Louetta Village Apartments 45, L.P.*

Louetta Village Apartments 45, L.P. consists of a 116-unit low-income apartment complex that is known as Louetta Village Apartments. The Authority is the general partner with .01% interest.

*Olive Grove Manor, Ltd.*

Olive Grove Manor, Ltd. consists of a 160-unit apartment complex that is known as Magnolia Estates. The Authority is the general partner with .01% interest.

*Waterside Court, Ltd.*

Waterside Court, Ltd. consists of a 118-unit low-income apartment complex. The Authority is the general partner with .01% interest.

*Sierra Meadows, Ltd.*

Sierra Meadows, Ltd. consists of a 90-unit senior housing project. The Authority is the general partner with .01% interest.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Discretely Presented Component Units (Continued)**

*Retreat at Westlock, Ltd.*

Retreat at Westlock, Ltd. consists of a 140-unit elderly housing complex. The Authority is the general partner with .005% interest.

*Fenix Estates I, L.P.*

Fenix Estates I, L.P. consists of a 200-unit apartment complex and is known as Villas at Eastwood. The Authority is the general partner with .001% interest.

*Channelview, L.P.*

Channelview, L.P. consists of a 192-unit apartment complex. The Authority is the general partner with .001% interest.

*The Arbor at Wayforest, L.P.*

The Arbor at Wayforest, L.P. consists of a 192-unit apartment complex. The Authority is the general partner with .051% interest.

*LDG Northwood, L.P.*

LDG Northwood, L.P. consists of a 288-unit apartment complex. The Authority is the general partner with .01% interest.

*The Residences at Arbor Oaks, L.P.*

The Residences at Arbor Oaks, L.P. consists of a 192-unit apartment complex. The Authority is the general partner with .005% interest.

Each partnership has developed apartment complexes and has set aside a predetermined number of units specifically for low to moderate income housing. Each related party may also have a ground lease with the Authority. As the sole member of each general partner of each respective partnership, the Authority receives the audited financial statements for the partnerships. Therefore, complete financial statements for each of the Limited Partnerships can be obtained from the Executive Director, Harris County Housing Authority, P.O. Box 53028, Houston, Texas 77052.

**Related Parties**

The Authority has two limited partnerships that were created in 2021 and 2022 and are in various stages of construction during the year. These partnerships are unaudited. The activity of these partnerships are not included in the discretely presented component units.

**Government-Wide and Fund Financial Statements**

The government-wide financial statements report information about the reporting government as a whole, excluding fiduciary activities. Business-type activities rely to a significant extent on user fees and charges for support.

Governments use fund accounting whereby funds are organized into three major categories: governmental, proprietary and fiduciary. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, revenues and expenditures/expenses.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

For financial reporting purposes, the Authority reports all of its operations as a single business activity in a single enterprise fund. Therefore, the government-wide and the fund financial statements are the same.

Enterprise funds are proprietary funds. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating activities generally arise from providing services in connection with a proprietary fund's principal activity. The operating revenues of the Authority consist primarily of rental charges to tenants, management fees, development fees and operating grants from HUD and include, to a lesser extent, certain operating amounts of capital grants that offset operating expenses. In addition, the Authority receives grant funding from the Texas General Land Office (GLO) to cover start up and development costs associated with the blended component units and is presented as operating revenue on the statement of revenue, expenses, and changes in net position.

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

Operating expenses for the Authority include the cost of general, administrative, maintenance, utilities, protective services, depreciation and housing assistance payments. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses, except for capital contributions, which are presented separately.

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

**Measurement Focus and Basis of Accounting**

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. The proprietary fund utilizes an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.

Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. The basis of accounting used is similar to businesses in the private sector, thus, these funds are maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Summary of Programs**

The accompanying basic financial statements include the activities of several housing programs of the Authority. A summary of each significant program is provided below.

Central Office Cost Center

The Central Office Cost Center (COCC) is a business unit within the Authority that generates revenue through fees for service from other Authority programs and activities.

Housing Assistance Payments Programs

The Housing Assistance Payments Programs utilize existing privately owned family rental housing units to provide decent and affordable housing to low-income families. The Section 8 Housing Choice Voucher (HCV), Emergency Housing Vouchers (EHV), and Single Room Occupancy programs are funded through federal housing assistance contributions from HUD for the difference between the approved landlord contract rent and the rent paid by the tenants.

The Section 8 Moderate Rehabilitation and Single Room Occupancy programs assist low-income families in affording decent, safe and sanitary housing by encouraging property owners to rehabilitate existing substandard housing, and then to lease the units with rental subsidies to low income families.

Community Development Block Grants

The Community Development Block Grant (CDBG) programs include redevelopment activities of the affected areas of the City and County undergoing revitalization of distressed affordable housing communities under the control of the Authority. This program is designed to acquire, construct and manage property within the City and County, as well as to perform contractual service in the field of housing management, and to assist in providing housing for low and moderate-income individuals. Funding is received through the Texas General Land Office (GLO) and Harris County.

**Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position**

Cash and Cash Equivalents

For financial statement purposes, cash and cash equivalents are considered to be cash in banks and highly liquid investments with original maturities of three months or less.

Receivables

Receivables consist of revenues earned and not yet collected. Receivables consist of tenant receivables, fraud recovery receivables for the housing assistance payments programs and reimbursement receivables from various parties in the normal course of business. An allowance for uncollectible amounts is estimated by management based on account composition and prior experience. Amounts due from other governments mainly consist of amounts due from Harris County, the GLO, and the City of Houston for CDBG and HOME which are deemed to be fully collectible.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position (Continued)**

Capital Assets

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

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

Buildings	39 Years
Leasehold Improvements	10 Years
Equipment	3 to 5 Years

Deferred Outflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to future periods and thus, will not be recognized as an outflow of resources until then. The Authority's balance of deferred outflows of resources relates to funding of the net pension asset.

Due to HUD

Amounts due to HUD typically consist of excess funding provided by HUD that has not yet been earned and must be paid back.

Tenant Security Deposits

Tenant security deposits are deposits held by the Authority that are required of tenants before they are allowed to move into an Authority owned site. The Authority records this cash as restricted, with an offsetting liability, as these funds may be reimbursable to the tenant when they move out.

Accrued Compensated Absences

Accumulated compensatory time and vacation leave are recorded as an expense and a liability as the benefit is accrued for employees. A full-time employee earns 6.5 days of personal time off (PTO) per year. Unused PTO will not be paid out upon separation from employment. Full-time employees accrue from 80 to 200 hours of vacation per year, depending on years of service. Employees will be paid for unused vacation computed at the rate of pay earned upon separation, if two weeks written notice for a voluntary termination is provided and are not being involuntarily terminated. A liability for vacation earned, but not taken, has been recorded.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position (Continued)**

Accrued Compensated Absences (Continued)

Nonexempt employees may accrue a maximum of 240 hours of compensatory time. Any compensatory time earned above 240 will be paid out at the employee's current hourly rate of pay. Upon termination, HCHA will pay non-exempt employees for any outstanding compensatory time balance at the higher of (1) their final, regular rate of pay or (2) the employee's average regular rate of pay during the last three years of employment. Exempt employees are not eligible to have compensatory time paid out upon separation. At its discretion, HCHA may compel employees to use part of their compensatory time balance in lieu of other types of paid leave.

Unearned Revenues

Unearned revenues include amounts collected before revenue recognition criteria are met. The unearned revenues of the Authority consist mostly of prepaid ground leases from the related party partnerships.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and thus, will not be recognized as an inflow of resources until then. The Authority's balance of deferred inflows of resources relates to funding of the net pension asset, deferred ground leases and advanced funding. The advanced funding from HUD was April 2024 Housing Assistance Payments funding which will be recognized as revenue in April 2024.

Eliminations

For financial reporting purposes, certain amounts are internal and are, therefore, eliminated in the accompanying financial statements. The following have been eliminated from the financial statements:

**Interprogram Due to/from**

In the normal course of operations, certain programs may pay for common costs or advance funds for operations that create interprogram receivables or payables.

**Fee for Service**

The Authority's COCC internally charges fees to the programs of the Authority. These charges include management fees, bookkeeping fees, and asset management fees. For financial reporting purposes \$1,179,130 of fee for service charges have been eliminated for the year ended March 31, 2024.

**Rental Income**

The Authority entered into a commercial lease agreement with Fenix Estates Commercial, LLC, a Blended Component Unit. For the year ended March 31, 2024, \$324,000 of rental income has been eliminated.



**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position (Continued)**

**Net Position**

In accordance with GASB Codification Section 1800.155, *Reporting Net Position in Government-Wide Financial Statements*, total equity as of March 31, 2024 is classified into three components of net position:

**Net Investment in Capital Assets**

This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.

**Restricted Component of Net Position**

This category consists of restricted assets and deferred outflows of resources reduced by related liabilities and deferred inflows of resources restricted in their use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

The statement of net position of the Authority reports the following restricted net position:

Voucher HAP Reserves	\$ 349,009
Pension Asset	667,849
Accrued Interest Receivable	4,894,906
Notes Receivable	102,122,584
Customer Deposits	1,756,784
Total Restricted Net Position	<u>\$ 109,791,132</u>

**Unrestricted Component of Net Position**

This category includes all the remaining net position that does not meet the definition of the other two components.

**Budgets**

Budgets are prepared on an annual basis for each major program and are used as a management tool throughout the accounting cycle. Budgets are not, however, legally adopted nor required in the basic financial statement presentation.

**Income Taxes**

The Authority is a governmental entity and is exempt from federal and state income taxes. Accordingly, no provision for income taxes has been made in the financial statements. The Authority's nonprofit blended component units are also not subject to federal or state income taxes.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Use of Estimates**

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

**Impairment of Long-Lived Assets**

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that impairment is other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. Management has determined that there were no impairments as of March 31, 2024.

**Leases**

The Authority is the lessor of dwelling units to low-income and market rate residents. The low-income rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time or renewed every year. The Authority may cancel the leases only for cause. A significant majority of the capital assets are used in these leasing activities. Revenues associated with these leases are recorded in the accompanying financial statements and related schedules within tenant revenue.

The Authority, acting as lessor, leases land to related parties under long-term, noncancelable lease agreements.

**NOTE 2 CASH AND CASH EQUIVALENTS**

**Deposits**

Chapter 2257 of the Texas Government Code is known as the Public Funds Collateral Act. This act provides guidelines for the amount of collateral that is required to secure the deposit of public funds. Federal Depository Insurance (FDIC) currently is available for funds deposited at any one financial institution up to a maximum of \$250,000 each for demand deposits, time and savings deposits, and deposits pursuant to indenture. Noninterest-bearing accounts are fully insured, regardless of the balance of the account at all FDIC insured institutions. The Public Funds Collateral Act requires that the deposit of public funds be collateralized in an amount not less than the total deposit, reduced by the amount of FDIC insurance available.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 2 CASH AND CASH EQUIVALENTS (CONTINUED)**

**Investments**

Chapter 2256 of the Texas Government Code is known as the Public Funds Investment Act. This act authorizes the Authority to invest excess funds in fully collateralized or insured time deposits, direct debt securities of the United States or its Agencies, investment grade commercial paper, money market mutual funds and fully collateralized repurchase agreements pursuant to a written investment policy which primarily emphasizes the safety of principal and liquidity, addresses investment diversification, yield, and maturity.

As of March 31, 2024, the Authority's cash balance consists of cash in the amount of \$24,515,041.

In accordance with GASB Codification Sections C20, *Cash Deposits with Financial Institutions*, and I50, *Investments*, the Authority's exposure to deposit and investment risk is disclosed as follows:

**Credit Risk**

Credit risk is the risk that a counterparty will fail to meet its obligations in accordance with agreed terms. It is the Authority's policy to follow the HUD regulations by only having direct investments and investments through mutual funds to direct obligations, guaranteed obligations, or obligations of the agencies in the United States of America. As of March 31, 2024, the Authority mitigated their exposure to credit risk by following HUD regulations.

