

# **Hawaii Public Housing Authority**

Financial Statements

June 30, 2020

Together with Independent Auditor's Report

Submitted by

**THE AUDITOR  
STATE OF HAWAII**

## Table of Contents

	Page
Independent Auditor's Report	3-5
Management's Discussion and Analysis	6-21
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	22-23
Statement of Activities	24
Governmental Fund Financial Statements:	
Balance Sheet - Governmental Funds	25
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	26
Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds	27
Reconciliation of the Change in Fund Balances of Governmental Funds to the Statement of Activities	28
Proprietary Funds:	
Statement of Net Position - Proprietary Funds	29-30
Reconciliation of the Proprietary Funds Net Position to the Statement of Net Position	31
Statement of Revenues, Expenses, and Changes in Net Position - Proprietary Funds	32-33
Reconciliation of the Change in Net Position of the Proprietary Funds to the Statement of Activities	34
Statement of Cash Flows - Proprietary Funds	35-37
Notes to the Basic Financial Statements	38-81

## Table of Contents (continued)

	Page
Required Supplementary Information Other Than Management's Discussion and Analysis:	
Budgetary Comparison Schedule – Major Governmental Funds	83-84
Budgetary Comparison Schedule – Budget-to-GAAP Reconciliation	85
Schedule of the Authority's Proportionate Share of the Net Pension Liability	86
Schedule of the Authority's Pension Contributions	87
Notes to the Schedule of the Authority's Pension Contributions	88
Schedule of the Authority's Proportionate Share of the Changes in Net Other Post Employment Benefits (OPEB) Liability and Related Ratios	89
Schedule of the Authority's OPEB Contributions	90
Notes to the Schedule of the Authority's OPEB Contributions	91
Supplementary Information:	
Combining Statement of Net Position – Nonmajor Other Enterprise Funds	93-94
Combining Statement of Revenues and Expenses – Nonmajor Other Enterprise Funds	95
Combining Statement of Changes in Net Position – Nonmajor Other Enterprise Funds	96
Combining Statement of Cash Flows – Nonmajor Other Enterprise Funds	97-98
Combining Statement of Net Position – Internal Service Funds	99
Combining Statement of Revenues and Expenses and Changes in Net Position – Internal Service Funds	100
Combining Statement of Cash Flows – Internal Service Funds	101-102
Reconciliation of Cash	103-104



---

A Hawaii Limited Liability Partnership

## **Independent Auditor's Report**

The Auditor  
State of Hawaii

Board of Directors  
Hawaii Public Housing Authority:

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Hawaii Public Housing Authority (Authority), as of and for the year ended June 30, 2020 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 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 applicable to 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.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Authority as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Emphasis of Matters**

As discussed in Note 1, the financial statements of the Authority are intended to present the financial position, changes in financial position and cash flows, where applicable, of only that portion of the governmental activities, business-type activities, each major fund, and the aggregate other fund information of the State of Hawaii that is attributable to the transactions of the Authority. They do not purport to, and do not, present fairly the financial position of the State of Hawaii as of June 30, 2020, and the changes in its financial position and cash flows, where applicable, for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 6 through 21, the Budgetary Comparison schedules, Schedule of the Authority's Proportionate Share of the Net Pension Liability, Schedule of the Authority's Pension Contributions, Schedule of the Authority's Proportionate Share of the Changes in Net Other Post Employment Benefits (OPEB) Liability and Related Ratios and Schedule of the Authority's OPEB Contributions on pages 83 to 91 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Combining Financial Statements of Nonmajor Other Enterprise and Internal Service Funds and Reconciliation of Cash schedules on pages 93 – 104 are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Combining Financial Statements of Nonmajor Other Enterprise and Internal Service Funds and Reconciliation of Cash schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Combining Financial Statements of Nonmajor Other Enterprise and Internal Service Funds and Reconciliation of Cash schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*KMH LLP*

KMH LLP

Honolulu, Hawaii  
December 10, 2020

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2020

The Management Discussion and Analysis (MD&A) provides the highlights of the Hawaii Public Housing Authority's (HPHA) financial performance for the fiscal year ended June 30, 2020. The MD&A is designed to: 1) focus on significant financial issues; 2) review the HPHA's financial activity; 3) highlight changes in the HPHA's financial position (its ability to address the next and subsequent year challenges); and 4) identify individual fund issues or concerns. Since the MD&A is designed to focus on the financial activities of the HPHA for the fiscal year ended June 30, 2020, readers should review this in conjunction with the financial statements that follow.

