

RICHMOND HOUSING AUTHORITY

**BASIC COMPONENT UNIT
FINANCIAL STATEMENTS**

FOR THE YEAR ENDED JUNE 30, 2019

This Page Left Intentionally Blank

**RICHMOND HOUSING AUTHORITY
BASIC COMPONENT UNIT FINANCIAL STATEMENTS**

For the Year Ended June 30, 2019

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTORY SECTION	
Independent Auditors' Report.....	1
Management's Discussion and Analysis.....	5
BASIC FINANCIAL STATEMENTS	
Authority-wide Financial Statements:	
Statement of Net Position.....	10
Statement of Revenues, Expenses and Changes in Net Position.....	11
Statement of Cash Flows.....	12
Notes to Basic Component Unit Financial Statements.....	13
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of the Plan's Proportionate Share of the Net Pension Liability and Related Ratios as of the Measurement Date.....	48
Schedule of Contributions.....	49
Schedule of Changes in the Net OPEB Liability and Related Ratios.....	50
Schedule of Contributions.....	51

This Page Left Intentionally Blank

**INDEPENDENT AUDITORS' REPORT ON
BASIC COMPONENT UNIT FINANCIAL STATEMENTS**

Commissioners of
Richmond Housing Authority
Richmond, California

Report on Financial Statements

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the Richmond Housing Authority (Authority), a component unit of the City of Richmond, California, as of and for the year ended June 30, 2019 and the related notes to the financial statements, which collectively comprise the Authority’s basic financial statements as listed in the Table of Contents.

Management’s Responsibility for the Financial Statements

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

Auditor’s Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. Due to the matters described in the Basis for Disclaimer of Opinions paragraphs, however, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on the business-type activities and aggregate discretely presented component units.

Summary of Opinions

<i>Opinion Unit</i>	<i>Type of Opinion</i>
Business-Type Activities	Disclaimer
Aggregate Discretely Presented Component Units	Disclaimer

Basis for Disclaimers of Opinions

Business-Type Activities

(1) We were unable to verify \$791,900 of adjustments posted by the Authority that reduced the beginning balances of net position and various assets and liabilities accounts during the year ended June 30, 2017. In addition, the Statement of Net Position at June 30, 2017 prepared by the Authority, did not balance by \$120,933 with credits exceeding debits and the Statement of Net Position at June 30, 2018 prepared by the Authority, did not balance by \$1,002,005 with debits exceeding credits. As a result, these differences were reported as Other Debits and Other Credits on the Authority's Statements of Revenues, Expenses and Changes in Net Position for the fiscal years ended June 30, 2017 and 2018, respectively, and are therefore included in the balance of beginning net position as of July 1, 2018.

(2) The Authority did not perform timely reconciliations of cash, investments and other balance sheet accounts during the fiscal year. Some of the reconciliations could not be subsequently completed due to lack of supporting documents or loss of institutional acknowledge as a result of staff turnover. We do not believe we can satisfy ourselves with the material accuracy of these account balances.

(3) The Authority posted many adjustments after year end in an attempt to close the books. These entries materially affected revenue, expense, and balance sheet accounts. The Authority could not provide sufficient documentation or explanations with regard to these entries. We do not believe we can obtain sufficient audit evidence with regard to such adjustments.

(4) The Statement of Net Position at June 30, 2019 prepared by the Authority, did not balance by \$6,589,113 with credits exceeding debits. As a result, this difference is reported as Other Debits on the Authority's Statement of Revenues, Expenses and Changes in Net Position for the fiscal year ended June 30, 2019.

Discretely Presented Component Unit

The RHA Housing Corporation, which is one of the three discretely presented component units of the Authority, received a disclaimer of audit opinion on its financial statements for the year ended December 31, 2018. The basis of the disclaimer was due to the fact that the RHA Housing Corporation was not able to provide documents to support the activities reported on the Statement of Revenues, Expenses and Changes in Net Position for the years ended December 31, 2017 and December 31, 2018.

Disclaimer of Opinions

In our opinion, because of the significance of the matters described in the Basis for Disclaimers of Opinions paragraphs, we were not able to obtain sufficient appropriate audit evidence to provide a basis for audit opinions. Accordingly, we do not express opinions on these financial statements.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis and other Required Supplementary Information as listed in the Table of Contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We were unable to apply certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America because of the matters described in the Basis for Disclaimers of Opinions paragraphs. We do not express an opinion or provide any assurance on the information.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 4, 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 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 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.

Mane & Associates

Pleasant Hill, California
April 4, 2024

This Page Left Intentionally Blank

RICHMOND HOUSING AUTHORITY

Management's Discussion and Analysis

For the Year Ended June 30, 2019

The discussion and analysis of the Richmond Housing Authority provides the reader with an overview of the Authority's financial position and performance for the period ending June 30, 2019. The Management's Discussion & Analysis (MD&A) describes the significant changes that occurred in general operations and discusses the activities during the year for capital assets and long-term debt. The discussion concludes with a description of currently known facts, decisions and conditions that are expected to impact the financial position of the Authority's operations. We encourage the reader to consider the information presented are in conjunction with the Basic Financial Statements and the Notes to the Basic Financial Statements.

The financial statements of the Authority's discretely presented component units, RHA Housing Corporation, RHA Properties and RHA RAD LLC. The Richmond Housing Authority RAD program was initiated to help Public Housing Authorities (PHA's) convert its properties to more viable housing programs. RAD allows PHAs to preserve, improve, and convert public housing to long-term, Project-based Section 8 rental assistance developments that increases the rent amounts for the properties and includes financing to rehabilitate the properties and increase long term affordability.

Overview of the Basic Financial Statements

The Authority's Basic Financial Statements consist of the following:

Statement of Net Position

Notes to Basic Component Unit Financial Statements

Statement of Revenues, Expenses and Changes in Net Position

Statements of Cash Flows

The Authority, like other governmental and quasi-governmental entities, uses the accrual basis of accounting in accordance with generally accepted accounting principles. The fund accounting to ensure and demonstrate compliance with funding-related requirements. The funds are combined in a Proprietary Fund, which is a single “enterprise fund” with “business-type” activities intended to recover all or a portion of their costs through fees and charges for services. The Proprietary Fund presents the activities of the Authority as a whole.

The Specific financial activities of the Authority have been presented within the following:

- The Statement of Net Position includes all the Authority’s assets and liabilities, with the difference between the two reported as the net position. Assets and liabilities are presented in the order of liquidity and are classified as “current” (convertible to cash within one year) and “non-current”. This statement also provides a basis of measuring the liquidity and financial flexibility of the Authority. Over time, increases or decreases in net position will serve as useful indicator of whether the Authority’s financial health is improving or deteriorating.
- The Notes to Basic Financial Statements provides additional information that is integral to a full understanding of the Basic Financial Statements. The Notes to the Basic Financial Statements can be found in this report after the Basic Financial Statements.
- The Statement of Revenues, Expenses and Changes in Net position reports the Authority’s revenues by source and its expenses by category to substantiate the changes in net position for the year. This statement measures the success of the Authority’s operations over the past year.
- The Statement of Cash Flows reports how the Authority’s cash was provided and used during the year. It also provides information about the Agency’s operating, investing, and financing activities, and can be used to reconcile cash balances on June 30, 2019. Fundamentally, this statement shows where cash came from, how cash was used, and what the change in cash was during the year.

Program information:

- Housing Choice Voucher (HCV) Program - RHA administered and managed the responsibilities for approximately 1,700 HCV's. RHA administered the HCV Program till June 30, 2019. On December 4, 2018, the RHA Board of Commissioners directed staff to transition RHA's Section 8 program to a well-managed housing authority and to reposition RHA's public housing assets. On February 5, 2019, the RHA Board authorized the transfer of the HCV Section 8 program to the Housing Authority of Contra Costa County (HACCC). On February 12, 2019, the HACCC Board approved the transfer of the RHA HCV Section 8 program to HACCC. On April 16, 2019, HUD approved the transfer of the HCV Program units and the associated budget authority from RHA to the HACCC and HUD assigned July 1, 2019, as the effective date of the transfer and determined that the transfer will be in the best interest of the program participants.
- Public Housing Developments – At year end June 30, 2019, RHA owned and managed two developments, Nevin Plaza and Nystrom Village. Nevin Plaza a 142-unit high-rise houses seniors (62 or older) and disabled households. Nystrom Village a 100-unit scattered site development houses families, including seniors and disabled households. Public housing was established to provide decent and safe rental housing for eligible low-income families, elderly residents, and persons with disabilities. The Hacienda Development was a 150-unit affordable housing complex, completed in 1966 made up of two-bedroom units, one-bedroom units and studios, 148 of the units will be for residents, with two managers units. In 2014, all residents were permanently relocated from the building with Section 8 Tenant Protection Vouchers, leaving the building vacant. A partnership with two nonprofit affordable housing developers and operators, Mercy Housing California (MHC) and Community Housing Development Corporation of North Richmond (CHDC) was entered to rehabilitate the Hacienda development.

- Richmond Village - RHA and McCormack Baron Salazar, as the Development Partner, redeveloped the former Easter Hill site into Richmond Village I, II, and III using funds from a federal Hope VI Revitalization Grant and Low-Income Tax Credit Financing. RHA Board of Commissioners selected McCormick Baron Salazar as their development partner to proceed with the Hope VI project in two phases. These phases produced 238 mixed-income one, two, three, and four-bedroom apartments and two-bedroom townhomes: Richmond Village I, 117 units, Richmond Village II, 85 units, Richmond Village III, 36 units.

Financial position and analysis

Cash and cash equivalents for Housing Authority was \$2,705,911 and the Component Unit had \$1,239. Other Current Assets for Housing Authority was \$631,120.

The Authority had \$11,221,743 Other Non-Current Assets and the Component Unit had \$16,381,877 related to Easter Hill Project (Note 10A and 12).

Current Liabilities for Housing Authority and the Component Unit were \$3,441,979 and \$103,513 respectively. Total Long-term liability for Housing Authority was \$9,819,352 and the total liabilities at year-end was \$13,261,331.

The Authority Rental income at the end of fiscal year, June 30, 2019, was \$692,525 decreased by \$11,139 from prior year because of the changes of operations and units are vacant and under construction.

HUD PHA grants for the Authority at June 30, 2019 was \$28,666,300 which was an 11% increase from prior year. Other Revenue for the Authority at the end of the fiscal year, June 30, 2019, was \$2,636,547. The Total Operating Expenses for the Authority was \$35,398,453. Due to an approved forgiveness of the Balance Due to City of Richmond as of June 30, 2019, in the amount of \$9,841,280 (Note 10B), the Authority resulted with a Net Operating surplus of \$421,362 and the Component Unit had a surplus of \$515,011.

Significant Economic Factors Affecting the Authority and the Component Unit are as follows:

The Department of Housing and Urban Development (HUD) has historically been underfunded to meet the subsidy needs of public housing authorities (PHAs). We do not expect this consistent trend to change.

Even if HUD was fully funded for both the Operating and Capital funds, it is unlikely that Congress would appropriate adequate funding. The Authority continues to explore alternative funding options to lessen federal dependency through development activities and pursuit of other grants; however, HUD will most likely continue to be a major funding source over the foreseeable future. While we acknowledge the challenges, and face political and economic realities, the Authority remains committed more than ever to become more innovative and creative to accomplish its mission.