**Custodial Credit Risk**

Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned. The Authority's policy regarding types of deposits allowed and collateral requirements are as follows: deposits and investments of the Authority and its component units, other than direct purchases of United States Treasury instruments or its agencies, is secured by pledged collateral. Collateralization levels of the Authority and component unit funds are pledged at market value deposits and investments less an amount insured by the Federal Deposit Insurance Corporation (FDIC) or Federal Savings and Loan Insurance Corporation (FSLIC).

Acceptable collateral, exclusive of FDIC and FSLIC coverage, is (1) a bond, certificate of indebtedness, or Treasury Note of the United States, or other evidence of indebtedness of the United States, its agencies or instrumentalities, (2) obligations, the principal and interest on which, are unconditionally guaranteed or insured by the state of Texas, or (3) a bond of the state of Texas or of a county, city or other political subdivision of the state of Texas rated as investment grade (no less than "A" or its equivalent) by a nationally rating agency with a remaining maturity of 10 years or less. As of March 31, 2024, \$181,064 of the Authority's total bank balance of \$24,904,819 was exposed to custodial credit risk.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 2 CASH AND CASH EQUIVALENTS (CONTINUED)**

**Investments (Continued)**

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the Authority's investment in a single issuer. To limit the risk of loss attributed to the magnitude of the Authority's investment in a single issuer, the Authority limits its investments to a diversified portfolio and limits investments to those instruments allowed by Texas state law and its investment policy.

Restricted Cash

Cash was restricted for the following purposes at March 31, 2024:

	<u>Authority</u>	<u>DPCU</u>
Voucher HAP Reserves	\$ 349,009	\$ -
Replacement Reserves/Escrow Deposits	601,065	2,547,685
Tenant Security Deposits	59,731	668,773
EHV HAP Reserves	60,928	-
EHV Unspent Service Fees	244,456	-
April 2024 Funding for HCVP and EHV	5,311,035	-
Real Estate Tax and Insurance Escrows	-	622,846
Operating Deficit Reserve	213,237	1,544,492
Other Reserves	656,729	9,697,360
Total Restricted Cash	<u>\$ 7,496,190</u>	<u>\$ 15,081,156</u>

**NOTE 3 ACCOUNTS RECEIVABLES, NET**

As of March 31, 2024, receivables, net consist of:

Portability Receivables	\$ 355,094
Fraud Recovery	119,467
Tenant Receivables	2,771
Other Receivables	356,264
Total Receivables	<u>868,305</u>
Allowance for Doubtful Accounts - Fraud	<u>(23,357)</u>
Total Receivables, Net	<u>\$ 844,948</u>

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 4 CAPITAL ASSETS**

A summary of changes in capital assets is as follows:

	Balance at April 1, 2023	Additions/ Transfers	Disposals/ Transfers	Balance at March 31, 2024
Nondepreciable:				
Land	\$ 45,572,852	\$ -	\$ -	\$ 45,572,852
Construction in Progress	1,179,217	981,289	-	2,160,506
Total Nondepreciable	<u>46,752,069</u>	<u>981,289</u>	<u>-</u>	<u>47,733,358</u>
Depreciated:				
Buildings	20,360,420	-	-	20,360,420
Equipment	1,227,235	1,387	-	1,228,622
Leasehold Improvements	4,165	-	-	4,165
Total Depreciated	<u>21,591,820</u>	<u>1,387</u>	<u>-</u>	<u>21,593,207</u>
Less Accumulated Depreciation:				
Buildings	(9,289,555)	(523,057)	-	(9,812,612)
Equipment	(168,317)	(16,560)	-	(184,877)
Leasehold Improvements	(4,165)	-	-	(4,165)
Total Accumulated Depreciation	<u>(9,462,037)</u>	<u>(539,617)</u>	<u>-</u>	<u>(10,001,654)</u>
Capital Assets, Net	<u>\$ 58,881,852</u>	<u>\$ 443,059</u>	<u>\$ -</u>	<u>\$ 59,324,911</u>

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 5 NOTES RECEIVABLE AND ACCRUED INTEREST RECEIVABLE – RELATED PARTIES**

The Authority has Subordinate Promissory Notes with the Partnerships that were funded with pass through funds from HOME Grants with the exception of Fenix Estates I, L.P. which is funded through a pair of loans from Citibank. The loans accrue interest on the outstanding balances at the applicable federal interest rate in effect at the time of the loan and mature on varying dates between the years of 2027 and 2065. No payments are required on the notes until the maturity date, at which time all principal and accrued interest are due, except for the Retreat at Westlock, Ltd. which requires interest only payments. The notes are secured by a mortgage on each respective property. As of March 31, 2024, total outstanding principal and accrued interest on these loans were \$102,122,584 and \$4,894,906, respectively.

A summary of notes receivable and accrued interest balances is as follows:

	Loan Amount	Date of Loan	Interest Rate	Notes Receivable Balance at March 31, 2024	Accrued Interest at March 31, 2024
Baybrook	\$ 625,000	06/01/05	4.57%	\$ 625,000	\$ 505,119
Bammel	741,420	01/01/05	4.27%	731,420	593,404
Cornerstone	1,400,000	08/01/04	5.00%	1,390,000	1,286,413
Louetta	550,000	01/01/05	4.30%	550,000	493,440
Magnolia Estates (Olive Grove)	700,000	12/01/06	4.90%	700,000	583,832
Waterside	500,000	06/01/06	5.32%	500,000	466,192
LT- Retreat at Westlock Ltd. (HOME)	2,538,170	08/28/14	0.25%	3,381,971	507,227
LT- Retreat at Westlock Ltd. (CDBG)	7,899,509	08/01/15	0.00%*	7,055,710	-
LT- Fenix Estates CDBG	21,266,972	5/19/2017	0.28%*	14,720,769	-
LT- Fenix Estates CDBG-GLO	6,754,831	5/19/2017	1.05%*	6,754,831	362,154
LT- Fenix Estates City of Houston	5,950,000	5/19/2017	0.00%*	5,750,000	-
The Hollows CDBG-GLO	11,120,000	8/5/2020	0.29%*	7,279,575	-
Arbor at Wayforest CDBG-GLO	9,520,000	5/19/2020	1.75%*	8,952,381	97,125
Northwood CDBG-GLO	11,500,000	6/30/2020	0.25%*	7,815,536	-
Bluestem	23,000,000	7/28/2020	0.5%*	16,101,428	-
The Residences at Arbor Oaks	12,000,000	7/29/2021	2.00%*	8,984,720	-
First Met	24,999,999	8/23/2023	0.10%	10,829,243	-
Total				\$ 102,122,584	\$ 4,894,906

\* Interest is not deemed collectible, as such fully allowed for.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
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**NOTE 6 GENERAL PARTNER CAPITAL ACCOUNTS**

The Authority is the general partner in several LLCs which are reported as blended component units. It was determined that the general partners capital accounts do not meet the definition of an investment and thus these balances are not reflected in the blended component units financial statements. As of March 31, 2024, the related parties' equity balances of the general partners are as follows for the year ended December 31, 2023:

<u>Blended Component Unit</u>	<u>Related Party Partnership</u>	<u>Balance at December 31, 2023</u>
HCHA Olive Grove, LLC	Olive Grove Manor, Ltd.	\$ (1,023,489)
HCHA Cornerstone, LLC	Cornerstone Village Apartments, L.P.	(94,995)
HCHA Bammel, LLC	TX Bammel Housing, L.P.	(543)
HCHA Louetta, LLC	Louetta Village Apartments 45, L.P.	(870,115)
HCHA Waterside, LLC	Waterside Court, Ltd.	(10,806)
HCHA Sierra Meadows, LLC	Sierra Meadows, Ltd.	(5,069)
HCHA Retreat at Westlock, LLC	Retreat at Westlock, Ltd.	(157)
Fenix Estates I GP, LLC	Fenix Estates I, LP	(899)
HCHA Channelview GP, LLC	LDG Channelview, LP	(287)
HCHA Wayforest GP, LLC	Arbor at Wayforest, LP	(172)
HCHA Northwood GP, LLC	LDG Northwood, LP	(234)
HCHA Arbor Oaks GP, LLC	The Residences at Arbor Oaks, LP	(79)
Total		<u><u>\$ (2,006,845)</u></u>

**HARRIS COUNTY HOUSING AUTHORITY  
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**NOTE 7 LONG-TERM LIABILITIES**

A summary of changes in noncurrent liabilities for the year ended March 31, 2024 is as follows:

	Payable at April 1, 2023	Additions	Reductions	Payable at March 31, 2024	Due Within One Year
Direct Borrowings:					
AGM Financial Services, Inc. -					
Cypresswood	\$ 4,384,876	\$ -	\$ (69,635)	\$ 4,315,241	\$ 72,397
Fenix Estates I	1,850,000	-	-	1,850,000	112,500
Citibank, N.A.-					
Fenix Estates Commercial, LLC	2,118,805	-	(42,897)	2,075,908	45,660
Harris County County Community Services Dept. - Northwood	10,103,036	-	-	10,103,036	-
Harris County County Community Services Dept. - The Hollows	9,146,519	-	-	9,146,519	-
Harris County County Community Services Dept. - Bluestem	13,445,336	6,556,092	-	20,001,428	-
Harris County County Community Services Dept. - Arbor at Wayforest	8,057,143	895,238	-	8,952,381	241,515
Harris County County Community Services Dept. - The Residences at Arbor Oaks	8,395,033	634,016	-	9,029,049	-
Baybrook Park Retirement Center, Ltd.	4,646,839	-	(50,232)	4,596,607	52,282
Harris County County Community Services Dept. - First Met	-	10,829,243	-	10,829,243	-
	<u>62,147,587</u>	<u>18,914,589</u>	<u>(162,764)</u>	<u>80,899,412</u>	<u>524,354</u>
Total Loans					
	62,147,587	18,914,589	(162,764)	80,899,412	524,354
Compensated Absences	99,074	129,278	(97,870)	130,482	32,621
Total	<u>\$ 62,246,661</u>	<u>\$ 19,043,867</u>	<u>\$ (260,634)</u>	<u>\$ 81,029,894</u>	<u>\$ 556,975</u>

As of March 31, 2024, the future principal and interest maturities are as follows for the years ending March 31:

Year Ending March 31,	Principal	Interest
2025	\$ 524,354	\$ 1,001,153
2026	2,514,411	911,558
2027	489,871	884,688
2028	1,008,331	878,728
2029	1,468,111	872,508
2030-2034	2,613,541	4,259,254
2035-2039	2,815,488	4,057,307
2040-2044	25,183,876	3,418,497
2045-2049	41,465,702	837,730
2050-2054	1,990,547	406,428
2055-2059	825,180	72,111
Total	<u>\$ 80,899,412</u>	<u>\$ 17,599,962</u>



**HARRIS COUNTY HOUSING AUTHORITY  
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**NOTE 7 LONG-TERM LIABILITIES (CONTINUED)**

**AGM Financial Services, Inc. – Cypresswood**

On March 6, 2019, the Authority issued a note in the amount of \$4,630,000 at 4.25% per annum to refinance the outstanding Community Bank of Texas note. The first payment on the loan was due on May 1, 2019, and the note is due on April 1, 2054. Monthly principal and interest payments are \$21,201. The note is secured by the property. The current outstanding balance including principal and interest as of March 31, 2024 is \$4,315,241.