## INTRODUCTION

The HPHA is a full service agency attached to the State's Department of Human Services for "administrative purposes only". The HPHA's Board of Directors consists of eleven members, of whom nine are public members appointed by the Governor. Public members are appointed from each of the counties of Honolulu, Hawaii, Maui, and Kauai. One of the public members must be an advocate for low-income or homeless persons. Another one must be a person with a disability or an advocate for persons with disabilities. As required by federal statutes, at least one Board Director shall be a person who is directly assisted by the authority under the federal low-rent public housing or federal Housing Choice Voucher (section 8) program while serving on the board. The Director of the Department of Human Services and the Governor's designee are ex-officio voting members. All HPHA board actions are taken by the affirmative vote of at least six members.

During the audited period of July 1, 2019 to June 30, 2020, the HPHA administered the following programs:

- **Federal Public Housing Programs**  
The HPHA administered 5,130 federal public housing units statewide with funds received from the United States Department of Housing and Urban Development (HUD). The 5,130 housing units consist of 17 Asset Management Projects (AMPs) under HUD and 72 housing projects under the HPHA's management which are accounted for as individual business entities.
- **State Public Housing Programs**  
The HPHA administered over 864 state public housing family units developed with State funds, which include 6 family housing and 4 elderly housing projects across 5 management units. These properties are considered individual business entities.
- **Federal and State Rent Subsidy Programs**  
The HPHA administered federally funded rental assistance programs including Section 8 Housing Choice Voucher Program, Veterans Affairs Supportive Housing Program, Mainstream Voucher Program and Foster Youth to Independence Program. The HPHA also administered the State

# Hawaii Public Housing Authority

## Management Discussion and Analysis

June 30, 2020

funded rental assistance program. These programs subsidize monthly rental payments to qualified households.

- Federal Rental Assistance Program

HPHA managed a Special Allocation Program which administered a Performance Based Contract Administration program under a contract with the federal government through a subcontract, Contract Management Services (a subsidiary of the Bremerton Housing Authority) before May 1, 2020 and Du & Associates since May 1, 2020. This program provides rental assistance for 60 properties throughout the State.

## FINANCIAL HIGHLIGHTS

- At the close of the fiscal year, the assets and deferred outflows of resources of the HPHA exceeded its liabilities and deferred inflows of resources by \$466.58 million. Of this amount, \$380.88 million was invested in capital assets. (As detailed on *Government-Wide Statement of Net Position*, pages 22 and 23).
- The HPHA's government wide net position decreased by \$20.57 million. The change is a result of the following governmental and business-type activities:
  - a. Governmental activities – a decrease of \$27.08 million in net position is affected by State allotted appropriations of \$8.77 million (net of lapsed funds of \$1.67 million) and net transfers of \$33.77 million (capital expenditure/outlay of \$28.15 million and operating transfers of \$5.62 million to Business-type activities) (as detailed on *Government-Wide Statement of Activities*, page 24).
  - b. Business-type activities – an increase in net position of \$6.51 million (as detailed on *Government-Wide Statement of Activities*, page 24) is due to capital contributions of \$28.15 million and operating transfers-in of \$5.61 million from Governmental activities, offset by a loss before transfers of \$27.26 million.

\$28.15 million of capital contributions is the Capital Project fund (as detailed on *Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances*, page 27) expended for the benefit of business-type activities.

\$5.61 million of operating transfers-in consists of: \$2.67 million for operating expenses of the State rental housing programs, \$2.93 million for federal low rent program's security services and utilities, and \$0.01 million for central office cost center. (as detailed on *Proprietary Funds, Statement of Revenues, Expenses, and Changes in Net Position*, pages 32 and 33).



# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2020

\$27.26 million of loss before transfers is because the revenues are insufficient to support the operating expenses. It increased \$6.40 million in comparison to the previous fiscal year's loss before transfers of \$20.86 million. The loss expansion is primarily due to \$0.82 million higher repair and maintenance costs, \$1.66 million higher personnel services expenses, and \$3.79 million lower HUD capital fund subsidies (as detailed on *Proprietary Funds, Statement of Revenues, Expenses and Changes in Net Position*, pages 32 and 33).