RICHMOND HOUSING AUTHORITY
STATEMENT OF NET POSITION
JUNE 30, 2019

	Business-Type Activities	Discretely Presented Component Units
ASSETS		
Current assets:		
Cash (Note 2)	\$2,705,911	\$1,239
Receivables:		
Accounts receivable - tenants, net of allowance (Note 1F)	631,120	
Total current assets	3,337,031	1,239
Restricted assets:		
Cash and investments (Note 2)	97,786	
Total restricted assets	97,786	
Capital assets (Note 3):		
Land	1,708,686	
Construction in progress	130,426	
Buildings and improvements	44,225,334	
Furniture and equipment	877,698	
Less accumulated depreciation	(30,068,245)	
Total capital assets, net	16,873,899	
Other Non-Current Assets:		
Notes receivable (Notes 10A and 12)	11,221,743	16,381,877
TOTAL ASSETS	31,530,459	16,383,116
DEFERRED OUTFLOWS OF RESOURCES		
OPEB related (Note 7)	134,893	
Pension related (Note 6)	496,200	
TOTAL DEFERRED OUTFLOWS OF RESOURCES	631,093	
LIABILITIES		
Current liabilities:		
Accounts payable	2,867,498	
Interest payable		103,573
Tenants security deposits	93,350	
Unearned revenue	479,152	
Accrued compensated absences (Note 1D)	1,979	
Total current liabilities	3,441,979	103,573
Long-term liabilities:		
Promissory note (Note 4)	700,000	
Accrued compensated absences (Note 1D)	17,805	
Net OPEB liability (Note 7)	4,883,317	
Net pension liability (Note 6)	4,218,230	
Total long-term liabilities	9,819,352	
TOTAL LIABILITIES	13,261,331	103,573
DEFERRED INFLOWS OF RESOURCES		
OPEB related (Note 7)	70,275	
Pension related (Note 6)	143,694	
TOTAL DEFERRED INFLOWS OF RESOURCES	213,969	
NET POSITION (Note 5)		
Investment in capital assets	16,873,899	
Restricted	4,436	16,381,877
Unrestricted	1,807,917	(102,334)
TOTAL NET POSITION	\$18,686,252	\$16,279,543

See accompanying notes to basic financial statements

RICHMONT HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

	Business-Type Activities	Discretely Presented Component Units
Operating Revenues		
HUD PHA grants	\$28,666,300	
Rental revenue - tenant	692,525	
Other revenue	2,636,547	
	<u>31,995,372</u>	
Operating Expenses		
Administrative	3,822,781	
Tenant service	2,350,300	
Ordinary maintenance and operations	936,074	
General expenses		
Housing assistance payments	26,757,557	
Depreciation	1,531,741	
	<u>35,398,453</u>	
Operating Income (Loss)	<u>(3,403,081)</u>	
Non-Operating Revenues (Expenses)		
Other debits (Note 11)	(6,589,113)	
Other non-operating (expenses)		(\$51,380)
Investment earnings	320	566,391
	<u>(6,588,793)</u>	<u>515,011</u>
Income (Loss) Before Capital Grants	(9,991,874)	515,011
Capital grants	571,956	
	<u>571,956</u>	
Total Capital Grants	<u>571,956</u>	
Changes in Net Position Before Special Item	(9,419,918)	515,011
Special Item		
Forgiveness of Balance Due to City of Richmond (Note 10B)	9,841,280	
	<u>9,841,280</u>	
Changes in Net Position	421,362	515,011
Net Position, Beginning of the Fiscal Year, as Restated (Note 11)	<u>18,264,890</u>	<u>15,764,532</u>
Net Position , End of the Fiscal Year	<u>\$18,686,252</u>	<u>\$16,279,543</u>

See accompanying notes to financial statements

**RICHMOND HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	Business-Type Activities	Discretely Presented Component Units
Cash flows from operating activities:		
Receipts from dwelling rents	\$1,523,858	
Subsidies from federal grants	28,814,819	
Receipts from other miscellaneous sources	2,636,547	
Payment for housing assistance	(26,757,557)	
Payment for employee expenses	(1,659,979)	
Payments for administrative expenses	(3,822,781)	
Payments for general maintenance and other expenses	1,200,343	
Other debits (Note 1I)	(6,589,113)	
	<u>(4,653,863)</u>	
Net cash flows from operating activities		
Cash flows from non-capital related financing activities:		
Loan receipts from City of Richmond	2,724,582	
Intrafund short-term loans, net	(1,011,487)	
	<u>1,713,095</u>	
Net cash flows from non-capital related financing activities		
Cash flows from capital and related financing activities:		
Subsidies from federal capital grants	571,956	
Acquisition and construction of capital assets	(55,358)	
	<u>516,598</u>	
Net cash flows from capital and related financing activities		
Cash flows from investing activities:		
Interest received	320	
	<u>320</u>	
Net cash flows from investing activities		
Net change in cash flows	(2,423,850)	
Cash at beginning of year	<u>5,227,547</u>	<u>\$1,239</u>
Cash at end of year	<u>\$2,803,697</u>	<u>\$1,239</u>
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:		
Operating income (loss)	(\$3,403,081)	
Adjustments to reconcile operating gain (loss) to net cash provided by operating activities:		
Depreciation expense	1,531,741	
Other debits (Note 1I)	(6,589,113)	
Decrease/(Increase) in grants and accounts receivable	984,289	
Decrease/(Increase) in prepaid expenses and other assets	64,674	
Increase/(Decrease) in accounts payable	2,071,743	
Increase/(Decrease) in unearned revenue	429,750	
Increase/(Decrease) in compensated absences	(83,208)	
Increase/(Decrease) in due to retirement system	135,560	
Increase/(Decrease) in due to OPEB system	208,219	
Increase/(Decrease) in tenant security deposits	(4,437)	
	<u>(4,437)</u>	
Net cash flows from operating activities	<u>(\$4,653,863)</u>	
Noncash Transaction:		
Forgiveness of Balance Due to City of Richmond (Note 10B)	<u>\$9,841,280</u>	

See accompanying notes to basic financial statements

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Financial Reporting Entity

The Housing Authority of the City of Richmond (the “Authority”) was formed in 1941 as a separate legal entity under the provisions of the Housing Act of 1937. The Authority was established to use funds provided by the Department of Housing and Urban Development (HUD) to rehabilitate local deteriorated housing and to subsidize low-income families in obtaining decent, safe, and sanitary housing. Under State Laws, the Authority is subject to California Health and Safety Code Sections 34200 – 34606. Although the Authority is a separate legal entity from the City of Richmond, it is an integral part of the City. The City exercises significant financial and management control over the Authority, and members of the City Council serve as the governing board of the Authority. The financial statements of the Authority are included in the City of Richmond’s basic financial statements.

Component Units – Component units (CUs) are legally separate organizations for which a primary government has some degree of control, or from which it receives a financial benefit or burden. CUs are included within the primary government’s financial statements as discretely presented or blended units. CUs are discretely presented unless they qualify as a blended component unit, which includes the governing board being substantially the same as the primary government’s governing board and (1) there is a financial benefit or burden relationship between the primary government and the CU or (2) management of the primary government has operational responsibility for the CU. A CU can also be blended if the total outstanding debt of the CU is expected to be paid with resources of the primary government.

The Authority’s basic financial statements include three discretely presented CUs. The discretely presented CUs are reported in a separate column within the government wide financial statements for reasons which include that the Authority does not manage the activities of the component units in the same manner in which it manages its own programs.

Descriptions and illustrations of the financial statements for these component units are included in Note 11.

B. Basis of Presentation

The Authority’s basic financial statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Government Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the United States of America.

The Authority’s basic financial statements display information about the Authority and its component units. These statements include the financial activities of the overall Authority. All funds of the Authority are accounted for as enterprise funds (proprietary fund type). A fund is an accounting entity with a self-balancing set of accounts established to record the financial position and results of operations of a specific activity. The activities of an enterprise fund closely resemble those of the private sector in which the purpose is to conserve and add to economic resources. Enterprise funds account for operations that provide services on a continuous basis and are substantially financed by revenues derived from user charges.

The financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Basis of Accounting

Proprietary fund financial statements are reported using the *economic resources measurement focus* and the full *accrual basis* of accounting. Revenues are recorded when *earned* and expenses are recorded at the time liabilities are *incurred*, regardless of when the related cash flows take place.

Non-exchange transactions, in which the Authority gives or receives value without directly receiving or giving equal value in exchange, include grants, entitlements, and donations. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Under the terms of grant agreements, the Authority may fund certain programs with a combination of cost-reimbursement grants, categorical block grants, and general revenues. Thus, both restricted and unrestricted net position may be available to finance program expenses. The Authority’s policy is to first apply restricted grant resources to such programs, followed by general revenues if necessary.

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

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 assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

D. Compensated Absences

Vacation and related benefits fully vest as earned and are paid in full upon termination. Vested vacation obligations are recorded as accrued compensated absences until paid. Changes in compensated absences during fiscal year ending June 30, 2019, are presented as follows:

	Business-Type Activities
Beginning Balance	\$102,992
Additions	4,473
Payments	(87,681)
Ending Balance	\$19,784
Due within one year	\$1,979

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Taxes

The RHA Properties is exempt from Federal and State income taxes. The Authority is also exempt from property taxes, but makes payments to the City of Richmond for sewer fees. There is neither a cooperative agreement between the Authority and the City of Richmond, nor existing Payment in Lieu of Taxes (PILOT).

F. Accounts Receivable – Others and Tenants

Accounts receivable consist of Low Rent Public Housing tenants' unpaid rents and Housing Choice Vouchers overpayments to landlords and tenant fraud. Allowances for uncollectible accounts have been established for both receivables.

G. Fair Value Estimates

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels based on the extent to which inputs used in measuring fair value are observable in the market.

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 inputs are inputs – other than quoted prices included within level 1 – that are observable for an asset or liability, either directly or indirectly.

Level 3 inputs are unobservable inputs for an asset or liability.

If the fair value of an asset or liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

H. Use of Estimates

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

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

I. Restatement of Beginning Net Position and Other Debits

Restatement – Aggregate Component Units

As part of the year end closing, the Authority discovered the RHA Housing Corporation had mistakenly recorded \$35,638 of revenue earned as accounts payable. As a result, beginning net position of the aggregate discretely presented component units was increased by that amount.

Other Debits

The Statement of Net Position at June 30, 2019 prepared by the Authority, did not balance by \$6,589,113 with credits exceeding debits. As a result, this difference was reported as Other Debits on the Authority’s Statement of Revenues, Expenses and Changes in Net Position and the Statement of Cash Flows for the fiscal year ended June 30, 2019.

NOTE 2 – CASH AND INVESTMENTS

A. Policies

California Law generally requires banks and savings and loan institutions to pledge government securities with a market value of 110% of the Authority’s cash on deposit, or first trust deed mortgage notes with a market value of 150% of the deposit, as collateral for these deposits. Under California Law this collateral is held in a separate investment pool by another institution in the Authority’s name and places the Authority ahead of general creditors of the institution. As of June 30, 2019, the Authority’s cash in bank was insured or collateralized as discussed above.