**City of Houston Loan – Fenix Estates I**

On May 19, 2017, the Authority entered into a construction loan agreement with the City of Houston (City) for a principal amount of \$5,950,000. This amount is provided in two tranches; Tranche A (\$3,900,000) is provided from HOME grant funding and is not due back to the City based on the Authority's ongoing compliance with provisions within the agreement, Tranche B (\$2,050,000) is provided from Tax Increment Reinvestment Zone funds and is due back to the City within 20 years of project completion. Repayment is required in \$50,000 installments beginning September 30, 2020 and increased to \$112,500 installments on September 30, 2023 throughout the remaining life of the loan with a final balloon payment of outstanding principal and interest due at maturity. The current outstanding balance including principal and interest as of March 31, 2024 is \$1,850,000.

**Citibank Construction Loan – Fenix Estates Commercial, LLC**

On January 1, 2021, the Authority entered into a loan agreement with Citibank for a principal amount up to \$2,200,000. The first payment on the loan was on March 1, 2021 with principal and interest of \$14,526, and the note is due on May 1, 2025. Interest is set at the 6.26%. The loan is secured by the property. The current outstanding balance including principal and interest as of March 31, 2024 is \$2,075,908.

**Harris County Community Services Department – Northwood**

On June 30, 2020, the Authority entered into a loan agreement with HCCSD for a principal amount up to \$11,520,000. The first annual interest payment of \$28,800 will be due on or before the 10<sup>th</sup> day of the month following 12 months after the issuance of a certificate of occupancy/completion of the entire project and annually thereafter for the duration of the loan term. The principal will be deferred until the maturity date at which time, if no default then exists, the loan shall be deemed paid and the loan shall terminate. Interest is set at the 0.25%. The loan is secured by the property. The current outstanding balance as of March 31, 2024 is \$10,103,036.

**Harris County Community Services Department – The Hollows**

On April 28, 2020, the Authority entered into a loan agreement with HCCSD for a principal amount up to \$11,120,000. The first annual interest payment of \$27,800 will be due on or before the 10<sup>th</sup> day of the month following 12 months after the issuance of a certificate of occupancy/completion of the entire project and annually thereafter for the duration of the loan term. The principal will be deferred until the maturity date at which time, if no default then exists, the loan shall be deemed paid and the loan shall terminate. Interest is set at the 0.25%. The loan is secured by the property. The current outstanding balance as of March 31, 2024 is \$9,146,519.

**HARRIS COUNTY HOUSING AUTHORITY  
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**NOTE 7 LONG-TERM LIABILITIES (CONTINUED)**

**Harris County Community Services Department – Arbor at Wayforest**

On May 19, 2020, the Authority entered into a loan agreement with HCCSD for a principal amount up to \$9,520,000. The first annual principal and interest payment of \$408,115 will be due on or before the 10<sup>th</sup> day of the month following 12 months after the issuance of a certificate of occupancy/completion of the entire project and annually thereafter for the duration of the loan term. Interest is set at the 1.75%. The loan is secured by the property. The current outstanding balance as of March 31, 2024 is \$8,952,381.

**Harris County Community Services Department – Bluestem**

On July 28, 2020, the Authority entered into a loan agreement with HCCSD for a principal amount up to \$23,000,000. The first annual interest payment of \$115,000 will be due on or before the 10<sup>th</sup> day of the month following 12 months after the issuance of a certificate of occupancy/completion of the entire project and annually thereafter for the duration of the loan term. The principal will be deferred until the maturity date at which time, if no default then exists, the loan shall be deemed paid and the loan shall terminate. Interest is set at the 0.50%. The loan is secured by the property. The current outstanding balance as of March 31, 2024 is \$20,001,428 and the project is still under construction.

**Harris County Community Services Department – The Residences at Arbor Oak**

On July 9, 2021 the Authority entered into a loan agreement with HCCSD for a principal amount up to \$12,000,000. The first annual interest payment of \$240,000 will be due on or before the 10<sup>th</sup> day of the month following 12 months after the issuance of a certificate of occupancy/completion of the entire project and annually thereafter for the duration of the loan term. The principal will be deferred until the maturity date at which time, if no default then exists, the loan shall be deemed paid and the loan shall terminate. Interest is set at the 2.00%. The loan is secured by the property. The current outstanding balance as of March 31, 2024 is \$9,029,049.

**Harris County Community Services Department – First Met**

On August 23, 2023 the Authority entered into a loan agreement with HCCSD for a principal amount up to \$24,999,999. The first annual interest payment of \$23,368 will be due on or before the 10<sup>th</sup> day of the month following 12 months after the issuance of a certificate of occupancy/completion of the entire project and annually thereafter for the duration of the loan term. The principal will be deferred until the maturity date at which time, if no default then exists, the loan shall be deemed paid and the loan shall terminate. Interest is set at the 0.10%. The loan is secured by the property. The current outstanding balance as of March 31, 2024 is \$10,829,243 and the project is still under construction.

**Baybrook Park Retirement Center, Ltd.**

On October 18, 2022, the Partnership refinanced its existing mortgage into a mortgage with AMG Financial Services, Inc. in the amount of \$4,030,000. The loan bears interest at 4.37% per annum with monthly principal and interest payments of \$18,749 due until maturity on November 1, 2057. The note is secured by a deed of trust. The current outstanding balance including principal and interest as of December 31, 2023 is \$3,971,606.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
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**NOTE 7 LONG-TERM LIABILITIES (CONTINUED)**

**Baybrook Park Retirement Center, Ltd. (Continued)**

In June 2005, the Partnership obtained a HOME loan in the total amount of \$625,000 from Harris County Housing Authority. The HOME loan accrues interest on the outstanding balance at the applicable federal interest rate in place on the date of the agreement, which was 4.57%. The HOME loan matures on August 31, 2027, is collateralized by the project, and is subordinate to the mortgage. Payments of principal and unpaid interest are required at maturity. The current outstanding balance of principal and accrued interest as of December 31, 2023 is \$625,000 and \$505,125, respectively.

**NOTE 8 LESSOR ACTIVITIES – GROUND LEASES**

The Authority has entered into several ground lease agreements with related parties that required prepaid amounts. These amounts are considered unearned and will be recognized as revenue over the terms of each respective lease.

	April 1, 2023	Additions	Reductions	March 31, 2024
Cornerstone Village Apartments, L.P.	\$ 538,277	\$ -	\$ (12,738)	\$ 525,539
TX Bammel Housing L.P.	198,267	-	(5,600)	192,667
Louetta Village Apartments 45, L.P.	252,305	-	(6,754)	245,551
Baybrook Park Retirement Center, Ltd.	410,279	-	(10,146)	400,133
Total Deferred Inflows - Ground Leases	<u>\$ 1,399,128</u>	<u>\$ -</u>	<u>\$ (35,238)</u>	<u>\$ 1,363,890</u>

The Authority and Cornerstone Village Apartments, L.P. have a 65-year land lease agreement signed August 12, 2004. The rent for the first 12 years of the lease is \$65,000 annually. After the first 12 years, the annual lease amount is \$65,000 with all but \$1,000 of that waived, provided that the Project is leased to tenants in accordance with all applicable Low Income Housing requirements. The \$775,000 of rent paid in 2005 is being amortized at \$12,738 per year.

The Authority and TX Bammel Housing, L.P. have a 65-year land lease agreement signed January 1, 2005. Under the terms of the lease, the rent for the first year was \$300,000. Afterwards, the annual lease amount is \$65,000 with all but \$1,000 of that waived, provided that the Project is leased to tenants in accordance with all applicable Low Income Housing requirements. The \$300,000 of initial year rent is being amortized at \$5,600 per year.

The Authority and Louetta Village Apartments 45, L.P. have a 65-year land lease agreement signed January 12, 2005. Under the terms of the lease, the rent for the first year was \$375,000. Afterwards, the annual lease amount is \$65,000 with all but \$1,000 of that waived, provided that the Project is leased to tenants in accordance with all applicable Low Income Housing requirements. The \$375,000 of initial year rent is being amortized at \$6,755 per year.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
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**NOTE 8 LESSOR ACTIVITIES – GROUND LEASES (CONTINUED)**

The Authority and Baybrook Park Retirement Center, Ltd. have a 65-year land lease agreement signed June 21, 2005. Under the terms of the lease, the rent for the first year was \$595,427. Afterwards, the annual lease amount is \$65,000 with all but \$1,000 of that waived, provided that the Project is leased to tenants in accordance with all applicable Low Income Housing requirements. The \$595,427 of initial year rent is being amortized at \$10,145 per year.

The Authority entered into ground lease agreements as the lessor with several other limited partnerships not noted above that have constructed or are in the process of constructing rental home projects. The units must be used for affordable housing and are subject to affordable housing requirements. If at any time during the lease the affordable housing requirements are not met, the tenant is deemed to be in default and the lease is voided. The lease terms are for 99 year with varying rent terms and did not meet the definition of GASB 87 to be recorded.

**NOTE 9 PENSION PLAN**

**Plan Description**

The Authority provides retirement for all of its full-time employees through a nontraditional defined benefit pension plan in the statewide Texas County and District Retirement System (TCDRS). The Board of Trustees of TCDRS is responsible for the administration of the statewide agent multiple-employer public employee retirement system consisting of 586 nontraditional defined benefit pension plans.

TCDRS in the aggregate issues an annual comprehensive financial report (ACFR) on a calendar year basis. The ACFR is available upon written request from the TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034.

The Plan provisions were adopted by the Board of Commissioners of the Authority, within the options available in the state statutes governing TCDRS (TCDRS Act). Members can retire at age 60 and above with 5 or more years of service, with 30 years of service regardless of age, or when the sum of their age and years of service equals 75 or more. Members are vested after five years of service but must leave their accumulated contributions in the plan to receive an employer-financed benefit. Members who withdraw their personal contribution in a lump sum are not entitled to any amounts contributed by the Authority.

Benefit amounts are determined by the sum of the employee's contributions to the plan, with interest and employer-financed monetary credits. The level of these monetary credits is adopted by the Board of Commissioners, within the actuarial constraints imposed by the TCDRS Act so that the resulting benefits can be expected to be adequately financed by the employer's commitment to contribute. At retirement the benefit is calculated by converting the sum of the employee's accumulated contributions and the employer-financed monetary credits to a monthly annuity using annuity purchase rate prescribed by the TCDRS Act.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
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**NOTE 9 PENSION PLAN (CONTINUED)**

**Employees Covered by Benefit Terms**

At the measurement date of December 31, 2023, the following employees were covered by the benefit terms:

Inactive Employees or Beneficiaries Currently Receiving Benefits	5
Inactive Employees Entitled to But Not Yet Receiving Benefits	33
Active Employees	42
Total	80

**Contributions**

Under the state law governing TCDRS since 1991, the Authority has the option of selecting the plan of benefits to provide in the future, while at the same time considering the level of the employer contribution rate required to adequately finance the plan. Effective March 1, 2014, the Authority adopted an annual determined contribution rate plan, for which the employer contribution rate is actuarially determined as part of the annual actuarial valuation. The rate, applicable for a calendar year, consists of the normal cost contribution rate plus the rate required to amortize the unfunded actuarial liability over the remainder of the plan's 20-year amortization period which began March 1, 2010, using the entry age actuarial cost method. Monthly contributions by the Authority are based on the covered payroll and the employer contributions rate in effect. The contribution rate for 2023 and 2022 was 7.00%.

**Net Pension Liability (Asset)**

The Authority's net pension liability (asset) was measured as of December 31, 2023, and the total pension liability used to calculate net pension liability (asset) was determined by an actuarial valuation as of that date.

**Actuarial Assumptions**

The total pension liability as of the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement.

Inflation	2.50%
Salary Increase	Varies of age and service. 4.7% average over career including inflation
Investment Rate of Return	7.50%, net of administrative and investment expenses, including inflation
Mortality	135% of the PUB-2010 General Retirees Table for males and 120% of the PUB-2010 General Retirees Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
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**NOTE 9 PENSION PLAN (CONTINUED)**

**Net Pension Liability (Asset) (Continued)**

Actuarial Assumptions (Continued)

The actuarial assumptions used in the December 31, 2023 actuarial valuation were based on the results of an actuarial experience investigation of TCDRS over the years 2017-2020.