## OVERVIEW OF FINANCIAL STATEMENTS

The HPHA's financial statements comprise of three components:

- 1) Government-wide financial statements;
- 2) Governmental fund financial statements; and
- 3) Proprietary fund financial statements.

Supplemental information in addition to the financial statements is provided. The financial statements summarize the financial transactions in fiscal year 2020.

**Government-wide Financial Statements:** The *government-wide financial statements* are designed to provide readers with a broad overview of the HPHA's finances in a manner like a private-sector business. The two government-wide financial statements – *Statement of Net Position* and the *Statement of Activities* provide both long-term and short-term information about the HPHA's overall financial status.

The *Statement of Net Position* presents information of HPHA's assets, deferred outflows of resources, liabilities, deferred inflows of resources and net position. The statement displays the financial position of the HPHA. Over time, increases or decreases in net position may serve as an indicator of whether the HPHA's financial position is improving or deteriorating.

The *Statement of Activities* shows how the HPHA's net position changed as a result of the current year's financial activities. The statement is prepared with an accrual basis of accounting method. All revenues and expenses are recorded and reported when a transaction occurs rather than when payment is received or made.

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2020

The government-wide financial statements of the HPHA consist of two categories:

- **Governmental activities.** The activities in this category are primarily supported by State appropriations and by HUD contributions, and focus on money flow into and out of those funds and the balances left at year-end. The governmental funds statements – the *Balance Sheet* and the *Statement of Revenues, Expenditures and Changes in Fund Balances* – are reported using the current financial resources measurement focus and the modified accrual basis of accounting. The governmental fund statements provide a detailed short-term view to help determine whether there are more or fewer financial resources to finance the HPHA’s programs. Because this information does not encompass the additional long-term focus of the government-wide statements, additional information is provided to explain the relationship (or differences) between them.
- **Business-type activities.** Business type activities (also referred to as “proprietary funds”) are financed and operated in a manner similar to private business enterprises, where funding to recover costs of providing goods and services to the general public is derived through user charges. The business-type funds statements – the *Statement of Net Position* and the *Statement of Revenues, Expenses and Changes in Net Position* are reported using an accrual basis of accounting and the economic resources measurement focus.

**Fund Financial Statements:** The HPHA uses fund accounting to report on its financial position and results of operations. A fund is a separate accounting entity with a self-balancing set of accounts. Fund accounting is designed to demonstrate the legal compliance and to aid financial management by segregating transactions related to certain government functions.

The financial activities of the HPHA are recorded in individual funds. Funds have been classified into either a major or non-major fund. The criteria for determining “major” or “non-major” funds are provided by Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements - Management’s Discussion and Analysis for State and Local Governments*. Major funds are reported separately, while non-major funds are combined in a column in the fund financial statements. Details for the non-major funds can be found in the *Supplementary Information* section.

**Notes to the Financial Statements:** Notes to the financial statements provide additional information essential to a full understanding of the data provided in the government-wide and fund financial statements.

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2020

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following table was derived from the government-wide statement of net position.

HAWAII PUBLIC HOUSING AUTHORITY  
Condensed Statements of Net Position  
June 30, 2020 and June 30, 2019  
(In thousands of dollars)