The Authority’s investments are carried at fair value, as required by generally accepted accounting principles. The Authority adjusts the carrying value of its investments to reflect their fair value at each fiscal year end, and it includes the effects of these adjustments in income for that fiscal year.

B. Cash, Cash Equivalents and Investments

For purposes of reporting cash flows, the Authority considers each entity’s share of cash and investments to be cash equivalents.

C. Classification

Cash and investments are classified in the financial statements as shown below, based on whether or not their use is restricted under the terms of the Authority’s agreements with tenants.

	Authority	Component Units
Cash and cash equivalents	\$2,705,911	\$1,239
Restricted cash and cash equivalents	97,786	
Total cash and cash equivalents	\$2,803,697	\$1,239
Cash in banks	\$1,916,650	\$1,239
Investments	887,047	
Total cash and cash equivalents	\$2,803,697	\$1,239

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 2 – CASH AND INVESTMENTS (Continued)

D. Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Also, GAAP establishes a hierarchy of inputs used to measure fair value that prioritizes the inputs into three categories: Level 1, Level 2 and Level 3 inputs, considering the relative reliability of the inputs. The level is determined based on the lowest level of input significant to the measurement in its entirety.

Level 1 Inputs:

This level inputs are quoted (unadjusted) prices in active markets for identical assets or liabilities that the government can access at the measurement date. Observable markets include exchange markets, dealer markets, brokered markets and principal-to-principal markets.

Level 2 Inputs:

These are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. These inputs are derived from or corroborated by observable market data through correlation or by other means, e.g., “market-corroborated” inputs.

This level inputs include:

- Quoted prices for similar assets or liabilities in active markets.
- Quoted prices for identical or similar assets or liabilities in inactive markets.
- Inputs other than quoted prices that are observable for the asset or liability, such as: interest rates and yield curves observable at commonly quoted intervals, implied volatilities, and credit spreads.
- Market-corroborated inputs.

Level 3 Inputs:

These are unobservable inputs for the asset or liability; they should be used only when relevant Level 1 and Level 2 are unavailable. Governments may use their own data to develop unobservable inputs if there is no information available without undue cost and effort.

The following is a summary of the fair value hierarchy of the Authority’s investments at June 30, 2019:

	Total	Fair Value Measurement Using Quoted prices in Active market for Identical Asset (Level 1)	Not Subject to Fair Value Hierarchy
California Local Agency Investment Fund	\$6,555		\$6,555
U.S. Treasury Bills	880,492	\$880,492	
Total	\$887,047	\$880,492	\$6,555

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 2 – CASH AND INVESTMENTS (Continued)

E. Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Normally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The Authority invests in cash, LAIF and U.S. Treasury Notes which may be drawn down as needed. The maturity date of the U.S. Treasury Bills held by the Authority is July 30, 2019.

F. Investments Authorized by the California Government Code and the Authority's Investment Policy

The California Government Code allows the Authority to invest in the following; and approved percentages and maturities are not exceeded. The table below also identifies certain provisions of the California Government Code.

Authorized Investment Type	Maximum Maturity	Maximum Specified Percentage of Portfolio	Minimum Credit Quality
Local Agency Bonds	5 years	None	None
U.S. Treasury obligations	5 years	None	None
State of California obligations	5 years	None	None
CA Local Agency obligations	5 years	None	None
U.S. Agencies	5 years	None	None
Banker's Acceptances	180 days	40%	A1/P1
Commercial Paper - select agencies	270 days	40%	A1/P1
Commercial Paper - other agencies	270 days	25%	None
Negotiable Certificates of Deposit	5 years	30%	None
Repurchase Agreements	1 year	None	None
Reverse Repurchase Agreements and Securities Lending Agreements	92 days	20%	None
Medium Term Corporate Notes	5 years	30%	A
Mutual Funds	N/A	20%	Multiple
Money Market Mutual Funds	N/A	20%	Multiple
Collateralized Bank Deposits	5 years	None	None
Mortgage Pass-Through Securities	5 years	20%	AA
Time Deposits	5 years	None	None
County Pooled Investment Funds	N/A	None	None
California Local Agency Investment Fund	N/A	None	None

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 2 – CASH AND INVESTMENTS (Continued)

G. Local Agency Investment Fund

The Authority is a participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The Authority reports its investment in LAIF at the fair value amount provided by LAIF, which is the same as the value of the pool share. The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Included in LAIF's investment portfolio are collateralized mortgage obligations, mortgage-backed securities, other asset-backed securities, loans to certain state funds, and floating rate securities issued by federal agencies, government-sponsored enterprises, United States Treasury Notes and Bills, and corporations. At June 30, 2019, these investments matured in an average of 173 days.

NOTE 3 – CAPITAL ASSETS

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Contributed capital assets are valued at the acquisition value on the date contributed. Outlays for capital assets in excess of \$5,000 for the Authority and RHA Properties, respectively, are capitalized as projects are constructed. Interest incurred during the construction phase is reflected in the capitalized value of the asset constructed, net of interest earned on the invested proceeds over the same period.

Capital assets with limited useful lives are depreciated over their estimated useful lives. The purpose of depreciation is to spread the cost of capital assets equitably among all users over the life of these assets. The amount charged to depreciation expense each year represents that year's pro rata share of the cost of capital assets. Depreciation is provided using the straight-line method which means the cost of the asset is divided by its expected useful life in years and the result is charged to expense each year until the asset is fully depreciated. The Authority has assigned the useful lives listed below to capital assets:

Buildings	27.5-40 years
Land and site improvements (fences, sewer, roads, etc.)	10 years
Dwelling and Non-Dwelling – Furniture/Equipment	5 years
Autos/Trucks/other motor vehicles	5 years
Computer hardware and software	3 years

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 3 – CAPITAL ASSETS (Continued)

A. Capital Assets Additions and Retirements

Changes in the Authority’s capital assets are summarized below:

	Balance at June 30, 2018	Additions	Balance at June 30, 2019
Capital assets not being depreciated:			
Land	\$1,708,686		\$1,708,686
Construction in progress	75,068	\$55,358	130,426
Total capital assets not being depreciated	<u>1,783,754</u>	<u>55,358</u>	<u>1,839,112</u>
Capital assets being depreciated:			
Buildings and improvements	44,225,334		44,225,334
Furniture and Equipment	877,698		877,698
Total capital assets being depreciated	<u>45,103,032</u>		<u>45,103,032</u>
Less accumulated depreciation for:			
Buildings and improvements	27,670,161	1,520,386	29,190,547
Furniture and Equipment	866,343	11,355	877,698
Total accumulated depreciation	<u>28,536,504</u>	<u>1,531,741</u>	<u>30,068,245</u>
Net capital assets being depreciated	<u>16,566,528</u>	<u>(1,531,741)</u>	<u>15,034,787</u>
Total capital assets, net	<u><u>\$18,350,282</u></u>	<u><u>(\$1,476,383)</u></u>	<u><u>\$16,873,899</u></u>

Included in buildings and improvements is the Authority’s Hacienda Development with a net book value of \$7,266,438 at June 30, 2019 that was deemed uninhabitable in fiscal year 2013 and as a result necessitates major rehabilitation. The property was appraised in July 2019 at \$6,290,000 “as is” and Mercy Housing is in negotiation with the City and the Housing Authority to acquire the improvements and to undertake significant renovation that would result in to 150 units, a fitness center and a library. The current site encompasses a total of 2.98 acres of land which is intended to be split into two parcels upon approval by HUD for which the currently improved portion of 1.941 acres will be subject to a ground lease to Mercy Housing and the remaining 1.043 acres will be retained by the City for future development. Authority staff believes the impairment of the capital asset to be temporary and no provision for impairment has been recorded in the financial statements.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 4 – LONG TERM OBLIGATION

Promissory Note to RHA RAD Housing Partners, LP

On December 17, 2014, the Authority's Component Unit RHA Housing Corporation entered into an agreement with the City of Richmond and promised to pay a principal amount of \$700,000, plus interest. The proceeds on this Note were then loaned from RHA Housing Corporation to the Authority to finance acquisitions and development of the properties undergoing rehabilitation work in conjunction with a RAD conversion (Friendship Manor/Triangle Court). On December 22, 2015, the official closing of the RAD conversion took place, at which time the Note was assigned to a newly created entity, RHA RAD Housing Partners, LP. The Note payable to the City of Richmond was assigned from RHA Housing Corporation to RHA RAD Housing Partners, LP along with the Note receivable from the Authority. The principal balance shall bear one percent (1%) simple interest. The term of the Note shall expire fifty-five (55) years after. The balance of the promissory note as of June 30, 2019 remains at \$700,000.

NOTE 5 – NET POSITION

Net Position is the excess of all the Authority's assets over all its liabilities. Net position is divided into the following captions on the Statement of Net Position.

Invested in Capital Assets describes the portion of Net Position which is represented by the current net book value of the capital assets.

Restricted describes the portion of Net Position which is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, or other restrictions which the Authority cannot unilaterally alter. These principally include capital projects and debt service requirements.

Unrestricted describes the portion of Net Position which is not restricted as to use.

NOTE 6 – PENSION PLAN

The Authority, an integral part of the City of Richmond (City), participates in the California Public Employees' Retirement System (PERS). The Authority's employees are included in a Plan the City has with CalPERS.

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

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 6 – PENSION PLAN (Continued)

A. General Information about the Pension Plan

Plan Description – All qualified permanent, probationary and part-time employees are eligible to participate in the City’s Miscellaneous Plan (“the Plan”), a cost-sharing multiple-employer defined benefit pension plan administered by CalPERS. Benefit provisions under the Plan are established by State statute and City’s Ordinances. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for the plan are applied as specified by the Public Employees’ Retirement Law.

The Authority’s employees hired on or before December 31, 2012 participate in the Miscellaneous Plan under the 2.7% @ 55 Benefit Formula. The Pension Reform Act of 2013 (PEPRA), Assembly Bill 340, is applicable to employees new to CalPERS and hired after December 31, 2012. The Authority’s employees hired on or after January 1, 2013 participate under the Miscellaneous Plan 2.0% @ 62 Benefit Formula.