The long-term expected rate of return on TCDRS assets is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions and information shown below are provided by TCDRS's investment consultant, Cliffwater LLC. The numbers shown are based on January 2024 information for a 10-year time horizon.

Note that the valuation assumption for the long-term expected return is reassessed at a minimum of every four years and is set based on a 30-year time horizon. The TCDRS Board of Trustees adopted the current assumption at their March 2021 meeting. The assumption for the long-term expected return is reviewed annually for continued compliance with the relevant actuarial standards of practice. Millman relies on the expertise of Cliffwater in this assessment.

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Geometric Real Rate of Return</u>
U.S. Equities	11.50 %	4.75 %
Global Equities	2.50	4.75
International Equities - Developed	5.00	4.75
International Equities - Emerging	6.00	4.75
Investment-Grade Bonds	3.00	2.35
Strategic Credit	9.00	3.65
Direct Lending	16.00	7.25
Distressed Debt	4.00	6.90
REIT Equities	2.00	4.10
Master Limited Partnerships (MLPs)	2.00	5.20
Private Real Estate Partnerships	6.00	5.70
Private Equity	25.00	7.75
Hedge Funds	6.00	3.25
Cash Equivalents	2.00	0.60
Total	<u>100.00 %</u>	

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
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**NOTE 9 PENSION PLAN (CONTINUED)**

**Net Pension Liability (Asset) (Continued)**

Discount Rate

The discount rate is the single rate of return that, when applied to all projected benefit payments results in an actuarial present value of projected benefit payments equal to the total of the following: (1) the actuarial present value of benefit payments projected to be made in future periods in which, (a) the amount of the pension plan's fiduciary net position is projected to be greater than the benefit payments that are projected to be made in that period and, (b) pension plan assets up to that point are expected to be invested using a strategy to achieve the long-term rate of return, calculated using the long-term expected rate of return on pension plan investments and, (2) the actuarial present value of projected benefit payments not included in (1), calculated using the municipal bond rate. Therefore, if plan investments in a given future year are greater than projected benefit payments in that year and are invested such that they are expected to earn the long-term rate of return, the discount rate applied to projected benefit payments in that year should be the long-term expected rate of return on plan investments. If future years exist where this is not the case, then an index rate reflecting the yield on a 20-year, tax-exempt municipal bond should be used to discount the projected benefit payments for those years.

**Changes in the Net Pension Liability (Asset)**

	Increase (Decrease)		
	Total Pension Liability (a)	Fiduciary Net Position (b)	Net Pension Liability / (Asset) (a) - (b)
Balance as of December 31, 2022	\$ 5,166,299	\$ 5,694,661	\$ (528,362)
Changes for the Year:			
Service Cost	360,852	-	360,852
Interest on Total Pension Liability	416,201	-	416,201
Effect of Plan Changes	-	-	-
Effect of Economic/Demographic Gains or Losses	128,628	-	128,628
Effect of Assumptions, Changes, or Inputs	-	-	-
Refund of Contributions	(16,400)	(16,400)	-
Benefit Payments	(87,147)	(87,147)	-
Administrative Expenses	-	(3,461)	3,461
Member Contributions	-	165,349	(165,349)
Net Investment Income (Losses)	-	628,740	(628,740)
Employer Contributions	-	230,308	(230,308)
Other	-	24,232	(24,232)
Balance as of December 31, 2023	<u>\$ 5,968,433</u>	<u>\$ 6,636,282</u>	<u>\$ (667,849)</u>

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
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**NOTE 9 PENSION PLAN (CONTINUED)**

**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 7.60%, as well as what the Authority's net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (6.60%) or 1 percentage point higher (8.60%) than the current rate:

	<u>1% Decrease (6.60%)</u>	<u>Current Discount Rate (7.60%)</u>	<u>1% Increase (8.6%)</u>
The Authority's Net Pension Liability (Asset)	<u>\$ 378,294</u>	<u>\$ (667,849)</u>	<u>\$ (1,504,603)</u>

**Pension Expense (Income) and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

Pension Expense (Income)

For the year ended March 31, 2024, the Authority recognized a credit to pension expense of \$146,829.

Deferred Outflows of Resources and Deferred Inflow of Resources

As of March 31, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference Between Expected and Actual Experience	\$ 118,065	\$ 74,252
Changes in Assumptions	109,174	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	55,363	-
Contributions Subsequent to the Measurement Date of December 31, 2023	62,109	-
Total	<u>\$ 344,711</u>	<u>\$ 74,252</u>

The amount of \$62,109 shown above for "Contributions subsequent to the measurement date of December 31, 2023," will be recognized as a reduction (increase) to net pension liability (asset) in the following measurement period.



**HARRIS COUNTY HOUSING AUTHORITY  
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**NOTE 9 PENSION PLAN (CONTINUED)**

**Pension Expense (Income) and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)**

**Deferred Outflows of Resources and Deferred Inflow of Resources (Continued)**

The remaining amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2024	\$ 29,555
2025	49,337
2026	123,493
2027	(15,473)
2028	21,438
Total	<u>\$ 208,350</u>

In the table shown above, positive amounts will increase pension expense while negative amounts will decrease pension expense.

**Payable to the Pension Plan**

The Authority had no outstanding amount of contributions to the pension plan required at the year ended March 31, 2024.

**NOTE 10 RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. As part of the Authority's risk management program, certain commercial insurance policies are purchased.

There were no significant reductions of insurance coverage from prior years and actual settlements did not exceed insurance coverage for each of the past three fiscal years.

**NOTE 11 COMMITMENTS AND CONTINGENCIES**

**Legal**

In the normal course of operations, the Authority is party to various pending or threatened legal actions arising in the normal course of operations. Although the outcome of these actions is not presently determinable, it is the Authority's opinion that any ultimate liability is not expected to have a material adverse effect on the Authority's financial position.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 11 COMMITMENTS AND CONTINGENCIES (CONTINUED)**

**Grants and Contracts**

The Authority participates in various federally-assisted grant programs that are subject to review and audit by the grantor agencies. Entitlements to these resources are generally conditional upon compliance with the terms and conditions of grant agreements and applicable federal regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a federal audit may become a liability of the Authority. As of the date of this report, management is not aware of any such instances.

The Authority has received cumulative funding in excess of housing assistance payments (HAP) through the Section 8 Housing Choice Voucher Program in accordance with current regulations. As of March 31, 2024, the Authority had \$493,449 of unspent cumulative excess HAP funding which is reflected in restricted net position. Furthermore, additional amounts are payable to federal programs from nonfederal programs.

**NOTE 12 CONCENTRATIONS**

For the year ended March 31, 2024, approximately 83.22% of operating revenues reflected in the financial statements for the primary government are from HUD.

The Authority operates in a heavily regulated environment. The operations of the Authority are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related costs and the additional administrative burden to comply with the changes. In addition, any excess reserves may reduce future funding levels and possibly be subject to recapture.

**NOTE 13 LEASING ACTIVITIES**

The Authority leases property to tenants in their affordable housing program. Leases may be cancelled by the lessee at any time or renewed every year. The Authority may cancel the leases only for cause. Revenues associated with these leases are recorded in the accompanying financial statements and related schedules within tenant revenue. Primarily all of the capital assets of the Authority are for these leasing activities except for administrative offices and equipment. In addition, the Authority has ground leases with the related party partnerships as discussed in Note 8.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 14 FINANCIAL DATA SCHEDULE**

As required by HUD, the Authority prepares its financial data schedule in accordance with HUD requirements in a prescribed format which differs from the presentation of the basic financial statements. The schedule's format presents certain operating items as nonoperating such as depreciation expense, housing assistance payments and extraordinary maintenance expense. In addition, the schedule's format includes non-operating items as operating such as investment revenue, HUD capital grants revenue, interest expense and gains and losses on the disposal of capital assets. Furthermore, the schedule reflects tenant revenue and bad debt expense separately.

**NOTE 15 CONDUIT DEBT**

**Retreat at Westlock**

In prior years, the Authority entered into agreements with the County, the Retreat at Westlock, Ltd., tax credit investors and private developers for the construction of the tax credit project, the Retreat at Westlock which is deemed to be in the public interest. As discussed in notes 7 and 10, the County awarded HOME funding to HCHA PFC for the purchase of the associated land. Also, as part of the deal, PFC issued \$12,000,000 of bonds that are payable from the Retreat at Westlock, Ltd. to the issuing bank. The Authority is not obligated in any manner for repayment of these bonds and accordingly, the balance is not reflected as a liability on the statement of net position. In addition, PFC has a note receivable and ground lease agreement with the Retreat at Westlock, Ltd.

**The Arbor at Wayforest, L.P.**

In July 2020, HCHA PFC issued \$20,000,000 of bonds that are payable from The Arbor at Wayforest, L.P. to the issuing bank. The Authority is not obligated in any manner for repayment of these bonds and accordingly, the balance is not reflected as a liability on the statement of net position.

**LDG Channelview, L.P.**

In August 2020, HCHA PFC issued \$20,000,000 of bonds that are payable from the LDG Channelview L.P. to the issuing bank. The Authority is not obligated in any manner for repayment of these bonds and accordingly, the balance is not reflected as a liability on the statement of net position.

**LDG Northwood, L.P.**

In October 2020, HCHA PFC issued \$37,003,000 of bonds that are payable from the LDG Northwood L.P. to the issuing bank. The Authority is not obligated in any manner for repayment of these bonds and accordingly, the balance is not reflected as a liability on the statement of net position.

**The Residences at Arbor Oaks, L.P.**

In July 2021, HCHA PFC issued \$20,000,000 of bonds that are payable from the Residences at Arbor Oaks L.P. to the issuing bank. The Authority is not obligated in any manner for repayment of these bonds and accordingly, the balance is not reflected as a liability on the statement of net position.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 16 SUBSEQUENT EVENTS**

Subsequent to year end, the Board of Commissioners of the Harris County Housing Authority approved the following for Cornerstone Village Apartments, L.P. and Louetta Village Apartments 45, L.P.:

- The purchase of the investor limited partner interest and special limited partner interest by HCHA Redevelopment Authority, Inc.,
- Admission of HCHA Redevelopment Authority Inc. as a limited partner and special limited partner into the partnership,
- Execution of a purchase and sale agreement and an assignment and assumption agreement, and a Third Amendment of the amended and restated agreement of limited partnership, and

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 17 CONDENSED BLENDED COMPONENT UNIT INFORMATION**

Condensed component unit information for the Authority's significant blended component units as listed in Note 1 is presented below.