	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019	2020	2019
<b>Assets</b>						
Current & other assets	\$ 66,318	\$ 93,296	\$ 98,070	\$ 97,514	\$ 164,388	\$ 190,810
Capital assets	3,788	3,920	377,093	367,160	380,881	371,080
Other assets	-	-	8,717	8,717	8,717	8,717
<b>Total Assets</b>	<b>70,106</b>	<b>97,216</b>	<b>483,880</b>	<b>473,391</b>	<b>553,986</b>	<b>570,607</b>
Deferred Outflows of Resources	746	759	10,095	10,786	10,841	11,545
<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>\$ 70,852</b>	<b>\$ 97,975</b>	<b>\$ 493,975</b>	<b>\$ 484,177</b>	<b>\$ 564,827</b>	<b>\$ 582,152</b>
<b>Liabilities</b>						
Current & other liabilities	\$ 7,353	\$ 7,632	\$ 7,150	\$ 5,750	\$ 14,503	\$ 13,382
Long-term liabilities	5,865	5,581	76,641	74,249	82,506	79,830
<b>Total Liabilities</b>	<b>13,218</b>	<b>13,213</b>	<b>83,791</b>	<b>79,999</b>	<b>97,009</b>	<b>93,212</b>
Deferred Inflows of Resources	22	66	1,214	1,720	1,236	1,786
<b>Net Position</b>						
Investment in capital assets, net of related debt	3,788	3,920	377,093	367,160	380,881	371,080
Restricted	3,001	3,231	-	-	3,001	3,231
Unrestricted	50,823	77,545	31,877	35,298	82,700	112,843
<b>Total Net Position</b>	<b>57,612</b>	<b>84,696</b>	<b>408,970</b>	<b>402,458</b>	<b>466,582</b>	<b>487,154</b>
<b>Total Liabilities, Deferred Inflows of Resources and Net Position</b>	<b>\$ 70,852</b>	<b>\$ 97,975</b>	<b>\$ 493,975</b>	<b>\$ 484,177</b>	<b>\$ 564,827</b>	<b>\$ 582,152</b>

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2020

## Statement of Net Position

Net position may serve over time as a useful indicator of the HPHA's financial position. At the close of the fiscal year, the HPHA's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$466.58 million, \$380.88 million of net assets was invested in capital assets. As discussed in the financial highlights, net position decreased by \$20.57 million during the fiscal period (as detailed on *Government-Wide Statement of Net Position and Statement of Activities*, pages 22 to 24).

Of the HPHA's total assets and deferred outflows of resources, \$380.88 million (or 67%) represents capital assets. Cash and Due from the State of Hawaii in the amount of \$162.04 million comprise 29% of total assets and deferred outflows of resources. The rest of \$21.91 million, or 4% of total assets and deferred outflows of resources are Receivables and Deferred Outflows of Resources (as presented in the detailed *Government-Wide Statement of Net Position*, page 22). \$57.15 million of Due from the State of Hawaii represents available State allotted appropriations designated for capital improvement projects. Net position at the end of the previous fiscal year had a similar composition of which the majority of total assets and deferred outflows of resources was capital assets.

Accounts payable and accrued current liabilities of \$10.36 million comprise 71% of the HPHA's total current liabilities (as detailed in the *Government-Wide Statement of Net Position*, page 23). Long term liabilities increased by \$2.68 million from the previous year mainly due to a higher Net Pension Liability. Total long-term liabilities and deferred inflows of resources were \$83.74 million, or 85% of total liabilities and deferred inflows of resources, as compared to \$81.62 million and 86% in fiscal year 2019.

# Hawaii Public Housing Authority

## Management Discussion and Analysis June 30, 2020

The following financial information was derived from the government-wide statement of activities.

HAWAII PUBLIC HOUSING AUTHORITY  
Government-Wide Statements of Activities  
Years Ended June 30, 2020 and June 30, 2019  
(In thousands of dollars)

	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019	2020	2019
<b>Revenues</b>						
Program Revenues:						
Charges for services	\$ 497	\$ -	\$ 24,990	\$ 24,814	\$ 25,487	\$ 24,814
Operating grants & contributions	76,999	71,220	31,070	24,833	108,069	96,053
Capital grants & contributions	-	-	3,005	6,799	3,005	6,799
Other income	17	664	405	559	422	1,223
General Revenues:						
State allotted appropriations, net of lapsed funds	8,769	31,611	-	-	8,769	31,611
<b>Total Revenues</b>	<b>86,282</b>	<b>103,495</b>	<b>59,470</b>	<b>57,005</b>	<b>145,752</b>	<b>160,500</b>
<b>Expenses</b>						
Governmental Activities						
Rental housing assistance program	79,600	74,381	-	-	79,600	74,381
Business-Type Activities						
Rental assistance program	-	-	70,155	61,135	70,155	61,135
Housing development program	-	-	11,180	10,342	11,180	10,342
Other expenses	-	-	5,389	6,389	5,389	6,389
<b>Total government-wide expenses</b>	<b>79,600</b>	<b>74,381</b>	<b>86,724</b>	<b>77,866</b>	<b>166,324</b>	<b>152,247</b>
Excess (deficiency) of revenues over (under) expenses	6,682	29,114	(27,254)	(20,861)	(20,572)	8,253
Capital contributions	(28,152)	(30,477)	28,152	30,102	-	(375)
Transfers	(5,614)	(9,493)	5,614	9,493	-	-
<b>CHANGES IN NET POSITION</b>	<b>(27,084)</b>	<b>(10,856)</b>	<b>6,512</b>	<b>18,734</b>	<b>(20,572)</b>	<b>7,878</b>
Net position, beginning of year	84,696	95,552	402,458	383,724	487,154	479,276
<b>Net position, end of year</b>	<b>\$ 57,612</b>	<b>\$ 84,696</b>	<b>\$ 408,970</b>	<b>\$ 402,458</b>	<b>\$ 466,582</b>	<b>\$ 487,154</b>