The Plan’s provisions and benefits in effect at June 30, 2019, are summarized as follows:

	Miscellaneous	
	Prior to January 1, 2013	On or after January 1, 2013
Hire date		
Benefit formula	2.7% @ 55	2.0% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50 - 55	52 - 55
Monthly benefits, as a % of eligible compensation	2.0% to 2.7%	1.0% to 2.5%
Required employee contribution rates	8.00%	6.75%
Required employer contribution rates	12.511%	12.511%
Required UAL Contribution	\$254,453	

Employees Covered (1) - As of the June 30, 2017 actuarial valuation date and the June 30, 2018 measurement date, the following City employees were covered by the benefit terms for the Plan:

	Miscellaneous	
	June 30, 2017	June 30, 2018
Inactive employees or beneficiaries currently receiving benefits	915	935
Inactive employees entitled to but not yet receiving benefits	509	517
Active employees	454	468
Total	1,878	1,920

(1) Employees Covered represents all employees under Miscellaneous Plan for the City of Richmond.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 6 – PENSION PLAN (Continued)

Contributions – Section 20814(c) of the California Public Employees’ Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plan are determined annually on an actuarial basis as of June 30, by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City of Richmond is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

B. Net Pension Liability

The Authority’s net pension liability for the Plan is measured as the proportionate share of the net pension liability which represents total pension liability less the pension plan fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2018, using an actuarial valuation as of June 30, 2017 rolled forward to June 30, 2018 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

Actuarial Assumptions – For the measurement period ended June 30, 2018, the total pension liabilities were determined by rolling forward the June 30, 2017 total pension liability. The June 30, 2017 and June 30, 2018 total pension liabilities were based on the following actuarial methods and assumptions for all benefit tiers:

	Miscellaneous (1)
Valuation Date	June 30, 2017
Measurement Date	June 30, 2018
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Payroll Growth	3.0%
Projected Salary Increase	0.4% -8.50% (2)
Investment Rate of Return	7.5% (3)
Mortality	Derived using CalPERS Membership Data for all Funds (4)
Post Retirement Benefit Increase	Contract COLA up to 2.0% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.50% thereafter

- (1) Actuarial assumptions are the same for all benefit tiers
- (2) Depending on age, service and type of employment
- (3) Net of pension plan investment expenses, including inflation
- (4) The mortality table used was developed based on CalPERS-specific data.
The table includes 15 years of mortality improvements. Using Society of Actuaries Scale 90% of scale MP 2016. For more details on this table, please refer to the December 2017 experience study reports available on CalPERS website.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 6 – PENSION PLAN (Continued)

All other actuarial assumptions used in the June 30, 2017 valuation were based on the results of a December 2017 actuarial experience study for the period 1997 to 2015. Further details of the Experience Study can be found on the CalPERS website under Forms and Publications.

Change of Assumptions – For the June 30, 2018 measurement date, the inflation rate reduced from 2.75% to 2.50%.

Discount Rate – The discount rate used to measure the total pension liability for the Plan was 7.15%. The projection of cash flows used to determine the discount rate for the Plan assumed that contributions from all plan members in the Public Employees Retirement Fund (PERF) will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members for all plans in the PERF. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability for the Plan.

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

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

RICHMONT HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 6 – PENSION PLAN (Continued)

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

Asset Class (a)	Current Target Allocation	Real Return Years 1 - 10(b)	Real Return Years 11+(c)
Global Equity	50.0%	4.80%	5.98%
Fixed Income	28.0%	1.00%	2.62%
Inflation Assets	0.0%	0.77%	1.81%
Private Equity	8.0%	6.30%	7.23%
Real Assets	13.0%	3.75%	4.93%
Liquidity	1.0%	0.00%	-0.92%
Total	100.0%		

(a) In the CalPERS ACFR, Fixed Income is included in Global Debt Securities; Liquidity is included in Short-term Investments; Inflation Assets are included in both Global Equity Securities and Global Debt Securities.

(b) An expected inflation of 2.0% used for this period.

(c) An expected inflation of 2.92% used for this period.

C. Changes in the Net Pension Liability

The change in the Authority's proportionate share of the Net Pension Liability as of the June 30, 2018 Measurement Date for the Plan follows:

Miscellaneous Plan:

	Increase (Decrease)			Authority's Proportionate Share
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)	
Balance at June 30, 2018	\$483,101,998	\$348,282,976	\$134,819,022	\$4,637,203
Changes in the year:				
Service cost	7,637,812		7,637,812	421,198
Interest on the total pension liability	33,323,855		33,323,855	1,837,689
Differences between actual and expected experience	(4,642,948)		(4,642,948)	(256,042)
Changes in assumptions	(3,224,832)		(3,224,832)	(177,838)
Changes in benefit terms				
Plan to plan resource movement		(842)	842	46
Contribution - employer		10,489,795	(10,489,795)	(578,474)
Contribution - employees		2,894,841	(2,894,841)	(159,640)
Net investment income		28,880,923	(28,880,923)	(1,592,678)
Administrative expenses		(542,721)	542,721	29,930
Benefit payments, including refunds of employee contributions	(25,970,450)	(25,970,450)		
Other miscellaneous income/expense		(1,030,636)	1,030,636	56,836
Net changes	7,123,437	14,720,910	(7,597,473)	(418,973)
Balance at June 30, 2019	\$490,225,435	\$363,003,886	\$127,221,549	\$4,218,230

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 6 – PENSION PLAN (Continued)

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

– The following presents the Authority’s proportionate share of the net pension liability for the Plan, calculated using the discount rate for the Plan, as well as what the Authority’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	If decreased by 1%	Current Rate	If increased by 1%
Discount Rate	6.15%	7.15%	8.15%
Collective Plan's Net Pension Liability	\$187,612,073	\$127,221,549	\$76,962,361
Authority's Proportion	\$6,220,572	\$4,218,230	\$2,551,808

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

D. Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended June 30, 2019, the Authority recognized pension expense of \$135,558. At June 30, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	\$12,150,650	
Differences between Expected and Actual Experience		(\$2,644,638)
Changes of Assumptions	1,216,610	(1,689,198)
Net Differences between Projected and Actual Earnings on Pension Plan Investments	1,598,095	
Total	<u>\$14,965,355</u>	<u>(\$4,333,836)</u>
Authority's Proportionate Share	<u>\$496,200</u>	<u>(\$143,694)</u>

The portion of deferred outflows of resources related to pension contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2020. Other amounts reported as net deferred inflows of resources related to pension will be recognized as future pension expense as follows:

Year Ended June 30	Annual Amortization
2020	\$69,209
2021	27,340
2022	(116,737)
2023	(30,180)
Total	<u>(\$50,368)</u>

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 7 – OTHER POSTEMPLOYMENT BENEFITS

A. General Information about the Other Post Employment Benefit (OPEB) Plan

In addition to the pension benefits described in Note 6, the Authority also provides postretirement health care benefits, in accordance with City ordinances, to all employees who retire from the Authority on or after attaining retirement age of 55 and who have at least ten years of service. The following is information of the City's OPEB Plan.

Plan Description - In order to qualify for postemployment medical and dental benefits an employee must retire from the City and maintain enrollment in one of the City's eligible health plans. The City pays a portion of the CalPERS premiums for retirees and their dependents that vary by employment classification. In addition, the following eligibility rules and contribution requirements apply for future retirees, followed by current retirees.

The City is the Plan administrator, while PARS administers the investment trust. The City's OPEB Plan does not issue separate financial statements. PARS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained from Public Agency Retirement Services, 4350 Von Karman Avenue, Suite 100, Newport Beach, CA, 92660.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 7 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

A summary of the Plan provisions follows:

Plan Provisions for Future Retirees			
Classification	Eligibility (Age/Service Years)	Monthly Premium Paid by City Before/After Medicare Eligibility	Employee Monthly Contribution (1)
SEIU Local 1021	Service Retirement: 50/20, 51/18, 52/16, 53/14, 54/12, 55/10 Disability Retirement: any age/10 years service	Retiree only or surviving spouse: the lesser of \$435 and medical premium Retiree +1 or more: the lesser of \$567 and medical premium Plus PEMHCA Minimum: \$136 Retired after 7/1/1995: Reimbursement allowed towards non-PERS plans	None
IFPTE, Miscellaneous Executive Management, City Council	Service Retirement: Same as SEIU	Retiree only or surviving spouse: the lesser of \$435 and medical premium Retiree +1 or more: the lesser of \$567 and medical premium Plus PEMHCA Minimum: \$136	Effective 1/1/2017: \$50 Effective 1/1/2018: \$100
Fire Local 188	35/15	Percentage of premium (medical premium minus PEMHCA minimum) for retiree/dependents/surviving spouse up to premium for coverage. Percentage is 90%, increased to 100% after 27 years of service. Total City contribution, excluding PEMHCA minimum, is capped at Kaiser non-Medicare eligible premium for coverage selected. Plus PEMHCA minimum: \$136	Effective 1/1/2017: \$200 Effective 1/1/2018: \$300 Effective 7/1/2019: \$400
Fire Management and Fire Executive Management	35/15	Percentage of premium (medical premium minus PEMHCA minimum) for retiree/dependents/surviving spouse up to premium for coverage. Percentage is 80%, increased to 90% after 15 years of service and 100% after 25 years of service. Total City contribution, excluding PEMHCA minimum, is capped at Kaiser non-Medicare eligible premium for coverage selected. Plus PEMHCA minimum: \$136	Effective 1/1/2017: \$200 Effective 1/1/2018: \$300 Effective 7/1/2019: \$400
Richmond Police Officer Association (RPOA)	10 years of service Service includes non City service Minimum 5 years City Service	Lesser of: percentage of premium for retiree/dependents/surviving spouse times medical premium minus PEMHCA minimum or percentage of premium for retiree/dependents/surviving spouse but no more than \$827 per month, minus dental and vision premiums. Percentage is 50%, increased to 90% after 15 years of service, and 100% after 25 years of service Plus PEMHCA Minimum: \$136 City also pays 100% of dental and vision premiums.	Effective 1/1/2017: \$150 Effective 1/1/2018: \$225 Effective 1/1/2019: \$250 Effective 1/1/2020: \$275 Effective 1/1/2021: \$300
Police Widows	Death in line of duty	Full premium of medical, dental and vision	None
Police Management and Police Executive Management	50/20, 51/18, 52/16, 53/14, 54/12, 55/10 Service includes non City service Minimum 5 years City Service	Percentage of premium (medical premium minus PEMHCA minimum) for retiree/dependents/surviving spouse up to Kaiser (1) (Pre Medicare) and 2nd highest premium plan (post Medicare). Percentage is 65%, increased to 75% after 20 years of service, and 100% after 25 years of service.	Effective 7/1/2017: \$300 Effective 7/1/2018: \$425 Effective 7/1/2019: \$525

(1) Prior to January 1, 2017, active Employees were not required to make monthly contributions.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 7 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

Plan Provisions for Current Retirees		
Classification	Subgroup	Monthly Premium Reimbursement Before/After Medicare Eligibility
SEIU Local 1021	Retired July 1, 2007 or later	Same as future retirees
	Retired prior to July 1, 2007	Same as future retirees, but caps are: Retiree only or surviving spouse: \$224/\$182 Retiree +1 or more: \$344/\$284
IFPTE, Miscellaneous Executive Management	Retired July 1, 2007 or later	Same as future retirees
	Retired November 5, 1999 to June 30, 2007	Same as future retirees, but caps are: Retiree only or surviving spouse: \$224/\$182 Retiree +1 or more: \$344/\$284
	Retired before November 5, 1999	Same as future retirees, but caps are: Retiree only or surviving spouse: \$124/\$82 Retiree +1 or more: \$244/\$184
Fire Local 188		Same as future retirees
Fire Management	Retire on or after 7/1/2006	Same as future retirees
	Retire before 7/1/2006	Eligible at 35/15 Same as future retirees, but caps are: Percentage of premium for retiree/dependents/surviving spouse up to Kaiser non-Medicare eligible premium for coverage selected. Percentage is 90%, increased to 100% after 27 years of service.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 7 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