**Condensed Statement of Net Position**

	General Partners in Tax Credit Partnerships										HCHA Development Corporation	Harris County PFC	HCHA Redevelopment Authority	Fenix Estates Development	AMCAL Katy, LP	Baybrook Retirement Center, Ltd.	Total Blended Component Units
	Cypresswood Estates	Olive Grove	Cornerstone	Louetta	Waterside	Westlock	Wayforest	Channelview	Arbor Oaks	Fenix Estates Commercial							
<b>Assets:</b>																	
Current Assets	\$ 226,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 496,758	\$ 150,822	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 175,781	\$ 2,049,689
Restricted Assets	685,685	-	-	-	-	-	-	-	-	112,855	-	-	-	-	-	732,222	1,530,762
Capital Assets, Net	10,963,908	-	-	-	-	-	-	-	-	2,200,000	-	2,038,170	9,031,474	-	-	2,914,501	27,148,053
Notes Receivable	-	-	-	-	-	3,381,970	-	-	-	-	36,210,321	7,055,709	50,978,164	-	-	-	97,626,164
Other Assets	94,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	657,683	751,683
<b>Total Assets</b>	<b>11,969,921</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,381,970</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,809,613</b>	<b>36,361,143</b>	<b>9,093,879</b>	<b>61,009,638</b>	<b>-</b>	<b>-</b>	<b>4,480,187</b>	<b>129,106,351</b>
<b>Liabilities:</b>																	
Current Liabilities	55,170	-	-	-	-	-	-	-	-	17,025	19,203	-	-	-	-	626,983	718,381
Current Liabilities Payable from Restricted Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Payable	4,309,570	-	-	-	-	-	-	-	-	2,075,908	10,884,720	-	54,878,164	-	-	4,596,606	76,744,968
Other Noncurrent Liabilities	94,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	94,000
<b>Total Liabilities</b>	<b>4,458,740</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,092,933</b>	<b>10,903,923</b>	<b>-</b>	<b>54,878,164</b>	<b>-</b>	<b>-</b>	<b>5,223,589</b>	<b>77,557,349</b>
<b>Net Position:</b>																	
Net Investment in Capital Assets	6,654,338	-	-	-	-	-	-	-	-	124,092	(10,884,720)	2,038,170	(45,846,690)	-	-	(1,682,105)	(49,596,915)
Restricted	790,375	-	-	-	-	3,381,970	-	-	-	112,855	36,778,122	7,055,709	50,978,164	-	-	-	99,097,195
Unrestricted	66,468	-	-	-	-	-	-	-	-	479,733	(436,182)	-	1,000,000	-	-	938,703	2,048,722
<b>Total Net Position</b>	<b>\$ 7,511,181</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,381,970</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 716,680</b>	<b>\$ 25,457,220</b>	<b>\$ 9,093,879</b>	<b>\$ 6,131,474</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (743,402)</b>	<b>\$ 51,549,002</b>

**HARRIS COUNTY HOUSING AUTHORITY  
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**NOTE 17 CONDENSED BLENDED COMPONENT UNIT INFORMATION (CONTINUED)**

**Condensed Statement of Revenues, Expenses, and Changes in Net Position**

	General Partners in Tax Credit Partnerships										HCHA Development Corporation	Harris County PFC	HCHA Redevelopment Authority	Fenix Estates Development	AMCAL Katy, LP	Baybrook Retirement Center, Ltd.	Total Blended Component Units
	Cypresswood Estates	Olive Grove	Cornerstone	Louetta	Waterside	Westlock	Wayforest	Channelview	Arbor Oaks	Fenix Estates Commercial							
Operating Revenues (Expenses):																	
Tenant Revenue, Net	\$ 1,068,884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,075,770	\$ 2,144,654
Other Revenue	6,331	92,480	75,600	37,440	-	-	324,244	124,866	299,301	324,000	-	5,963	356,807	-	126,649	-	1,773,681
Depreciation	(390,340)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(132,717)	(523,057)
Other Operating Expenses	(745,846)	-	-	-	-	-	-	-	-	(116,228)	-	-	-	-	-	(1,996,626)	(2,858,700)
Total Operating Revenue (Expenses)	(60,971)	92,480	75,600	37,440	-	-	324,244	124,866	299,301	207,772	-	5,963	356,807	-	126,649	(1,053,573)	536,578
Nonoperating Revenues (Expenses):																	
Interest Income	4,556	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,459	27,015
Interest Expense	(184,770)	-	-	-	-	-	-	-	-	(131,419)	(90,800)	(5,333)	-	-	-	(203,319)	(615,641)
Transfer from (to) Other Programs	-	(92,480)	(75,600)	(37,440)	-	-	(324,244)	(124,866)	(299,301)	-	91,526	(630)	(356,807)	-	(126,649)	-	(1,346,491)
Total Nonoperating Revenues (Expenses)	(180,214)	(92,480)	(75,600)	(37,440)	-	-	(324,244)	(124,866)	(299,301)	(131,419)	726	(5,963)	(356,807)	-	(126,649)	(180,860)	(1,935,117)
Change in Net Position	(241,185)	-	-	-	-	-	-	-	-	76,353	726	-	-	-	-	(1,234,433)	(1,398,539)
Net Position - Beginning	7,752,366	-	-	-	-	3,381,970	-	-	-	640,327	25,456,494	9,093,879	6,131,474	-	-	491,031	52,947,541
Net Position - Ending	\$ 7,511,181	\$ -	\$ -	\$ -	\$ -	\$ 3,381,970	\$ -	\$ -	\$ -	\$ 716,680	\$ 25,457,220	\$ 9,093,879	\$ 6,131,474	\$ -	\$ -	\$ (743,402)	\$ 51,549,002

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 17 CONDENSED BLENDED COMPONENT UNIT INFORMATION (CONTINUED)**

**Condensed Statement of Cash Flows**

	General Partners in Tax Credit Partnerships										HCHA Development Corporation	Harris County PFC	HCHA Redevelopment Authority	Fenix Estates Development	AMCAL Katy, LP	Baybrook Retirement Center, Ltd.	Total Blended Component Units
	Cypresswood Estates	Olive Grove	Cornerstone	Louetta	Waterside	Westlock	Wayforest	Channelview	Arbor Oaks	Fenix Estates Commercial							
Net Cash Provided (Used) by:																	
Operating Activities	\$ 219,072	\$ 92,480	\$ 75,600	\$ 37,440	\$ -	\$ -	\$ 324,244	\$ 124,866	\$ 299,301	\$ -	\$ (91,526)	\$ 630	\$ 356,807	\$ -	\$ 126,649	\$ 113,429	\$ 1,678,992
Capital and Related Financing Activities	(130,865)	-	-	-	-	-	-	-	-	35,717	726	-	-	-	-	(1,252,432)	(1,215,989)
Investing Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to/from Other Entities	-	(92,480)	(75,600)	(37,440)	-	-	(324,244)	(124,866)	(299,301)	-	91,526	(630)	(356,807)	-	(126,649)	-	(1,346,491)
Net Increase (Decrease) in Cash	88,207	-	-	-	-	-	-	-	-	35,717	726	-	-	-	-	(1,139,003)	(1,014,353)
Cash - Beginning	820,680	-	-	-	-	-	-	-	-	573,896	150,096	-	1,000,000	-	-	1,967,239	4,511,911
Cash - Ending	\$ 908,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 609,613	\$ 150,822	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 828,236	\$ 3,497,558

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**NOTE 18 DISCRETELY PRESENTED COMPONENT UNITS CONDENSED FINANCIAL INFORMATION**

HCHA is the General Partner and holds a 0.01% to 1% interest in each of the following limited partnerships. Summarized partnership information as of and for the year ended December 31, 2023 is as follows.

	LDG Northwood	Cornerstone Village Apartments	Louetta Village Apartments 45	Olive Grove Manor	Sierra Meadows	TX Bammel Housing	Waterside Court	Retreat at Westlock	Fenix Estates I	Arbor at Wayforest	Channel View	Residence at Arbor Oaks	Total
<b>ASSETS</b>													
Cash and Cash Equivalents	\$ 199,955	\$ 24,174	\$ 41,117	\$ 354,488	\$ 293,219	\$ 1,728,741	\$ 157,176	\$ 54,212	\$ 240,418	\$ 1,359,381	\$ 229,831	\$ 2,485,684	\$ 7,168,396
Cash and Cash Equivalents - Restricted	2,291,811	755,053	685,456	895,939	606,535	1,456,641	742,178	870,430	1,267,317	644,281	4,769,997	95,518	15,081,156
Accounts Receivables	62,887	10,910	10,832	1,150	9,562	32,668	54,301	228	136,025	33,930	100,069	40,387	492,949
Other Assets	2,377,750	726,602	337,323	99,842	102,549	430,665	99,577	2,194,885	101,833	1,233,038	1,834,028	3,148,950	12,687,042
Capital Assets, Net	64,580,081	5,632,739	4,864,796	7,848,425	6,046,888	6,928,256	7,419,025	14,659,823	30,086,907	31,236,999	33,890,299	37,904,112	251,098,350
Total Assets	<u>\$ 69,512,484</u>	<u>\$ 7,149,478</u>	<u>\$ 5,939,524</u>	<u>\$ 9,199,844</u>	<u>\$ 7,058,753</u>	<u>\$ 10,576,971</u>	<u>\$ 8,472,257</u>	<u>\$ 17,779,578</u>	<u>\$ 31,832,500</u>	<u>\$ 34,507,629</u>	<u>\$ 40,824,224</u>	<u>\$ 43,674,651</u>	<u>\$ 286,527,893</u>
<b>LIABILITIES</b>													
Current Liabilities	\$ 9,099,460	\$ 1,965,954	\$ 493,765	\$ 670,628	\$ 151,066	\$ 4,579,809	\$ 784,934	\$ 438,913	\$ 860,843	\$ 726,591	\$ 7,527,119	\$ 3,547,360	\$ 30,846,442
Long-Term Liabilities	52,646,210	6,972,355	5,992,988	3,652,443	8,177,555	6,731,659	3,818,744	14,843,185	31,379,242	24,800,962	33,265,677	36,048,520	228,329,540
Total Liabilities	<u>\$ 61,745,670</u>	<u>\$ 8,938,309</u>	<u>\$ 6,486,753</u>	<u>\$ 4,323,071</u>	<u>\$ 8,328,621</u>	<u>\$ 11,311,468</u>	<u>\$ 4,603,678</u>	<u>\$ 15,282,098</u>	<u>\$ 32,240,085</u>	<u>\$ 25,527,553</u>	<u>\$ 40,792,796</u>	<u>\$ 39,595,880</u>	<u>\$ 259,175,982</u>
<b>NET POSITION</b>													
Net Investment in Capital Assets	\$ 29,462,331	\$ (1,539,616)	\$ (534,265)	\$ 4,223,982	\$ 4,084,016	\$ 196,597	\$ 3,458,444	\$ (304,552)	\$ 2,861,307	\$ 8,376,260	\$ 624,622	\$ 1,855,592	\$ 52,764,718
Restricted	2,204,314	727,084	640,954	852,924	582,950	1,418,699	638,157	839,796	1,242,000	572,250	4,707,002	(1,419)	14,424,711
Unrestricted (Deficit)	(23,899,831)	(976,299)	(653,918)	(200,133)	(5,936,834)	(2,349,793)	(228,022)	1,962,236	(4,510,892)	31,566	(5,300,196)	2,224,598	(39,837,518)
Net Position	<u>\$ 7,766,814</u>	<u>\$ (1,788,831)</u>	<u>\$ (547,229)</u>	<u>\$ 4,876,773</u>	<u>\$ (1,269,868)</u>	<u>\$ (734,497)</u>	<u>\$ 3,868,579</u>	<u>\$ 2,497,480</u>	<u>\$ (407,585)</u>	<u>\$ 8,980,076</u>	<u>\$ 31,428</u>	<u>\$ 4,078,771</u>	<u>\$ 27,351,911</u>
Operating Revenues	\$ 1,200,949	\$ 1,703,629	1,347,846	\$ 1,746,676	\$ 1,133,768	\$ 2,142,222	\$ 1,764,020	\$ 1,322,360	\$ 1,652,045	\$ 2,345,160	\$ 1,619,820	\$ 314,622	\$ 18,293,117
Operating Expenses	(2,708,441)	(1,554,741)	(1,203,867)	(1,695,503)	(1,214,079)	(2,256,337)	(1,484,512)	(1,644,945)	(3,642,002)	(2,683,198)	(2,843,321)	(1,407,204)	(24,338,150)
Operating Income (Loss)	(1,507,492)	148,888	143,979	51,173	(80,311)	(114,115)	279,508	(322,585)	(1,989,957)	(338,038)	(1,223,501)	(1,092,582)	(6,045,033)
Nonoperating Revenues	-	77	67	8,509	2,361	3,935	10,603	3,810	-	4	9,596	-	38,962
Nonoperating Expenses	(833,932)	(302,901)	(239,251)	(243,958)	(126,622)	(298,556)	(295,618)	(230,895)	(119,758)	(980,502)	(863,169)	(475,363)	(5,010,525)
Loss Before Capital Contributions	(833,932)	(302,824)	(239,184)	(235,449)	(124,261)	(294,621)	(285,015)	(227,085)	(119,758)	(980,498)	(853,573)	(475,363)	(2,662,129)
Change in Net Position	(2,341,424)	(153,936)	(95,205)	(184,276)	(204,572)	(408,736)	(5,507)	(549,670)	(2,109,715)	(1,318,536)	(2,077,074)	(1,567,945)	(11,016,596)
Beginning Net Position	-	(1,634,895)	(452,024)	5,061,049	(1,065,296)	(325,761)	3,874,086	3,047,150	1,702,130	542,991	625,308	-	11,374,738
Transfer In or Out	10,108,238	-	-	-	-	-	-	-	-	9,755,621	1,483,194	5,646,716	26,993,769
Ending Net Position	<u>\$ 7,766,814</u>	<u>\$ (1,788,831)</u>	<u>\$ (547,229)</u>	<u>\$ 4,876,773</u>	<u>\$ (1,269,868)</u>	<u>\$ (734,497)</u>	<u>\$ 3,868,579</u>	<u>\$ 2,497,480</u>	<u>\$ (407,585)</u>	<u>\$ 8,980,076</u>	<u>\$ 31,428</u>	<u>\$ 4,078,771</u>	<u>\$ 27,351,911</u>