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2020

## Statement of Activities

Government-wide operating grants and contributions increased by \$12.02 million, or 12.5% in the current year from \$96.05 million to \$108.07 million. HUD capital grants decreased by \$3.79 million in the current year from \$6.80 million to \$3.01 million. HUD operating subsidies for federal public housing program increased by \$6.24 million or 25%, from \$24.83 million in fiscal year 2019 to \$31.07 million. Business-type activities operating loss increased by \$6.80 million for the year to \$27.66 million, from prior year's \$20.86 million (as detailed in the *Government – Wide Statement of Activities*, page 24).

Governmental activities net position decreased by \$27.08 million from previous year's \$84.70 million to current year's \$57.61 million. This decrease is primarily due to \$33.77 million of capital contributions and operating transfers to other programs larger than \$8.77 million of State allotted appropriations, net of lapsed funds (as detailed in *Government-Wide Statement of Activities*, page 24).

## FINANCIAL ANALYSIS OF THE HPHA'S FUNDS

### Governmental Funds

The focus of the HPHA's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the HPHA's ability to meet its financing requirements. Unreserved fund balances may serve as a useful measure of the HPHA's net resources available for spending at the end of the fiscal year (as detailed in *Governmental Funds, Statement of Revenues, Expenditures and Changes in Fund Balance*, page 27).

- At the end of the fiscal year, the balance of governmental funds was \$58.97 million, a decrease of \$26.70 million from the balance of \$85.66 million at the end of fiscal year 2019. Of the \$58.97 million fund balance, \$52.34 million or 89% was reserved for capital projects, (as detailed in *Governmental Funds, Balance Sheet*, page 25 and *Statement of Revenues, Expenditures and Changes in Fund Balances*, page 27).
- Under the General Fund, excess of revenues over expenditures at the end of the fiscal year was \$4.06 million. During the fiscal year, \$5.06 million of the General Fund was transferred out to support the HPHA's business type activities (as detailed in *Governmental Funds, Statement of Revenues, Expenditures and Changes in Fund Balances*, page 27).
- The Capital Project Fund balance decreased by \$25.75 million, to \$52.34 million from previous year's \$78.09 million (as detailed on *Governmental Funds, Statement of Revenues, Expenditures, and Changes in Fund Balances*, page 27). The HPHA received allotted appropriations of \$2.95 million (net of lapsed fund of \$1.55 million due to uncompleted contracts and unused contract amounts for reimbursable expenses). Capital outlay was \$28.15 million, and operating transfers out was \$0.55 million.

# Hawaii Public Housing Authority

## Management Discussion and Analysis

June 30, 2020

- The Housing Choice Voucher Program fund balance decreased by \$0.23 million, to \$3.00 million because of a deficit of expenditures over revenues.
- The Section 8 Contract Administration fund balance increased by \$0.30 million to \$3.19 million because of an excess of revenues over expenditures.