Plan Provisions for Current Retirees (Continued)		
Classification	Subgroup	Monthly Premium Reimbursement Before/After Medicare Eligibility
Richmond Police Officer Association (RPOA)	Retire on or after 7/1/2008 but before 1/1/2017	Lesser of: percentage of premium for retiree/dependents/surviving spouse times medical premium minus PEMHCA minimum or percentage of premium for retiree/dependents/surviving spouse but no more than \$827 per month, minus dental and vision premiums. Percentage is 50% after 10 years of service, increased to 90% after 15 years of service, and 100% after 25 years of service Plus PEMHCA Minimum: \$136 City also pays 100% of dental and vision premiums.
	Retired between 7/1/2004 and 6/30/2008	Lesser of: percentage of premium for retiree/dependents/surviving spouse times medical premium minus PEMHCA minimum or percentage of premium for retiree/dependents/surviving spouse but no more than \$827 per month, minus dental and vision premiums. Percentage is 50% after 10 years of service, increased to 90% after 15 years of service, and 100% after 25 years of service Plus PEMHCA Minimum: \$136 City also pays 100% of dental and vision premiums. Reimbursement capped at \$614.
	Retired between 7/1/1997 and 6/30/2004	Lesser of: percentage of premium for retiree/dependents/surviving spouse times medical premium minus PEMHCA minimum or percentage of premium for retiree/dependents/surviving spouse but no more than \$827 per month, minus dental and vision premiums. Percentage is 50% after 10 years of service, increased to 90% after 15 years of service, and 100% after 25 years of service Plus PEMHCA Minimum: \$136 City also pays 100% of dental and vision premiums. Reimbursement capped at \$550.
	Retired between 7/1/1994 and 6/30/1997	Percentage of premium (medical premium minus PEMHCA minimum) for retiree/dependents/surviving spouse including dental and vision. Percentage is 65% for 10-19 years of service, increased to 75% after 20 years of service, and 100% after 27 years of service Premium paid for dental and vision. Plus PEMHCA minimum \$136
	Retired before 7/1/1994	Percentage of premium (medical premium minus PEMHCA minimum) for retiree/dependents/surviving spouse including dental and vision. Percentage is 65% for 10-19 years of service, increased to 75% after 20 years of service, and 100% after 27 years of service Reimbursement, excluding the PEMHCA minimum, capped at \$210 for single coverage and \$300 for 2-party coverage Premium paid for dental and vision. Plus PEMHCA minimum: \$136
Police Management and Police Executive Management	Retired on or after 7/1/2008	Same as future retirees
	Retired between 1/1/1995 and 6/30/2008	Percentage of premium (medical premium minus PEMHCA minimum) for retiree/dependents/surviving spouse. Percentage is 65% for 10-19 years of service, increased to 75% after 20 years of service, and 100% after 27 years of service. Retired after 1/1/2007 - Reimbursement capped at Kaiser premium, excluding the PEMHCA minimum, for pre-Medicare and 2nd highest premium plan for post-Medicare for coverage selected. Retired on or before 1/1/2007 - Reimbursement capped at 2nd highest premium plan, excluding the PEMHCA minimum, for coverage selected. Retired on or after 7/1/1995: Reimbursement allowed towards non-PERS plans. Plus PEMHCA minimum: \$136.

RICHMONT HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 7 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

For retirees eligible to continue health benefits, but failing to meet the criterion in the tables above, the City pays the Public Employees Medical and Hospital Care Act (PEMHCA) minimum, which is \$136 in 2019.

Plan Membership – Plan membership varies based on different employee bargaining groups. As of the June 30, 2017 valuation date, membership in the Plan considered of the following:

Active employees electing coverage	479
Active employees waiving coverage	41
Retiree and beneficiaries receiving benefits	605
Total	1,125

B. Funding Policy and Actuarial Assumptions

Funding Policy – During the year ended June 30, 2008, the City joined the Public Agencies Postretirement Health Care Plan, an agent multiple employer trust administered by Public Agency Retirement Services (PARS). The balance in the City’s PARS trust account as of June 30, 2019 was \$16,631,743.

The City’s policy is to partially prefund these benefits by accumulating assets with PARS discussed above along with making pay-as-you-go payments pursuant to Resolution No. 52-06 of June 27, 2006. In July 2016, the City adopted an additional funding policy to place into the PARS trust half of any one-time revenues and half of any year-end surplus in excess of the City’s minimum reserve policy (7%) in an effort to pay down the unfunded liability. The City did not make any additional transfers to the PARS Trust in fiscal year 2019.

	Actuarial Assumptions
Valuation Date	June 30, 2017
Measurement Date	June 30, 2019
Actuarial Cost Method	Entry Age Normal Cost, level percent of pay
Actuarial Assumptions:	
Discount Rate	3.84%
Inflation	2.75%
CPI Medical Care	4.00%
Payroll Growth	3.00%
Investment Rate of Return	6.75%
Index Rate for 20 year, tax exempt municipal bonds	3.13%
Mortality	Based on assumptions for Public Agency Miscellaneous, Police and Fire members published in the December 2017 CalPERS Experience Study.
Healthcare Cost Trend Rates:	
Health - Not Medicare Eligible	6.80% for 2018, 6.90% for 2019, 6.30% for 2020, 5.80% for 2021 and 5.20% for 2022-2055, transitioning to ultimate rate of 4.40% in 2074 and further years
Health - Medicare Eligible	6.80% for 2018, 5.60% for 2019, 5.40% for 2020, 5.30% for 2021 and 5.20% for 2022-2055, transitioning to ultimate rate of 4.40% in 2075 and further years
Dental	To increase 4.00% annually
Vision	To increase 3.00% annually

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

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 7 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

Discount rate – The discount rate used to measure the total OPEB liability was 3.84%. The projection of cash flows used to determine the discount rate assumed that City contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

Generally accepted accounting principles require that the liability discount rate be the single rate that reflects the following:

- A. The long-term expected rate of return on OPEB plan investments that are expected to be used to finance the payment of benefits, to the extent that (1) the OPEB plan’s fiduciary net position is projected to be sufficient to make projected benefit payments and (2) OPEB plan assets are expected to be invested using a strategy to achieve that return; and
- B. A yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale), to the extent that the conditions in A. are not met. The municipal bond rate source used as of June 30, 2019 the Fidelity 20-Year General Obligation AA Municipal Bond Index.

Changes of assumptions since the prior actuarial valuation were:

- The long-term investment return assumption was changed from 6.85% to 6.75% based on updated capital market assumptions.
- The discount rate was changed from 4.12% to 3.84% based on updated expectations of long-term returns on trust assets and 20-year municipal bond rates.
- An underlying wage growth rate of 2.75% per year was added to the salary scale table based on a revised understanding of the CalPERS assumption.

Rate of Return – For the year ended June 30, 2019, the annual money-weighted rate of return on the City’s OPEB Trust Fund investments, net of OPEB plan investment expense, was 6.74%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Investment Policy – PARS offers different investment portfolios as part of the investment vehicle. The City invests in the “Balanced/Moderately Aggressive Highmark PLUS” portfolio; the primary goal of the Highmark Plus portfolio is growth of principal and income. The major portions of the assets are invested in the equity securities and market fluctuations are expected. The portfolio is constructed to control risk through three layers of diversification as follows:

Asset Class	Acceptable Range of Asset Allocation
Equity	50-70%
Fixed income	30-50%
Cash	0-20%

Investments of the OPEB Trust Fund at June 30, 2019 consisted of \$16,631,743 invested in mutual funds.

RICHMONT HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 7 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

C. Changes in Net OPEB Liability

The changes in the Authority’s proportionate share of the net OPEB liability were as follows:

	Increase (Decrease)			Authority's Proportionate Share
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability/(Asset) (a) - (b)	
Balance at June 30, 2018	\$205,166,566	\$17,422,879	\$187,743,687	\$4,731,141
Changes Recognized for the Measurement Period:				
Service Cost	3,452,679		3,452,679	87,008
Interest on the total OPEB liability	7,625,498		7,625,498	192,163
Changes in benefit terms	(19,910,800)		(19,910,800)	
Differences between expected and actual experience				
Changes of assumptions	(1,409,953)		(1,409,953)	(35,531)
Contributions from the employer		6,714,785	(6,714,785)	(169,213)
Contributions from the employee		532,288	(532,288)	(13,414)
Net investment income		1,170,454	(1,170,454)	(29,495)
Administrative expenses		(81,950)	81,950	2,064
Benefit payments (1)	(7,247,073)	(7,247,073)		
Plan to Plan Transfer (2)		(1,879,640)	1,879,640	118,594
Net changes	(17,489,649)	(791,136)	(16,698,513)	152,176
Balance at June 30, 2019 (Measurement Date)	<u>\$187,676,917</u>	<u>\$16,631,743</u>	<u>\$171,045,174</u>	<u>\$4,883,317</u>

- (1) Benefit payments are comprised of \$4,169,823 direct subsidy payments to retirees and \$3,077,250 implicit subsidy costs incurred during the measurement period ending 6/30/2019.
(2) Transferred to the RPOA Plan established in fiscal year 2019.

D. Sensitivity of the Net OPEB Liability to Changes in the Discount Rate and Healthcare Cost Trend Rates

The following presents the net OPEB liability of the City, as well as what the City’s net OPEB liability would be if it were calculated using the discount rate that is 1-percentage-point lower or 1-percentage point higher than the current discount rate:

	Net OPEB Liability		
	If decreased by 1%	Current rate	If increased by 1%
Discount Rate	2.84%	3.84%	4.84%
Collective Plan's Net Pension Liability	\$197,208,113	\$171,045,176	\$149,599,693
Authority's Proportion	\$4,969,644	\$4,883,317	\$3,769,912

RICHMONT HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 7 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

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

	Net OPEB Liability Healthcare Cost Trend		
	1% Decrease	Current Trend Rates Various - see assumptions above	1% Increase
Collective Plan's Net Pension Liability	\$149,899,715	\$171,045,176	\$196,881,557
Authority's Proportion	\$3,777,473	\$4,883,317	\$4,961,415

E. OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the year ended June 30, 2019, the Authority recognized OPEB expense of \$390,845. At June 30, 2019, the City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between actual and expected experience		(\$1,714,437)
Changes of assumptions	\$5,304,144	(1,074,248)
Net differences between projected and actual earnings on plan investments	48,765	
Total	<u>\$5,352,909</u>	<u>(\$2,788,685)</u>
Authority's Proportionate Share	<u>\$134,893</u>	<u>(\$70,275)</u>

Amounts reported as net deferred inflows of resources related to pension will be recognized as future OPEB expense as follows:

Year Ended June 30	Annual Amortization	Authority's Proportion
2020	\$833,496	\$21,004
2021	833,496	21,004
2022	833,495	21,004
2023	63,737	1,606
Total	<u>\$2,564,224</u>	<u>\$64,618</u>

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 8 – DEFERRED COMPENSATION PLANS

Authority employees may defer a portion of their compensation under a City sponsored deferred compensation plan created in accordance with Internal Revenue Code Section 457. Under this plan, participants are not taxed on the deferred portion of their compensation until distributed to them; distributions may be made only at termination, retirement, death or in an emergency as defined by the plan.