**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
MARCH 31, 2024**

**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, 2023:

	Balance at January 1, 2023	Additions	Disposals/ Transfers	Balance at December 31, 2023
Land Improvements	\$ 23,930,013	\$ 15,277,586	\$ -	\$ 39,207,599
Buildings and Improvements	152,147,562	106,287,307	-	258,434,869
Equipment	7,789,990	4,480,585	-	12,270,575
Construction in Progress	19,555,699	-	(19,555,699)	-
Leasehold Improvements	42,327	-	-	42,327
Total Capital Assets	<u>203,465,591</u>	<u>126,045,478</u>	<u>(19,555,699)</u>	<u>309,955,370</u>
Less: Accumulated Depreciation:	<u>(49,578,167)</u>	<u>(9,278,853)</u>	<u>-</u>	<u>(58,857,020)</u>
Total Capital Assets, Net	<u>\$ 153,887,424</u>	<u>\$ 116,766,625</u>	<u>\$ (19,555,699)</u>	<u>\$ 251,098,350</u>

**Summarized Notes Payable – Discretely Presented Component Units**

Notes payable of the discretely presented component units consist of the following:

	December 31, 2023
Notes Payable - Due to Primary Government	\$ 102,122,584
Mortgages and Other Housing Related Notes	96,211,048
Total	198,333,632
Less: Current Portion	(1,167,215)
Noncurrent Portion	<u>\$ 197,166,417</u>

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

Balance January 1, 2023	Increase	Decrease	Balance December 31, 2023
<u>\$ 135,195,539</u>	<u>\$ 72,962,218</u>	<u>\$ (9,824,125)</u>	<u>\$ 198,333,632</u>

**REQUIRED SUPPLEMENTAL INFORMATION**

**HARRIS COUNTY HOUSING AUTHORITY  
SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET) AND  
RELATED RATIOS BASED ON PARTICIPATION IN THE PUBLIC EMPLOYEE PENSION OF TCDRS  
YEAR ENDED MARCH 31, 2023**

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>Total Pension Liability</b>										
Service Cost	\$ 360,852	\$ 351,868	\$ 313,938	\$ 254,766	\$ 235,739	\$ 256,322	\$ 295,565	\$ 332,895	\$ 283,212	(Historical
Interest on Total Pension Liability	416,201	375,789	328,820	278,190	242,823	225,469	206,992	168,261	144,593	information
Effect of Plan Changes	-	-	-	-	-	-	-	-	(30,775)	prior to
Effect of Assumption Changes or Inputs	-	-	13,898	310,844	-	-	11,827	-	33,714	implementation
Effect of Economic/Demographic (Gains) or Losses	128,628	(113,035)	(6,237)	32,631	(23,605)	(164,679)	(159,503)	(84,014)	(69,707)	of GASB 68
Benefit Payments/Refunds of Contributions	(103,547)	(80,620)	(60,417)	(27,101)	(47,219)	(116,000)	(60,132)	(82,125)	(101,034)	not required)
<b>Net Change in Total Pension Liability</b>	<b>802,134</b>	<b>534,002</b>	<b>590,002</b>	<b>849,330</b>	<b>407,738</b>	<b>201,112</b>	<b>294,749</b>	<b>335,017</b>	<b>260,003</b>	
<b>Total Pension Liability - Beginning</b>	<b>5,166,299</b>	<b>4,632,297</b>	<b>4,042,295</b>	<b>3,192,965</b>	<b>2,785,227</b>	<b>2,584,115</b>	<b>2,289,366</b>	<b>1,954,349</b>	<b>1,694,346</b>	
<b>Total Pension Liability - Ending (a)</b>	<b>\$ 5,968,433</b>	<b>\$ 5,166,299</b>	<b>\$ 4,632,297</b>	<b>\$ 4,042,295</b>	<b>\$ 3,192,965</b>	<b>\$ 2,785,227</b>	<b>\$ 2,584,115</b>	<b>\$ 2,289,366</b>	<b>\$ 1,954,349</b>	
<b>Plan Fiduciary Net Position</b>										
Contributions - Employer	\$ 230,308	\$ 210,318	\$ 128,220	\$ 113,953	\$ 120,053	\$ 126,392	\$ 140,517	\$ 146,992	\$ 141,627	
Contributions - Member	165,349	144,904	132,969	119,234	112,650	110,043	118,068	133,977	135,350	
Net Investment Income	628,740	(359,895)	1,015,779	403,961	524,118	(56,926)	375,842	161,775	(66,887)	
Benefit Payments, Including Refunds of Employee Contributions	(103,547)	(80,620)	(60,417)	(27,101)	(47,219)	(116,001)	(60,132)	(82,125)	(101,034)	
Administrative Expense	(3,461)	(3,337)	(3,105)	(3,307)	(2,977)	(2,564)	(2,080)	(1,759)	(1,533)	
Other	24,233	43,457	6,933	6,485	6,895	3,903	2,641	31,239	(29)	
Net Change in Plan Fiduciary Net Position	941,622	(45,173)	1,220,379	613,225	713,520	64,847	574,856	390,099	107,494	
<b>Plan Fiduciary Net Position - Beginning</b>	<b>5,694,660</b>	<b>5,739,833</b>	<b>4,519,454</b>	<b>3,906,229</b>	<b>3,192,709</b>	<b>3,127,863</b>	<b>2,553,007</b>	<b>2,162,908</b>	<b>2,055,414</b>	
<b>Plan Fiduciary Net Position - Ending (b)</b>	<b>\$ 6,636,282</b>	<b>\$ 5,694,660</b>	<b>\$ 5,739,833</b>	<b>\$ 4,519,454</b>	<b>\$ 3,906,229</b>	<b>\$ 3,192,710</b>	<b>\$ 3,127,863</b>	<b>\$ 2,553,007</b>	<b>\$ 2,162,908</b>	
<b>Net Pension Liability (Asset) - Ending (a) - (b)</b>	<b>\$ (667,849)</b>	<b>\$ (528,361)</b>	<b>\$ (1,107,536)</b>	<b>\$ (477,159)</b>	<b>\$ (713,264)</b>	<b>\$ (407,483)</b>	<b>\$ (543,748)</b>	<b>\$ (263,641)</b>	<b>\$ (208,559)</b>	
<b>Plan Fiduciary Net Position as a Percentage of Total Pension Liability</b>	111.07 %	110.23 %	123.91 %	111.80 %	122.34 %	114.63 %	121.04 %	111.52 %	110.67 %	
<b>Covered Payroll</b>	\$ 2,362,132	\$ 2,070,060	\$ 1,899,561	\$ 1,703,339	\$ 1,609,287	\$ 1,572,043	\$ 1,672,824	\$ 1,913,952	\$ 1,931,410	
<b>Net Pension Liability (Asset) as a Percentage of Covered Payroll</b>	(27.96)%	(25.52)%	(58.30)%	(28.01)%	(44.32)%	(25.92)%	(32.50)%	(13.77)%	(10.80)%	

**HARRIS COUNTY HOUSING AUTHORITY  
SCHEDULE OF CONTRIBUTIONS BASED ON PARTICIPATION IN THE  
PUBLIC EMPLOYEE PENSION PLAN OF TCDRS  
YEAR ENDED MARCH 31, 2023**

	2019	2020	2021	2022	2023
Actuarially Determined Contributions	\$ 120,053	\$ 113,953	\$ 128,220	\$ 210,318	\$ 230,308
Contribution in Relation to the Actuarially Determined Contribution	<u>120,053</u>	<u>113,953</u>	<u>128,220</u>	<u>210,318</u>	<u>230,308</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Payroll	\$ 1,609,287	\$ 1,703,339	\$ 1,899,561	\$ 2,070,060	\$ 2,362,132
Contributions as a Percentage of Covered Payroll	7.50 %	6.70 %	6.80 %	10.20 %	9.70 %

This is a 10-year schedule; however, the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in the future fiscal years until 10 years of information is available.

**Notes to Schedule**

*Valuation date:* Actuarially determined contribution rates are calculated each December 31, two years prior to the end of the fiscal year in which contributions are reported.

*Methods and assumptions used to determine contribution rates:*

Actuarial Cost Method	Entry Age
Amortization Method	Level percentage of payroll, closed
Remaining Amortization Method	0.0 years (based on contribution rate calculated in 12/31/2021 valuation)
Asset Valuation Method	5-year smoothed market
Inflation	2.50%
Salary Increases	Varies by age and service. 4.7% average over career including inflation.
Investment Rate of Return	7.50%, net of investment expenses, including inflation.
Retirement Age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	135% of the PUB-2010 General Retirees Table for males and 120% of the PUB-2010 General Retirees Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.
Changes in Assumptions and Methods Reflected in the Schedule of Employer	2015: New inflation, mortality, and other assumptions were reflected. 2017: New Mortality assumptions were reflected. 2019: New inflation, mortality and other assumptions were reflected.
Changes in Plan Provisions Reflected in the Schedule	New Annuity Purchase Rates were reflected for benefits earned after 2017.