### Proprietary Funds

The HPHA's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

- With the implementation of HUD's Asset Management and Project Based Budgeting, the HPHA established the HUD-mandated Central Office Cost Center (COCC) fund to account for costs related to the general oversight of the programs and projects the HPHA administers, and other indirect and administrative costs of the HPHA. The COCC fund charges fees to the HPHA's various housing programs for administrative services and general oversight.
- The loss before transfers (fund transfers from Governmental Funds) of Proprietary Funds was \$27.26 million (*Proprietary Funds, Statement of Revenues, Expenses and Changes in Net Position*, pages 32 and 33), \$6.40 million higher than previous year's loss of \$20.86. The increase of loss was because of \$8.68 million higher operating deficit of Proprietary Funds, offset by \$2.44 million higher of total HUD grants.
- The COCC's loss before transfers was \$4.23 million (*Proprietary Funds, Statement of Revenues, Expenses and Changes in Net Position*, pages 32 and 33), in comparison to previous year's loss of \$5.16 million. The decline in loss was mainly because of an increase of \$2.87 million of fee-for-service revenue. The loss brought the net position to \$(3.17) million from prior year's \$0.82 million, a drop of \$3.99 million.
- The loss before transfers of the Federal Low Rent Program was \$16.76 million, an increase of \$7.20 million compared to the previous year's loss of \$9.56 million. The rise in losses was due to \$0.62 million less operating revenues and \$9.02 million higher operating expense, offset by \$2.44 million higher federal grants (*Proprietary Funds, Statement of Revenues, Expenses and Changes in Net Position*, pages 32 and 33).
- The State family housing program's loss before transfers was \$3.15 million, an increase of \$0.80 million compared to the previous year's loss of \$2.35 million. The expansion in loss was because rental income received was not enough to support operational expenses. The program's net position reduced only \$1.88 million to \$21.29 million due to \$1.27 million of capital contributions and operating transfers in from Governmental activities (*Proprietary Funds, Statement of Revenues, Expenses and Changes in Net Position*, pages 32 and 33).

## Hawaii Public Housing Authority

### Management Discussion and Analysis

June 30, 2020

- The loss before transfers of the State Elderly Housing program was \$2.54 million in comparison to the previous year's loss of \$2.72 million. The loss was a result of rental income being insufficient to support the operational expenses. Due to capital contributions and operating funds transferred from Governmental activities, the net position increased by \$0.88 million to \$37.22 million (*Proprietary Funds, Statement of Revenues, Expenses and Changes in Net Position*, pages 32 and 33).
- Other Enterprise Funds loss before transfers amounted to \$0.70 million (*Proprietary Funds, Statement of Revenues, Expenses and Changes in Net Positions*, pages 32 and 33) compared to the prior fiscal year loss of \$1.10 million.

### CAPITAL ASSETS AND DEBT ADMINISTRATION

The HPHA's investment in capital assets for the fiscal year ended June 30, 2020 is \$380.88 million (net of related debt). This investment in capital assets includes land, buildings and improvements, equipment, furniture, and fixtures, and construction in progress. (Detailed in *Notes to the Financial Statements, #5*)

HPHA Capital Assets  
Years Ended June 30, 2020 and June 30, 2019  
(In thousands of dollars)

	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019	2020	2019
Land	\$ 2,373	\$ 2,373	\$ 22,966	\$ 22,966	\$ 25,339	\$ 25,339
Buildings and improvements	15,325	15,325	697,915	674,117	713,240	689,442
Equipment	1,332	1,332	10,404	10,396	11,736	11,728
Construction in progress	-	-	96,484	89,379	96,484	89,379
Total	19,030	19,030	827,769	796,858	846,799	815,888
Accumulated depreciation	(15,242)	(15,110)	(450,676)	(429,698)	(465,918)	(444,808)
Total Capital Assets, net	\$ 3,788	\$ 3,920	\$ 377,093	\$ 367,160	\$ 380,881	\$ 371,080