The laws governing deferred compensation plan assets require plan assets to be held by a Trust for the exclusive benefit of plan participants and their beneficiaries. Since the assets held under this plan are not the City’s or Authority’s property and are not subject to claims by general creditors of the City or Authority, they have been excluded from these financial statements.

NOTE 9 – RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts: theft, damage, and destruction of assets; errors and omissions; injuries to employees, natural disasters and inverse condemnation. The Authority joined together with other entities and participates in the Housing Authority Insurance Group, a public entity risk pool currently operating as a common risk management and insurance program for its member entities. The purpose of the Housing Authority Insurance Group is to spread the adverse effects of losses among the member entities and to purchase excess insurance as a group, thereby reducing its cost. The Authority pays annual premiums to Housing Authority Insurance Group for its property damage insurance as follows:

<u>Property</u>	<u>Building and Personal Property Premium</u>	<u>Annual Premium</u>	<u>Deductible</u>
Nevin Plaza (#1)	\$7,573	\$131	\$25,000
Nystrom Village	24,429	714	25,000
Administration Office	955		25,000
Hacienda (A)	17,544	21,930	5,000

(A) Policy was effective through June 27, 2019. Subsequent policy was effective beginning July 1, 2019.

The City began self-insuring its workers’ compensation in 1976. In July 2009 the City joined the California Joint Powers Risk Management Authority (CJPRMA) for general liability and employment practices coverage. In April 2009 the City joined the California State Association of Counties Excess Insurance Authority (CSAC EIA) for worker’s compensation insurance. The City has chosen to establish a risk financing internal service fund where assets are accumulated for claim settlements and expenses associated with the above risks of loss up to certain limits.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 9 – RISK MANAGEMENT (Continued)

Excess coverage for the risk categories excluding inverse condemnation is provided by policies with various commercial insurance carriers. Self-insurance and insurance company limits are as follows:

Type of Coverage	Self-Insurance / Deductible	Coverage Limit	Insurance Carrier
	Earthquake: 10% pre-1970, 5% post-1970 of total insured value of each building; minimum \$100,000		
Difference in Conditions	All others: \$25,000	\$50,000,000 inclusive of deductible	Various
Crime/Employee Dishonesty	\$2,500 per claim	\$15,000,000 inclusive of deductible	National Union Fire Insurance Company
Property	\$100,000 per claim; except flood zones A&V that have a deductible of \$250,000	\$400,000,000 inclusive of deductible \$100,000,000 limit for flood all zones, except zones A & V, which have a limit of \$50,000,000	Various
Boiler and Machinery	\$100,000 per claim	\$100,000,000 inclusive of deductible	Various
Port Liability	\$25,000 per claim	\$50,000,000 inclusive of deductible	Various
Special Events Program	N/A	\$1,000,000 per occurrence; \$2,000,000 aggregate	Evanston Insurance
Compensation	\$750,000 per claim	Statutory limit	Various
Student Volunteer	N/A	\$50,000 limit	Ace American
Pollution Liability - Policy 1	\$250,000 per claim	\$20,000,000 inclusive of deductible	ACE - Illinois Union
Pollution Liability - Policy 2	\$75,000 per claim	\$5,000,000 limit	Illinois Union
Cyber Liability	\$100,000 per claim	\$2,000,000 limit	Lloyds of London

CJPRMA

The CJPRMA provides coverage against the following types of loss risks under the terms of a joint-powers agreement with the City as follows:

Type of Coverage (Deductible)	Coverage Limits
Property (\$25,000)	\$5,000,000
Liability (\$500,000)	\$40,000,000
Employment Practices (\$500,000)	\$5,000,000

Once the City's self-insured retention for general liability claims is met, CJPRMA becomes responsible for payment of all claims up to the limit. During fiscal year ended June 30, 2019, the Authority participated with the City in paying premiums of \$914,107 the year ended June 30, 2019. Actual surpluses or losses are shared according to a formula developed from overall loss costs and spread to member entities on a percentage basis after a retrospective rating.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 9 – RISK MANAGEMENT (Continued)

Audited financial statements for the CJPRMA are available from CJPRMA, 3201 Doolan Road, Suite 285, Livermore, CA 94551.

CSAC EIA

CSAC EIA is a public entity risk pool of cities and counties within Northern California. The CSAC EIA provides workers' compensation coverage up to the statutory limit and the City retains a self-insured retention of \$750,000. Loss contingency reserves established by the CSAC EIA are funded by contributions from member agencies. The City pays an annual contribution to the CSAC EIA, which includes its pro-rata share of excess insurance premiums, charges for pooled risk, claims adjusting and legal costs, and administrative and other costs to operate the risk pool. The City paid premiums of \$318,948 for the year ended June 30, 2019. CSAC EIA provides insurance through the pool up to a certain level, beyond which group purchased commercial excess insurance is obtained. CSAC EIA has never made an additional assessment and is currently fully funded. No provision has been made on these financial statements for liabilities related to possible additional assessments.

Audited financial statements for CSAC EIA are available from CSAC EIA, 75 Iron Point Circle, Suite 200, Folsom, CA 95630.

NOTE 10 – COMMITMENT AND CONTINGENCIES

A. Easter Hill Project

The Authority participates in a number of federally assisted grant programs, principal of which are the Section 8 Housing Assistance and the HOPE VI Revitalization Grant. It is possible that at some future date, it may be determined that the Authority is not in compliance with applicable grant requirements. The amounts, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time, although the Authority does not expect such disallowed amounts, if any, to materially affect the financial statements.

In June 2000, the Richmond Housing Authority received a \$35 million grant (HOPE VI Grant) from the U.S. Department of Housing and Urban Development ("HUD") for the revitalization of the former Easter Hill Public Housing project. The original Easter Hill site, owned by the Richmond Housing Authority, included 300 units on 21 acres in the Cortez/Stege neighborhood of Richmond.

The California Tax Credit Committee, City of Richmond, Bank of America, Silicon Valley, Federal Home Loan Bank, California Housing Finance Agency, the Richmond Housing Authority along with the \$35 million dollar HUD grant financed this \$120 million revitalization effort. Physical costs are estimated to be approximately \$108 million and life services, relocation, acquisition, administrative and other costs are estimated to be approximately \$12 million. The physical development includes approximately 320 rental and homeownership units to replace the 300 rental units originally at the site and 273 remaining units at the time of grant approval. Amenities at the revitalized site include a pool and a 5,000 square feet community room with facilities for an after-school program, computer center, gymnasium and conference room.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 10 – COMMITMENT AND CONTINGENCIES (Continued)

In addition, pursuant to the same agreement, the Authority is entitled to receive reimbursement for certain costs it has incurred in development of these projects. Upon completion of the project, the Authority recorded \$14,276,909, representing reimbursement from the developer which had been recorded in the accompanying financial statements as due from developer. The balance outstanding as of June 30, 2019 was \$11,221,743.

In 2002, the Authority chose the development team of McCormack Baron Salazar, Inc. and Em Johnson Interest, Inc. to develop the site. Em Johnson Interest has developed the 82 homeownership units affordable to low, moderate and market rate buyers. McCormack Baron was charged with the development of 300 rental units, affordable to households 60% or below the area median income for Contra Costa County.

Thus far, all new construction rental units at the former Easter Hill site have been developed. Thirty-six rehab rental units at the site are underway. The remaining 202 rental units at the site have been leased. Similarly, all 82 homeownership units at the former Easter Hill and Cortez sites have been constructed. With the exception of one unit at the Cortez site, all homeownership units have been sold.

Due to the City Council's action to not allow the Authority to retain the Fire Training site originally anticipated for phase III of the project, the third phase is being revised to include the Authority's Nystrom Village and Hacienda Public Housing sites. This will include the demolition and reconstruction of the 252 rental units presently existing at the two sites. As the proposal and conceptual plans are being developed, the final financial and construction plans are not determined at this time.

B. Due to City of Richmond, Repayment and Forgiveness

At June 30, 2019, total debt owed to the City of Richmond by the Authority was \$174,067, related to the advance from the City's Community Development and Loan Programs Special Revenue Fund. In fiscal year 2007, the former Redevelopment Agency advanced \$174,067 to the Authority, collateralized by a deed of trust on the Westridge at Hilltop Apartments, to assist the Authority with its lease payments for the 2003 A-S Multifamily Housing Revenue Bonds.

In fiscal years 2007 through 2014, the City's General Fund and the Municipal Sewer and Storm Sewer Enterprise Funds made advances to the Authority for police, sewer, and other services as well as the Authority's employee payroll. The advance repayment terms were amended in April 2010 and the advance bears no interest and was payable in 135 monthly installments of \$30,000 and one final installment of \$22,446 on or before August 1, 2021. On June 28, 2011 the agreement was amended to make the monthly payments \$50,000 for the remaining 71 payments, starting July 1, 2011, and one final installment of \$36,634. However, in lieu of monthly payments, repayment may be in a lump sum on August 1, 2021. During fiscal year 2013, \$6,600,000 of the advance was assumed by RHA Properties and had since been repaid. The remaining balance of the interfund advance as of June 30, 2019 was \$3,285,468.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 10 – COMMITMENT AND CONTINGENCIES (Continued)

In fiscal years 2015 to 2019, the City’s General Fund advanced \$6,381,745 to the Authority.

In May 2022, the City determined that the City’s General Fund and the Municipal Sewer and Storm Sewer Enterprise Funds advances totaling \$9,841,280 were uncollectible and authorized the write-off or forgiveness of that balance. Therefore, the Authority has reduced the balance of those advances to zero and recorded the forgiveness as a special item as of June 30, 2019.

C. Housing and Urban Development – Disallowed Costs

On June 3, 2016, the Office of the Inspector General (OIG) issued a report in response to an allegation that the Authority allowed the City to use HUD funds and Authority assets and that the City charged the Authority for rent and services at an unreasonable price. The report concluded that the allegations held merit and the Authority misspent \$2.2 million in HUD funds and had \$994,910 in unsupported costs due to a lack of independence between the Authority and the City along with a weak internal control environment. The OIG recommended that the Director of the San Francisco Office of Public Housing that monitors the Authority, require the Authority to repay \$2.1 million for ineligible use of HUD funds along with \$53,347 for duplicate charges, and \$60,000 for a City initiated management audit. In addition, it was suggested the Authority be required to provide additional support for \$80,890 of the Executive Director's salary spent on activities, \$180,000 spent on office rent, determine proper use of former maintenance building property, and develop and implement financial policies and procedures for the current operating environment. Further, it was recommended that HUD work with the Authority to improve control and accountability including HUD receivership and separating the Authority finances from the City. The Authority contested several of the conclusions made by the OIG. Although Authority management strongly believed in its response made to OIG that the Authority’s actions were proper and agreed to in advance by HUD, Authority and City staff have concluded that neither the participants in the Authority’s programs or the residents of the City will be well served by continued discord with HUD distracting from program improvements. Accordingly, City, Authority and OIG staff have negotiated a settlement agreement among the City, Authority and HUD whereby the City agrees to return \$2.1 million to the Authority’s accounts (as opposed to returning the funds to the U.S. Treasury) and limit the use of those funds to specific categories identified by HUD. The settlement agreement was approved by City Council in March 2018 and fully executed in April 2018. The City’s General Fund returned the \$2.1 million to the Housing Authority during fiscal year 2018.