## **SUPPLEMENTAL INFORMATION**

**HARRIS COUNTY HOUSING AUTHORITY  
FINANCIAL DATA SCHEDULE  
YEAR ENDED MARCH 31, 2024**

Line Item #	Accounts Description	Housing Choice Voucher	Disaster Housing Assistance	Section 8 Moderate Rehabilitation	Business Activities	Blended Component Unit	Central Office Cost Center	Emergency Housing Voucher	Elimination	Enterprise Fund Total	Discrete Component Units	Total
<b>CURRENT ASSETS</b>												
Cash:												
111	Unrestricted	\$ 4,203,472	\$ 180,000	\$ 340,143	\$ 8,517,457	\$ 1,966,796	\$ 1,657,885	\$ 153,098	\$ -	\$ 17,018,851	\$ 7,168,396	\$ 24,187,247
113	Other Restricted	5,435,219	-	-	-	1,471,031	-	530,209	-	7,436,459	14,412,383	21,848,842
114	Tenant Security Deposits	-	-	-	-	59,731	-	-	-	59,731	668,773	728,504
100	Total Cash	9,638,691	180,000	340,143	8,517,457	3,497,558	1,657,885	683,307	-	24,515,041	22,249,552	46,764,593
Accounts and Notes Receivable:												
121	PHA Projects	355,094	-	-	-	-	-	-	-	355,094	-	355,094
122	HUD Other Projects	-	-	-	-	-	-	34,709	-	34,709	-	34,709
125	Miscellaneous	148,107	-	-	1,000	-	183,228	23,929	-	356,264	-	356,264
126	Tenants	-	-	-	-	2,771	-	-	-	2,771	37,046	39,817
126.1	Allowance for Doubtful Accounts - Tenants	-	-	-	-	-	-	-	-	-	476,851	476,851
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	(20,948)	(20,948)
128	Fraud Recovery	119,144	-	323	-	-	-	-	-	119,467	-	119,467
128.1	Allowance for Doubtful Accounts - Fraud	(23,034)	-	(323)	-	-	-	-	-	(23,357)	-	(23,357)
129	Accrued Interest Receivable	-	-	-	4,894,906	-	-	-	-	4,894,906	-	4,894,906
120	Total Receivables, Net of Allowances for Uncollectibles	599,311	-	-	4,895,906	2,771	183,228	58,638	-	5,739,854	492,949	6,232,803
142	Prepaid Expenses and Other Assets	39,197	-	1,026	773	80,122	31,101	1,607	-	153,826	833,226	987,052
144	Interprogram - Due from	-	-	-	-	-	103,463	-	(103,463)	-	-	-
150	Total Current Assets	10,277,199	180,000	341,169	13,414,136	3,580,451	1,975,677	743,552	(103,463)	30,408,721	23,575,727	53,984,448
<b>NONCURRENT ASSETS</b>												
Fixed Assets:												
161	Land	-	-	-	29,977,039	15,595,813	-	-	-	45,572,852	39,207,599	84,780,451
162	Buildings	-	-	-	-	20,360,420	-	-	-	20,360,420	258,434,869	278,795,289
164	Furniture, Equipment, and Mach - Admin.	135,282	-	-	59,545	1,006,301	27,493	-	-	1,228,621	12,270,575	13,499,196
165	Leasehold Improvements	-	-	-	-	4,165	-	-	-	4,165	42,327	46,492
166	Accumulated Depreciation	(130,481)	-	-	(30,045)	(9,818,646)	(22,481)	-	-	(10,001,653)	(58,857,020)	(68,858,673)
167	Construction in Progress	-	-	-	2,160,506	-	-	-	-	2,160,506	-	2,160,506
160	Total Fixed Assets, Net of Accumulated Depreciation	4,801	-	-	32,167,045	27,148,053	5,012	-	-	59,324,911	251,098,350	310,423,261
171	Notes, Loans, and Mortgages Receivable - Noncurrent	-	-	-	4,496,420	97,626,164	-	-	-	102,122,584	-	102,122,584
174	Other Assets	403,135	-	1,333	90,276	751,683	160,731	12,374	-	1,419,532	11,853,816	13,273,348
180	Total Noncurrent Assets	407,936	-	1,333	36,753,741	125,525,900	165,743	12,374	-	162,867,027	262,952,166	425,819,193
200	<b>DEFERRED OUTFLOWS OF RESOURCES</b>	207,260	-	-	47,112	-	83,881	6,458	-	344,711	-	344,711
290	Total Assets	\$ 10,892,395	\$ 180,000	\$ 342,502	\$ 50,214,989	\$ 129,106,351	\$ 2,225,301	\$ 762,384	\$ (103,463)	\$ 193,620,459	\$ 286,527,893	\$ 480,148,352

**HARRIS COUNTY HOUSING AUTHORITY  
FINANCIAL DATA SCHEDULE (CONTINUED)  
YEAR ENDED MARCH 31, 2024**

Line Item #	Accounts Description	Housing Choice Voucher	Disaster Housing Assistance	Section 8 Moderate Rehabilitation	Business Activities	Blended Component Unit	Central Office Cost Center	Emergency Housing Voucher	Elimination	Enterprise Fund Total	Discrete Component Units	Total
<b>CURRENT LIABILITIES</b>												
312	Accounts Payable < 90 Days	\$ 225,090	\$ -	\$ -	\$ 4,202	\$ 81,400	\$ 35,501	\$ 1,417	\$ -	\$ 347,610	\$ 1,465,860	\$ 1,813,470
321	Accrued Wage/Payroll Taxes Payable	16,877	-	-	4,381	-	7,475	198	-	28,931	13,493	42,424
322	Accrued Compensated Absences - Current Portion	22,261	-	-	3,142	-	7,218	-	-	32,621	-	32,621
325	Accrued Interest Payable	-	-	-	-	505,125	-	-	-	505,125	4,356,801	4,861,926
332	Accounts Payable - PHA Projects	669,396	-	-	-	-	-	-	-	669,396	-	669,396
341	Tenant Security Deposits	-	-	-	-	59,731	-	-	-	59,731	656,445	716,176
342	Deferred Revenues	-	-	60,373	10,773	6,422	-	244,456	-	322,024	161,602	483,626
343	Current Portion of Long-Term Debt - Capital Projects	-	-	-	-	524,354	-	-	-	524,354	1,167,215	1,691,569
345	Other Current Liabilities	2,735	-	52	210,704	19,203	1,424	50	-	234,168	15,855,131	16,089,299
346	Accrued Liabilities Other	-	-	-	-	46,500	-	-	-	46,500	7,169,895	7,216,395
347	Interprogram (Due to)	23,138	-	-	80,325	-	-	-	(103,463)	-	-	-
348	Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	<u>959,497</u>	<u>-</u>	<u>60,425</u>	<u>313,527</u>	<u>1,242,735</u>	<u>51,618</u>	<u>246,121</u>	<u>(103,463)</u>	<u>2,770,460</u>	<u>30,846,442</u>	<u>33,616,902</u>
<b>NONCURRENT LIABILITIES</b>												
351	Long-Term Debt, Net of Current - Capital Projects	-	-	-	4,154,444	76,220,614	-	-	-	80,375,058	197,166,417	277,541,475
353	Noncurrent Liabilities - Other	-	-	-	-	94,000	-	-	-	94,000	31,163,123	31,257,123
354	Accrued Compensated Absences - Noncurrent	66,781	-	-	9,426	-	21,654	-	-	97,861	-	97,861
350	Total Noncurrent Liabilities	<u>66,781</u>	<u>-</u>	<u>-</u>	<u>4,163,870</u>	<u>76,314,614</u>	<u>21,654</u>	<u>-</u>	<u>-</u>	<u>80,566,919</u>	<u>228,329,540</u>	<u>308,896,459</u>
300	Total Liabilities	<u>1,026,278</u>	<u>-</u>	<u>60,425</u>	<u>4,477,397</u>	<u>77,557,349</u>	<u>73,272</u>	<u>246,121</u>	<u>(103,463)</u>	<u>83,337,379</u>	<u>259,175,982</u>	<u>342,513,361</u>
400	Deferred Inflow of Resources	5,131,992	-	-	1,374,040	-	18,069	226,216	-	6,750,317	-	6,750,317
<b>NET POSITION</b>												
508.4	Invested in Capital Assets	4,801	-	-	28,012,601	(49,596,915)	5,012	-	-	(21,574,501)	52,764,718	31,190,217
511.4	Restricted Net Position	752,144	-	1,333	9,481,602	99,097,195	160,731	73,302	-	109,566,307	14,424,711	123,991,018
512.4	Unrestricted Net Position	3,977,180	180,000	280,744	6,869,349	2,048,722	1,968,217	216,745	-	15,540,957	(39,837,518)	(24,296,561)
513	Total Net Position	<u>4,734,125</u>	<u>180,000</u>	<u>282,077</u>	<u>44,363,552</u>	<u>51,549,002</u>	<u>2,133,960</u>	<u>290,047</u>	<u>-</u>	<u>103,532,763</u>	<u>27,351,911</u>	<u>130,884,674</u>
600	Total Liabilities and Net Position	<u>\$ 10,892,395</u>	<u>\$ 180,000</u>	<u>\$ 342,502</u>	<u>\$ 50,214,989</u>	<u>\$ 129,106,351</u>	<u>\$ 2,225,301</u>	<u>\$ 762,384</u>	<u>\$ (103,463)</u>	<u>\$ 193,620,459</u>	<u>\$ 286,527,893</u>	<u>\$ 480,148,352</u>

**HARRIS COUNTY HOUSING AUTHORITY  
FINANCIAL DATA SCHEDULE (CONTINUED)  
YEAR ENDED MARCH 31, 2024**

Line Item #	Accounts Description	Housing Choice Voucher	Disaster Housing Assistance	Section 8 Moderate Rehabilitation	Blended Component Unit	Central Office Cost Center	Emergency Housing Voucher	Elimination	Enterprise Fund Total	Discrete Component Units	Total
<b>REVENUE</b>											
70300	Net Tenant Rental Revenue	\$ -	\$ -	\$ -	\$ 2,112,158	\$ -	\$ -	\$ -	\$ 2,112,158	\$ 17,366,435	\$ 19,478,593
70400	Tenant Revenue - Other	-	-	-	32,496	-	-	-	32,496	463,611	496,107
70500	Total Tenant Revenue	-	-	-	2,144,654	-	-	-	2,144,654	17,830,046	19,974,700
70600	HUD PHA Operating Grants	59,094,725	-	115,429	-	-	2,922,120	-	62,132,274	-	62,132,274
70710	Management Fee	-	-	-	-	722,064	-	(722,064)	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-
70730	Bookkeeping Fee	-	-	-	-	451,313	-	(451,313)	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-
70800	Other Governmental Grants	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	-	-	-	22,459	-	-	-	757,743	38,962	796,705
71200	Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-
71400	Fraud Recovery	85,969	-	-	-	-	-	-	85,969	-	85,969
71500	Other Revenue	7,071,163	-	1,430	1,773,681	166,172	77,106	(1,526,804)	8,996,690	423,918	9,420,608
72000	Investment Income - Restricted	-	-	-	4,556	-	-	-	4,556	39,153	43,709
70000	Total Revenue	66,251,857	-	116,859	3,945,350	1,339,549	2,999,226	(2,700,181)	74,121,886	18,332,079	92,453,965
<b>EXPENSES</b>											
Administrative:											
91100	Administrative Salaries	1,369,205	-	8,029	168,125	511,510	31,111	-	2,483,370	1,858,481	4,341,851
91200	Auditing Fees	56,291	-	301	25,325	1,039	-	-	89,455	165,083	254,538
91300	Management Fee	692,378	-	3,072	107,252	-	26,592	(722,064)	107,230	1,085,765	1,192,995
91310	Bookkeeping Fee	432,773	-	1,920	-	-	16,620	(451,313)	-	-	-
91400	Advertising and Marketing	-	-	-	10,461	-	-	-	10,461	599,369	609,830
91500	Employee Benefit Contributions - Administrative	487,951	-	420	33,863	159,221	2,686	-	833,027	323,017	1,156,044
91600	Office Expenses	326,550	-	1,191	59,142	212,516	5,958	(324,000)	320,385	457,879	778,264
91700	Legal Expense	30,113	-	-	-	175,000	525	-	329,076	453,038	782,114
91800	Travel	-	-	-	-	3,682	-	-	4,934	30,603	35,537
91900	Other	656	-	-	36,031	22,833	1	-	76,587	409,716	486,303
	Total Administrative	3,395,917	-	14,933	440,199	1,085,801	83,493	(1,497,377)	4,254,525	5,382,951	9,637,476
Tenant Services:											
92000	Asset Management Fee	-	-	-	7,523	-	-	-	7,523	66,139	73,662
92100	Salaries	-	-	-	-	-	-	-	-	812	812
92300	Employee Benefit Contribution - Tenant Services	-	-	-	-	-	-	-	-	-	-
92400	Other	-	-	-	14,643	-	116,833	-	131,476	182,975	314,451
	Total Tenant Services	-	-	-	22,166	-	116,833	-	138,999	249,926	388,925
Utilities:											
93100	Water	-	-	-	123,988	-	-	-	123,988	958,692	1,082,680
93200	Electricity	-	-	-	44,518	-	-	-	44,518	496,663	541,181
93300	Gas	-	-	-	5,021	-	-	-	5,021	36,929	41,950
93800	Other Utilities Expense	-	-	-	-	-	-	-	-	111,347	111,347
93600	Sewer	-	-	-	-	-	-	-	-	-	-
	Total Utilities	-	-	-	173,527	-	-	-	173,527	1,603,631	1,777,158
Ordinary Maintenance and Operations:											
94100	Labor	-	-	-	124,042	-	-	-	124,042	767,130	891,172
94200	Materials and Other	3,606	-	14	79,654	2,805	72	-	90,210	639,920	730,130
94300	Contracts	27,178	-	8	310,492	27,973	28	-	379,470	2,292,157	2,671,627
94500	Employee Benefits Contribution	-	-	-	25,546	-	-	-	25,546	179,610	205,156
	Total Ordinary Maintenance and Operations	30,784	-	22	539,734	30,778	100	-	619,268	3,878,817	4,498,085
Protective Services:											
95200	Other Contract Costs	-	-	-	42,350	-	-	-	42,350	75,930	118,280
	Total Protective Services	-	-	-	42,350	-	-	-	42,350	75,930	118,280