# Hawaii Public Housing Authority

Management Discussion and Analysis

June 30, 2020

## Major project outstanding balances in construction in progress at the end of FY2020

- AMP 30 Salt Lake Apartment, Modernization, Phase II, \$7.9 million
- AMP 30 Salt Lake Apartment, Modernization, Phase I & II, \$0.86 million
- AMP 31 Kahili Valley Homes, Modernize Buildings & ADA Improvements, \$9.6 million
- AMP 31 Kalihi Valley Homes, Site, Dwelling and Accessibility Improvements, \$2.1 million
- AMP 32 Mayor Wright Homes, Modernize Electric Meters, Panels, and Communication Boxes, \$0.43 million
- AMP 34 Makua Alii (E), Re-roof and Structural Repairs, \$2.2 million
- AMP 34 Makua Alii (E), Upgrade Fire Alarm and Call for Aid Systems, \$1.8 million
- AMP 34 Makua Alii (E), Structural Investigation and Repairs, \$0.78 million
- AMP 34 Makua Alii (E), Design for Building and ADA Improvements, \$0.25 million
- AMP 34 Makua Alii (E), Building and ADA Improvements, \$0.22 million
- AMP 34 Paoakalani (E), Upgrade Fire Alarm and Call for Aid Systems, \$2.4 million
- AMP 34 Paoakalani (E), Building and ADA Improvements, \$0.54 million
- AMP 34 Paoakalani (E), Design for Building and ADA Improvements, \$0.18 million
- AMP 34 Kalakaua Homes, Upgrade Fire Alarm and Call for Aid Systems, \$2.2 million
- AMP 34 Makua (E), Paoakalani (E), Kalakaua, Upgrade existing Major Systems, \$0.23 million
- AMP 35 Punchbowl Homes (E), Exterior Repair, Re-roofing, Site and ADA Improvements, \$9.3 million
- AMP 35 Punchbowl Homes (E), Upgrade Call for Aid Systems, \$1.3 million
- AMP 35 Punchbowl Homes (E), Design and Engineering of Exterior Repair, Re-roofing, Site and ADA Improvements, \$0.75 million
- AMP 35 Punchbowl Homes (E), Repair Trash Chutes, \$0.54 million
- AMP 35 Kalanihuia (E), Re-roof and Repairs, \$0.82 million
- AMP 35 Makamae (E), Re-roof and Repairs, \$0.66 million
- AMP 35 Makamae (E), Repair Trash Chutes, \$0.43 million
- AMP 35 Pumehana (E), Repair Trash Chutes, \$0.48 million
- AMP 37 Lanakila Homes I, Demolition of Wooden Duplex Structures, \$5.87 million
- AMP 37 Lanakila Homes I, Design for new construction of Buildings, \$0.80 million
- AMP 37 Lanakila Homes I, Major Utility Systems Upgrade, \$0.72 million
- AMP 37 Pomaikai Homes (E), Design to Replace Valve Boxes, Site and Building Improvements, \$0.19 million
- AMP 37 Pahala (E), Site & Building Improvements, \$1.09 million
- AMP 37 Pahala (E), Design to Replace Valve Boxes, Site and Building Improvements, \$0.29 million
- AMP 37 Hale Aloha O Puna (E), Design to Replace Valve Boxes, Site and Building Improvements, \$0.18 million
- AMP 37 Lanakila Homes IV, New Construction of 4 single-story Townhouses, \$6.2 million
- AMP 38 Kapaa, Modernization, \$0.34 million
- AMP 38 Eleele Homes, Building, Site and Accessibility Improvements, \$0.30 million
- AMP 38 Hui O Hanamaulu, Infrastructure & Site Improvements, \$0.31 million

# Hawaii Public Housing Authority

## Management Discussion and Analysis

June 30, 2020

- AMP 38 Hale Nana Kai O Kea (E), Design for Infrastructure and Site Improvements, \$0.13 million
- AMP 38 Hale Nana Kai O Kea (E), Infrastructure & Site Improvements, \$0.19 million
- AMP 38 Hale Hoonanea (E), Infrastructure & Site Improvements, \$0.38 million
- AMP 38 Kawailehua, Infrastructure & Site Improvements, \$0.14 million
- AMP 39 Piilani Homes (E), Design for Site & Dwelling Improvements, \$0.53 million
- AMP 42 Hale Po'ai (E), Upgrade Elevators, \$0.69 million
- AMP 42 Hale Po'ai (E), Site & Building Improvements, \$0.43 million
- AMP 42 La'iola (E), Upgrade Elevators, \$0.69 million
- AMP 42 Halia Hale (E), Upgrade Elevators, \$0.46 million
- AMP 42 Halia Hale (E), Upgrade Fire Alarm System, \$0.29 million
- AMP 42 Hale Po'ai (E), La'iola (E), Kamalu Ho'olulu (E), Halia Hale (E), Upgrade existing Major Systems, \$0.23 million
- AMP 44 Kau'iokalani, Site and Building Improvements, \$7.6 million
- AMP 44 Kau'iokalani, Design for Site and Building Improvements, \$0.40 million
- AMP 45 Kaneohe Apartments, Upgrade Fire Alarm System, \$0.24 million
- AMP 45 Hookipa Kahaluu, Accessibility & Site Improvements, \$0.40 million
- AMP 45 Hookipa Kahaluu, Design for Accessibility & Site Improvements, \$0.18 million
- AMP 49 Wahiawa Terrace, Site and Building Improvements, \$9.1 million
- AMP 49 Wahiawa Terrace, Design for Site and Building Improvements, \$0.89 million
- AMP 49 Kupuna Home O' Waialua (E), Design for ADA and Site Improvements, \$0.30 million
- AMP 50 Palolo Valley Homes, Modernization and Site Improvements, \$6.9 million
- AMP 50 Palolo Valley Homes, Modernization, Phase 1 & 2, \$3.8 million
- AMP 50 Palolo Valley Homes, Design of Modernization, Site & Infrastructure Improvements, \$1.2 million
- AMP 50 Palolo Valley Homes, Design of Modernization, Phase 3, \$0.60 million
- AMP 50 Palolo Valley Homes, Design of Modernization, Buildings 1-9, \$0.40 million
- AMP 50 Palolo Valley Homes, Design of Modernization, \$0.17 million
- State low rent housing Project (Fund 318) Hauiki Homes, Design Electrical Distribution System, \$0.30 million
- State low rent housing project (Fund 318) Puahala Homes, Design for Improvements, for Safety, Maintainability & Energy Conservation, \$0.61 million
- State low rent housing project (Fund 318) Kawailehua, Infrastructure & Site Improvements, \$0.17 million
- Central Office Cost Center (Fund 181) School St. Campus, Repairs to existing sewer pipes, \$0.23 million