D. RHA Properties – Status of Operations

RHA Properties having sold Westridge at Hilltop Apartments is at the point of being an entity with no activity. It is idle and available to be used in the future. Management currently has no further plans for the entity.

E. Other Commitments and Contingencies

The Authority and its component units RHA Housing Corporation and RHA RAD LLC entered into several arrangements including a Co-Guarantor Contribution Agreement with third parties as participants in a tax credit bonds project to accommodate the required funding to convert two properties from the conventional public housing project to a rental assistance demonstration program as discussed in Note 12.

RICHMONT HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 10 – COMMITMENT AND CONTINGENCIES (Continued)

F. Delinquent Tax

The Richmond Housing Authority (RHA) made Section 8 payments to various landlords in calendar year 2018 and 2019. RHA failed to file the tax Form 1099's for payments made to these landlords for calendar year 2018 and 2019. During a subsequent IRS audit, it was determined that RHA could not provide a completed W9 to the IRS for these landlords which resulted in a 'backup withholding tax' on the landlords' behalf, totaling \$476,006 for calendar year 2018 and \$389,880 for calendar year 2019. Essentially, the Richmond Housing Authority is being asked to pay 24-26% of the payments made to those Landlords towards their income tax for tax years 2018 and 2019.

Under penalty code section 6721(a) and (b) and section 6722(a), RHA has accumulated a penalty amount of \$482,626 and \$367,400 for 2019 and 2018, respectively. Under IRS regulations, RHA can seek relief from paying backup withholding taxes on the landlords' behalf for prior years' taxes if the landlords complete the tax Form 4669 which attests that they reported the payments RHA made to them during 2018 and 2019 tax year to the IRS on their tax returns.

NOTE 11 – DISCRETELY PRESENTED COMPONENT UNITS

A. RHA Properties

RHA Properties was formed by a joint powers agreement between the City and the Authority in 2004 for the purpose of owning and managing the operations of an affordable housing residential complex known as The Hilltop at Westridge Apartments, dedicated to the needs of elderly persons. The City and the Authority funded the acquisition of this complex through the issuance of debt. The City and Authority exercise significant financial and management control over RHA Properties and appoint members of the Board of Directors, however RHA Properties manages its own programs separate from the City or the Authority. Therefore, the financial activities of RHA Properties are discretely presented in the financial statements.

RHA Properties does not issue separate financial statements.

B. RHA Housing Corporation

RHA Housing Corporation was incorporated and registered on January 26, 2004 as a California nonprofit public benefit corporation to benefit and support the Authority with respect to the Easter Hill development. RHA Housing Corporation entered into RAD Conversion redevelopment activities, and it acts as the sole and managing member of RHA RAD LLC. The Corporation's fiscal year ends on December 31. The City and Authority exercise significant financial and management control over RHA Housing Corporation and appoint members of the Board of Directors, however RHA Housing Corporation manages its own programs separate from the City or the Authority. Therefore, the financial activities of RHA Housing Corporation are discretely presented in the financial statements. Separate financial statements for RHA Housing Corporation may be obtained by contacting the Richmond Housing Authority, 330 24th Street, Richmond, California 94804.

RICHMONT HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 11 – DISCRETELY PRESENTED COMPONENT UNITS (Continued)

C. RHA RAD LLC

A California limited liability company was formed on July 11, 2013 by RHA Housing Corporation, the sole and managing member. The Company is operated exclusively to further the tax exempt charitable purposes of the sole and managing member to provide affordable housing for low-income persons where no adequate housing exists for such persons, and to own and operate housing for the benefit of low-income persons who are in need of affordable, decent, safe and sanitary housing and related services, where an inadequate supply of housing exists for such persons. The City and the Authority exercise significant financial and management control over RHA RAD LLC and RHA Housing Corporation is the sole member of RHA RAD LLC, however RHA RAD LLC manages its own programs separate from the City or the Authority. Therefore, the financial activities of RHA RAD LLC are discretely presented in the financial statements. Separate financial statements for RHA RAD LLC may be obtained by contacting the Richmond Housing Authority, 330 24th Street, Richmond, California 94804.

Transfers from the Authority to RHA RAD LLC of \$14,510,000 represent the advances (notes receivable) made to finance the sale of assets from the Authority to RHA RAD Housing Partners LP during the year ended June 30, 2016 as discussed in Note 12.

RICHMONT HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 11 – DISCRETELY PRESENTED COMPONENT UNITS (Continued)

The most current audited statement of net position and the statement of revenues, expenses and changes in net position are as follows:

Statement of Net Position

	June 30, 2019		December 31, 2018	
	RHA Properties	RHA RAD LLC	RHA Housing Corporation	Total
ASSETS				
Current assets:				
Cash and cash equivalents			\$1,239	\$1,239
Total current assets			1,239	1,239
Other non-current assets:				
Notes receivable		\$16,381,877		16,381,877
Total assets		\$16,381,877	\$1,239	\$16,383,116
Liability				
Interest payable			\$103,573	\$103,573
Total liabilities			103,573	103,573
Net Position (Deficit):				
Restricted		\$16,381,877		16,381,877
Unrestricted			(102,334)	(102,334)
Total net position		\$16,381,877	(\$102,334)	\$16,279,543

Statement of Revenues, Expenses, and Changes in Net Position

	For the Year Ended			
	June 30, 2019		December 31, 2018	
	RHA Properties	RHA RAD LLC	RHA Housing Corporation	Total
Operating expenses:				
General expenses				
Total operating expenses				
Non-Operating Revenues (Expenses)				
Interest earnings		\$566,391		\$566,391
Non-operating expenses			(\$51,380)	(51,380)
Total non-operating revenues (expenses)		566,391	(51,380)	515,011
Changes in net position		566,391	(51,380)	515,011
Net Position, Beginning of the Fiscal Year, As Restated		15,815,486	(50,954)	15,764,532
Net Position, End of the Fiscal Year		\$16,381,877	(\$102,334)	\$16,279,543

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 11 – DISCRETELY PRESENTED COMPONENT UNITS (Continued)

Statement of Cash Flows

	For the Year Ended			Total
	June 30, 2019		December 31, 2018	
	RHA Properties	RHA RAD LLC	RHA Housing Corporation	
Cash Flows from Investing Activities				
Receipts from developers	_____	_____	_____	_____
Net cash provided by operating activities	_____	_____	_____	_____
Net increase in cash				
Cash at Beginning of Year	_____	_____	\$1,239	\$1,239
Cash at End of the Year	_____	_____	\$1,239	\$1,239

NOTE 12 – RENTAL ASSISTANCE DEMONSTRATION

A Rental Assistance Demonstration ("RAD") Program conversion of the Friendship Manor and Triangle Court public housing sites occurred during the 2016 calendar year (includes both the 2015 and 2016 fiscal years). Starting in December 2015, 156 units of Public Housing will convert to non-profit ownership with Section 8-Project Based Voucher rental subsidy on two separate properties; All of 156 units except for three units (two are reserved for onsite managers and one for a manager's office) will be used to house low-income residents.

On October 08, 2015, the Department of Housing and Urban Development (HUD) has issued and executed the RAD Conversion Commitment (RCC) which represents the agreed upon and approved terms of the RAD conversion transaction.

On November 18, 2015, California Tax Credit Allocation Committee made a preliminary reservation of federal tax credits in the amount of \$1,228,999 accommodated upon executing Tax-Exempt Bond Project to raise funding in the amount of \$36.7 Million, the approximate estimate cost of the RAD project; of which \$16.5 million shall be provided by a third-party Tax Credit investor.

The Authority has partnered with the John Stewart Company and The Richman Group to form a Limited Partnership, RHA RAD Housing Partners L.P, that will complete the conversion, manage the property and own the buildings. The Authority will relinquish the land via a long-term ground lease.

In furtherance of the finances provided by the Authority, City of Richmond advanced \$1,770,522 to RHA RAD Housing Partners L.P as a portion of a \$5.4 Million, 55-year, 1% loan which was initially signed with RHA Housing Corporation (the Authority's component unit) and transferred and reassigned to RHA RAD Housing Partners L.P.

After the property is placed in service and receives approval of the 8609 documents from the State of California, the Authority will split a Developer fee of \$2.5 Million with its General Partner John Stewart Company (70%/30%). The project was converted to permanent financing on June 6, 2019.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 12 – RENTAL ASSISTANCE DEMONSTRATION (Continued)

RHA RAD Housing Partners LP will also receive \$732,557 in Public Housing and Capital Improvement funds throughout the January 1, 2016 – December 31, 2016 calendar year to cover the RAD HAP Voucher commitments of subsidy for the low-income housing units at the two developments. The terms of this requirement are consistent with Notice 2012-32 of the Rental Assistance Demonstration Program which requires RAD conversions that close after November 30th of the calendar year to be funded out of Public Housing and Capital Fund Programs until the next calendar year, at which time the Developments will be funded with Section 8 Housing Choice RAD Vouchers.

In a transaction related to the RAD project during the fiscal year ended June 30, 2016, the Richmond Housing Authority transferred capital assets to RHA RAD LLC, which then sold the capital assets to RHA RAD Housing Partners LP with a carrying value of \$14,358,255 in return for two loans receivable in the amounts of \$8,891,500 and \$5,618,500. These loans are to be repaid in 55 years and bear annual interest rates of 2.82%.

As of June 30, 2019, RHA RAD LLC's outstanding loan receivable balance was \$16,381,877, which included \$1,871,877 in accrued interest.

NOTE 13 – SUBSEQUENT EVENTS

Transfer of the Section 8 Program to Housing Authority of the County of Contra Costa

As a result of the Recovery Agreement Action Plan, established and entered into with the U.S. Department of Housing and Urban Development (HUD) and the Authority, to analyze the following options:

- A. Transfer all operations to another well-managed public housing agency
 - I. Dispose Public Housing operations
 - II. Transfer Housing Choice Voucher (HCV) operations

- B. Separate from the City of Richmond
 - I. Dispose Public Housing operations
 - II. Maintain HCV operations
 - III. Separate and independent RHA Board of Commissioners

- C. Maintain RHA as a component of the City
 - I. Dispose its Public Housing operations
 - II. Maintain its HCV Operations
 - III. Board of Commissioners
 - a. Separate and independent
 - b. Maintain existing structure

In February 2019, after conducting research and receiving guidance from the local HUD Office, the Board of Commissioners authorized the Authority to issue a "Letter of Intent" to transfer the Housing Choice Voucher (HCV) and Project Based Voucher (PBV) Programs to the Housing Authority of the County of Contra Costa (HACCC) (a well-managed Housing Authority). The Board also directed RHA to formally ask HUD to transfer programs effective July 1, 2019. The Authority intends to maintain all of its Public Housing units along with other properties owned or managed under HOPE VI and RAD programs. The request and associated documents from the Authority and HACCC were forwarded to HUD for approval.