**HARRIS COUNTY HOUSING AUTHORITY  
FINANCIAL DATA SCHEDULE (CONTINUED)  
YEAR ENDED MARCH 31, 2024**

Line Item #	Accounts Description	Housing Choice Voucher	Disaster Housing Assistance	Section 8 Moderate Rehabilitation	Blended Component Unit	Central Office Cost Center	Emergency Housing Voucher	Elimination	Enterprise Fund Total	Discrete Component Units	Total
<b>EXPENSES (Continued)</b>											
Insurance Premiums:											
96110	Property Insurance	\$ -	\$ -	\$ -	\$ 370,489	\$ -	\$ -	\$ -	\$ 370,489	\$ 2,378,135	\$ 2,748,624
96130	Workmen's Compensation	-	-	-	11,256	-	-	-	11,256	16,737	27,993
96140	Other Insurance	5,790	-	30	-	7,286	188	-	15,949	6,000	21,949
	Total Insurance Premiums	5,790	-	30	381,745	7,286	188	-	397,694	2,400,872	2,798,566
General Expenses:											
96200	Other General Expenses	200,240	-	-	1,257,117	-	1,759	(1,202,804)	257,361	1,025,762	1,283,123
96210	Compensated Absences	80,449	-	-	-	32,638	1,921	-	129,278	-	129,278
96400	Bad Debt - Tenant Rents	-	-	-	1,862	-	-	-	1,862	439,272	441,134
96600	Bad Debt - Other	40,681	-	-	-	-	-	-	40,681	-	40,681
96000	Total General Expenses	321,370	-	-	1,258,979	32,638	3,680	(1,202,804)	429,182	1,465,034	1,894,216
Interest Expenses:											
96710	Interest of Mortgage Payable	-	-	-	615,641	-	-	-	615,641	5,010,525	5,626,166
96720	Interest of Notes Payable	-	-	-	-	-	-	-	-	-	-
96730	Amortization Expense	-	-	-	-	-	-	-	-	-	-
	Total Interest Expenses	-	-	-	615,641	-	-	-	615,641	5,010,525	5,626,166
96900	Total Operating Expenses	3,753,861	-	14,985	3,474,341	1,156,503	204,294	(2,700,181)	6,671,186	20,067,686	26,738,872
97000	<b>EXCESS OF OPERATING REVENUE OVER OPERATING EXPENSES</b>	62,497,996	-	101,874	471,009	183,046	2,794,932	-	67,450,700	(1,735,607)	65,715,093
97100	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-
97200	Casualty Losses - Noncapitalized	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	55,866,190	-	83,720	-	-	2,532,082	-	58,481,992	-	58,481,992
97350	Housing Assistance Payments Portability - In	6,797,928	-	-	-	-	73,817	-	6,871,745	-	6,871,745
97400	Depreciation Expense	15,094	-	-	523,057	1,466	-	-	539,617	9,280,989	9,820,606
90000	Total Expenses	66,433,073	-	98,705	3,997,398	1,157,969	2,810,193	(2,700,181)	72,564,540	29,348,675	101,913,215
Other Financing Sources (Uses):											
10010	Operating Transfer In	-	-	-	1,294,330	-	-	(2,640,821)	-	-	-
10020	Operating Transfer Out	-	-	-	(2,640,821)	-	-	2,640,821	-	-	-
10040	Operating Transfers from/to Component Unit	-	-	-	-	-	-	-	-	-	-
10080	Special Items (Net Gain/Loss)	-	-	-	-	-	-	-	-	26,993,769	26,993,769
10093	Transfers between Program and Project - In	-	-	-	-	-	-	-	-	-	-
10094	Transfers between Program and Project - Out	-	-	-	-	-	-	-	-	-	-
10100	Total Other Financing Sources (Uses)	-	-	-	(1,346,491)	-	-	-	-	26,993,769	26,993,769
10000	<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES</b>	\$ (181,216)	\$ -	\$ 18,154	\$ (1,398,539)	\$ 181,580	\$ 189,033	\$ -	\$ 1,557,346	\$ 15,977,173	\$ 17,534,519
Memo Account Information:											
11020	Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 602,781	\$ 602,781
11030	Beginning Equity	4,915,341	180,000	263,923	52,947,541	1,952,380	101,014	-	101,975,417	11,374,738	113,350,155
11040	Prior Period Adjustments, Equity Transfers and Correction	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	4,385,116	-	-	-	-	-	-	4,385,116	-	4,385,116
11180	Housing Assistance Payments Equity	349,009	-	-	-	-	-	-	349,009	-	349,009
11190	Unit Months Available	57,657	-	864	2,256	-	2,916	-	63,693	24,528	88,221
11210	Unit Months Leased	56,959	-	767	2,191	-	1,856	-	61,773	19,933	81,706

**SINGLE AUDIT SECTION**

**HARRIS COUNTY HOUSING AUTHORITY  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
YEAR ENDED MARCH 31, 2024**

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Assistance Listing Number	Pass-Through Identifying Number	Federal Expenditures
<b>U.S. Department of Housing and Urban Development</b>			
Direct:			
Housing Voucher Cluster:			
Section 8 Housing Choice Vouchers	14.871	N/A	\$ 59,094,725
Emergency Housing Vouchers	14.871	N/A	<u>2,922,120</u>
Total Housing Voucher Cluster			<u>62,016,845</u>
Section 8 Project-Based Cluster:			
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	N/A	115,429
Pass-through from Harris County, Texas:			
Community Development Block Grants - Disaster Recovery:	14.228	N/A	
Beginning Loan Balance			49,102,739
Current Year Loan Disbursements			<u>18,914,589</u>
Total Community Development Block Grants - Disaster Recovery			<u>68,017,328</u>
 Total Expenditures of Federal Awards			 <u><u>\$ 130,149,602</u></u>

See accompanying Notes to Schedule of Expenditures of Federal Awards.

**HARRIS COUNTY HOUSING AUTHORITY  
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
MARCH 31, 2024**

**NOTE 1 BASIS OF PRESENTATION**

The schedule of expenditures of federal awards includes the federal grant activity of the Authority and its Blended Component Units and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

In accordance with HUD regulations, HUD considers the Annual Budget Authority for the Section 8 Housing Choice Voucher Program, ALN No. 14.871, to be considered an expenditure for the purposes of this schedule. Therefore, the amount in this schedule is the total amount received directly from HUD and not the total expenditures paid by the Authority.

HCHA Cypresswood Estates, LLC, which is a blended component unit, elected to have their own single audit and their expenditures of federal awards are therefore excluded from the Authority's Schedule of Federal Awards.

**NOTE 2 INDIRECT COST RATE**

The Authority did not elect to use the 10-percent de minimis indirect cost rate.

**NOTE 3 SUB-RECIPIENTS**

During the year ended March 31, 2024, the Authority had no sub-recipients.

**NOTE 4 NONCASH FEDERAL ASSISTANCE**

The Authority did not receive any noncash federal assistance for the year ended March 31, 2024.

**NOTE 5 LOAN PROGRAMS**

In accordance with the Uniform Guidance, the notes to the Schedule of Expenditures of Federal Awards shall include loan and loan activities of federal programs. During the year ended March 31, 2024, the Authority obtained \$18,914,589 in CDBG loans from Harris County, Texas. There were no repayments made during the fiscal year. The March 31, 2024 ending balance of outstanding CDBG loans was \$68,017,328.



**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  
Harris County Housing Authority  
Houston, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Harris County Housing Authority (the Authority), as of and for the year ended March 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 5, 2024.

Our report includes a reference to other auditors who audited the financial statements of the discretely presented component units, as described in our report on the Authority's financial statements. The audits of the discretely presented component units were not performed in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with the aggregate discretely presented component units.

***Report on Internal Control Over Financial Reporting***

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

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

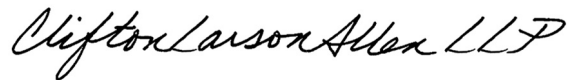
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

**Report on Compliance and Other Matters**

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

**Purpose of this Report**

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



**CliftonLarsonAllen LLP**

San Antonio, Texas  
December 5, 2024



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

Board of Commissioners  
Harris County Housing Authority  
Houston, Texas

### Report on Compliance for Each Major Federal Program

#### ***Opinion on Each Major Federal Program***

We have audited the Harris County Housing Authority's (the Authority) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended March 31, 2024. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

The Authority'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 March 31, 2023. 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. HCHA Cypresswood Estates, LLC, which is a blended component unit, received a federally insured loan that is not included in the schedule of expenditures of federal awards for the year ended March 31, 2024.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2024.

#### ***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (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 Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

***Responsibilities of Management for Compliance***

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

***Auditors' Responsibilities for the Audit of Compliance***

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

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

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

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



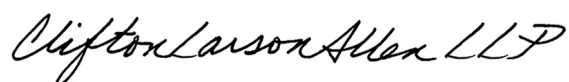
### **Report on Internal Control Over Compliance**

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

Our consideration of internal control over compliance was for the limited purpose described in the 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**

San Antonio, Texas  
December 5, 2024

**HARRIS COUNTY HOUSING AUTHORITY  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
YEAR ENDED MARCH 31, 2024**

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**Section I – Summary of Auditors’ Results**

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**Financial Statements**

- |   |            |   |
|---|------------|---|
| 1. Type of auditors’ report issued:   | Unmodified |   |
| 2. Internal control over financial reporting:   |            |   |
| • Material weakness(es) identified?   | _____ yes  | _____ <input checked="" type="checkbox"/> no            |
| • Significant deficiency(ies) identified that are not considered to be material weakness(es)? | _____ yes  | _____ <input checked="" type="checkbox"/> none reported |
| 3. Noncompliance material to financial statements noted?                                      | _____ yes  | _____ <input checked="" type="checkbox"/> no            |

**Federal Awards**

- |   |            |   |
|---|------------|---|
| 1. Internal control over major federal programs:  |            |   |
| • Material weakness(es) identified?   | _____ yes  | _____ <input checked="" type="checkbox"/> no            |
| • Significant deficiency(ies) identified that are not considered to be material weakness(es)?         | _____ yes  | _____ <input checked="" type="checkbox"/> 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  | _____ <input checked="" type="checkbox"/> no            |

**Identification of Major Federal Programs**

<b>Assistance Listing Number</b>	<b>Name of Federal Program or Cluster</b>
14.871 14.228	Housing Voucher Cluster Community Development Block Grant
Dollar threshold used to distinguish between Type A and Type B programs:	\$ <u>3,000,000</u>
Auditee qualified as low-risk auditee?	_____ <input checked="" type="checkbox"/> yes      _____ no

**HARRIS COUNTY HOUSING AUTHORITY  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)  
YEAR ENDED MARCH 31, 2024**

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***Section II – Financial Statement Findings***

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

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***Section III – Findings and Questioned Costs – Major Federal Programs***

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



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