RICHMOND HOUSING AUTHORITY
NOTES TO BASIC COMPONENT UNIT FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

NOTE 13 – SUBSEQUENT EVENTS (Continued)

HUD has issued policies and guidance that authorize one housing authority (PHA) to voluntarily transfer the total budget authority and corresponding baseline units for its Housing Choice Voucher (Voucher) and Project-based Voucher (PBV) Programs to another PHA, subject to approval by HUD. On April 16, 2019, the Authority received notice of approval for the Voluntary Transfer of the HCV and PBV programs from the Authority to the Housing Authority of the County of Contra Costa and the programs were transferred effective July 1, 2019.

Duplicate Payments to Property Owners

The Richmond Housing Authority (RHA) is operationally and financially stressed. To address this fiscal and operational stress long term the RHA, US Department of Housing and Urban Development (HUD) and the City of Richmond entered into a Public Housing Authority Recovery and Sustainability (PHARS) Agreement. One of the main tasks of the PHARS was to determine the future of RHA. On December 4, 2018, the RHA Board of Commissioners directed staff to move forward with the transfer of the Housing Choice Voucher Program (HCV) (Section 8) to a well-managed housing authority and repositioning RHA's public housing developments and other real estate holdings. This strategy supports the underlying goals of RHA to ensure no reduction in rental housing options for Richmond residents, and to maximize the benefit/utilization of the federal funds.

As discussed above, RHA transferred its Housing Choice Voucher (HCV) Program to the Housing Authority of Contra Costa County (HACCC) in July 2019 and is disposing of its Public Housing properties via RAD, Section 18, and other asset repositioning strategies. CVR Associates, Inc. was contracted to provide Technical Assistance (TA) to RHA by assisting with the HCV Program transfer. During this TA, potential duplicate payments to HCV owners were identified.

As part of the process, in January 2021, CVR identified 1,320 potential duplicate Housing Assistance Payments (HAP) to Section 8 property owners during the period of January 1 to June 30, 2019. There were indications that the material weaknesses that lead to these potential duplicate payments had existed for several years.

RHA's System of Record (SOR), Yardi, indicates that the payments in question were processed twice. However, due to certain inconsistencies in payment processing, further detailed review was required to determine if the duplicate payments were in fact remitted to property owners. The City's finance department, acting on behalf of RHA, processed all payments. In some instances, it appeared that the RHA processed duplicate payments due to the method used to remit retroactive HAP amounts. In other instances, it appeared that the duplicate payments may have been processed in RHA's system but not actually remitted. Finally, RHA often voided check runs or held large payments due to cash flow issues and subsequent remittance of these funds gave the appearance of duplicate payments in RHA's SOR.

CVR submitted an updated memo with the final results of its analysis of duplicate payments in August 2022. CVR's analysis determined that some duplicate payments had been remitted. As a result, the final amount of the duplicate payments was revised to \$301,417.

After further investigation, it was discovered that some overpayments are no longer due from property owners, but instead were used as credits during the transfer to the Housing Authority of Contra Costa County in July 2019. Upon confirmation of which payments these credits were applied to, an adjustment to the receivable due from Contra Costa County will be recorded.

This Page Left Intentionally Blank

REQUIRED SUPPLEMENTARY INFORMATION

RICHMOND HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
For the Year Ended June 30, 2019

Miscellaneous Plan, a Cost Sharing-Employer Defined Benefit Pension Plan
Last 10 Years*

SCHEDULE OF THE PLAN'S PROPORTIONATE SHARE
OF THE NET PENSION LIABILITY AND RELATED RATIOS
AS OF THE MEASUREMENT DATE

Measurement Date	6/30/2014	6/30/2015	6/30/2016	6/30/2017	6/30/2018
Plan's proportion of the Net Pension Liability (Asset)	6.70%	6.17%	4.69%	4.18%	3.31%
Plan's Proportion Share of the Net Pension Liability (Asset)	\$5,867,274	\$5,959,464	\$5,625,703	\$4,637,201	\$4,218,230
Authority's Share of Covered Payroll	\$3,130,080	\$36,295,759	\$1,169,034	\$1,685,950	\$1,228,799
Plan's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Payroll	285.57%	190.39%	1541.67%	275.05%	343.28%
Plan's Proportionate Share of the Fiduciary Net Position as a Percentage of the Plan's Total Pension Liability	79.68%	77.75%	73.11%	66.46%	74.05%

Benefit changes. The figures above do not include any liability impact that may have resulted from plan changes which occurred after the actuarial valuation date. This applies for voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

Changes in assumptions. GASB 68, paragraph 68 states that the long long-term expected rate of return should be determined net of pension plan investment expense, but without reduction for pension plan administrative expense. The discount rate of 7.50% used for the June 30, 2014 measurement date was net of administrative expenses. The discount rate of 7.65% used for the June 30, 2015 measurement date is without reduction of pension plan administrative expense. All other assumptions for the June 30, 2014 measurement date were the same as those used for the June 30, 2015 and 2016 measurement dates. In June 30, 2017 the discount rate was reduced from 7.65% to 7.15%.

* Fiscal year 2015 was the 1st year of implementation

RICHMOND HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
For the Year Ended June 30, 2019

Cost Sharing-Employer Defined Benefit Pension Plan
As of fiscal year ending June 30
Last 10 Years*
SCHEDULE OF CONTRIBUTIONS

Fiscal Year Ended June 30	City of Richmond					Richmond Housing Authority				
	2015	2016	2017	2018	2019	2016	2016	2017	2018	2019
Actuarially determined contribution	\$7,178,549	\$8,084,584	\$8,867,763	\$10,436,250	\$12,150,650	\$480,963	\$498,819	\$415,701	\$358,963	\$402,874
Contributions in relation to the actuarially determined contributions	(7,178,549)	(8,084,584)	(8,867,763)	(10,436,250)	(12,150,650)	(480,963)	(498,819)	(415,701)	(358,963)	(402,874)
Contribution deficiency (excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Covered payroll	\$36,151,102	\$36,638,889	\$35,964,798	\$35,725,311	\$36,295,759	\$2,054,558	\$1,169,034	\$1,685,950	\$1,228,799	\$1,201,390
Contributions as a percentage of covered payroll	19.86%	22.07%	24.66%	29.21%	33.48%	23.41%	42.67%	24.66%	29.21%	33.53%
Notes to Schedule										
Valuation date:	6/30/2012	6/30/2013	6/30/2014	6/30/2015	6/30/2016	6/30/2012	6/30/2013	6/30/2014	6/30/2015	6/30/2016
Methods and assumptions used to determine contribution rates:										
Actuarial cost method					Entry age normal					
Amortization method					For details, see June 30 Funding Valuation Report					
Asset valuation method					Market Value of Assets. For details, see June 30 Funding Valuation Report					
Inflation					2.75%					
Payroll Growth					3.00%					
Salary increases					Varies by Entry Age and Service					
Investment rate of return					7.50% for 2015 to 2018 and 7.375% for 2019, Net of Pension Plan Investment and Administrative Expenses; including Inflation					
Retirement age					The probability of Retirement are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007.					
Mortality Rate Table					The probabilities of mortality are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007. Pre-retirement and Post-retirement mortality rates include 5 years of projected mortality improvement using Scale AA published by the Society of Actuaries.					

* - Fiscal year 2015 was the 1st year of implementation.

RICHMOND HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
For the Year Ended June 30, 2019

SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS
 PARS OPEB Trust Program
 Last 10 fiscal years*

For the Measurement Period Ended June 30	City of Richmond			Richmond Housing Authority		
	2017	2018	2019	2017	2018	2019
Total OPEB Liability						
Service Cost	\$7,558,987	\$6,730,397	\$3,452,679	\$190,486	\$169,606	\$87,008
Interest	7,064,307	7,927,217	7,625,498	178,021	199,766	192,163
Changes in benefit terms			(19,910,800)			
Differences between expected and actual experience		(2,816,969)			(70,988)	
Changes of assumptions	(15,340,529)	8,715,168	(1,409,953)	(386,581)	219,622	(35,531)
Benefit payments	(6,497,645)	(6,861,529)	(7,247,073)	(163,741)	(172,911)	(182,626)
Net change in total OPEB liability	(7,214,880)	13,694,284	(17,489,649)	(181,815)	345,095	61,014
Total OPEB liability - beginning	198,687,162	191,472,282	205,166,566	5,006,916	4,825,101	5,170,196
Total OPEB liability - ending (a)	\$191,472,282	\$205,166,566	\$187,676,917	\$4,825,101	\$5,170,196	\$5,231,210
Plan fiduciary net position						
Contributions - employer	\$13,218,475	\$13,599,120	\$6,714,785	\$333,106	\$342,698	\$169,213
Contributions - employee	278,850	765,475	532,288	7,027	19,290	13,414
Net investment income	227,394	632,089	1,170,454	5,730	15,929	29,495
Administrative expense	(11,250)	(49,169)	(81,950)	(284)	(1,239)	(2,065)
Benefit payments	(6,497,645)	(6,861,529)	(7,247,073)	(163,741)	(172,911)	(182,626)
Plan to Plan Transfer (2)			(1,879,640)			(118,594)
Net change in plan fiduciary net position	7,215,824	8,085,986	(791,136)	181,838	203,767	(91,163)
Plan fiduciary net position - beginning	2,121,069	9,336,893	17,422,879	53,451	235,289	439,056
Plan fiduciary net position - ending (b)	\$9,336,893	\$17,422,879	\$16,631,743	\$235,289	\$439,056	\$347,893
Net OPEB liability - ending (a)-(b)	\$182,135,389	\$187,743,687	\$171,045,174	\$4,589,812	\$4,731,140	\$4,883,317
Plan fiduciary net position as a percentage of the total OPEB liability	4.88%	8.49%	8.86%	4.88%	8.49%	6.65%
Covered-employee payroll	\$66,774,795	\$65,359,713	\$49,511,523	\$1,682,725	\$1,647,065	\$1,247,690
Net OPEB liability as a percentage of covered-employee payroll	272.76%	287.25%	345.47%	272.76%	287.25%	391.39%

(1) Fiscal year 2017 was the first year of implementation.
 (2) Transferred to the RPOA Plan established in fiscal year 2019.

RICHMOND HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
For the Year Ended June 30, 2019

SCHEDULE OF CONTRIBUTIONS

PARS OPEB Trust Program
Last 10 fiscal years*

Fiscal Year Ended June 30,	City of Richmond			Richmond Housing Authority		
	2017	2018	2019	2017	2018	2019
Contractually Required Contributions (CRC) (2)	\$6,497,645	\$6,861,529	\$7,247,073	\$163,741	\$172,911	\$182,626
Contributions in relation to the CRC	(6,497,645)	(6,861,529)	(7,247,073)	(163,741)	(172,911)	(182,626)
Contribution Deficiency (Excess)	\$0	\$0	\$0	\$0	\$0	\$0

- (1) Fiscal year 2017 was the first year of implementation.
- (2) The City does not calculate an Actuarially Determined Contribution, but the City's agreements with its bargaining units provide for various benefit levels as discussed in Note 12 to the financial statements. Contributions reported include the implicit subsidy.

This Page Left Intentionally Blank