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2020

## **CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS**

HPHA continues to hold title of the State-owned shelter facilities of homeless program. During 2009 legislative session, S.B. bill No. 910 was enacted and required the transfer of the functions and duties of the homeless program to the Department of Human Services effectively July 1, 2010. Approximately \$22,000,000 of the net assets was transferred at that time.

### **HUD Funding provided pursuant to the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) (Public Law 116-136)**

HPHA received \$4,128,858 of the supplemental Public Housing Operating funding provided pursuant to the CARES Act (Public Law 116-136) in May 2020. As of June 30, 2020, \$445,702 of the funding has been expended for the COVID-19 related costs and recognized as revenues of HUD operating subsidies under Federal Low Rent Program. \$3,683,156 of the funding balance is available for HPHA to expend for the COVID-19 related costs under the Federal Low Rent Program until December 31, 2021.

HPHA received \$538,838 of the supplemental HCV Program administrative fee funding provided pursuant to CARES Act (Public Law 116-136) in May 2020. As of June 30, 2020, \$21,292 has been expended for the COVID-19 related costs and recognized as revenues of PHA Administrative Fees Earned under Housing Choice Vouchers Program. \$538,838 of the funding balance is available for HPHA to expend for the COVID-19 related costs under the HCV Program until December 31, 2021.

HPHA received a notice from HUD on June 9, 2020 for a funding of Mainstream Program Vouchers Program under CARES Act (Public Law 116-136). The amount of funding is \$269,084 for a term of 12 months effective August 1, 2020.

HPHA received \$707,968 of the 2<sup>nd</sup> round supplemental HCV Program administrative fee funding provided pursuant to CARES Act (Public Law 116-136) in August 2020. HPHA will expend the fund for the COVID-19 related costs under the program until December 31, 2021

HPHA received \$1,030,609 Housing Assistance Payments (HAP) Allocation from the CARES Act (Public Law 116-136) in November 1, 2020. HPHA will expend the fund for the increase of HAP due to COVID-19 until December 31, 2021

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2020

## PENDING CASES

Sophia Karsom, et al. v. State of Hawaii, et al. (Civil No. 17-1-0843, First Circuit Court)

Plaintiffs allege that an employee of HPHA, driving an HPHA maintenance vehicle, struck a four (4) year-old boy who was playing on the sidewalk in front of his home at 1555 Haka Drive, on or about August 26, 2016. The complaint alleges that the boy suffered a fractured pelvis, broken bones and internal injuries.

Following service in October 2017, the State, the HPHA, and the employee answered the Amended Complaint. The State filed a third-party complaint against the minor's grandmother, Cynthia Kaminanga. In January 2020, the court granted the employee's Motion for Summary Judgment. On October 8, 2020, the Court filed its Order Granting the State of Hawaii and the Hawaii Public Housing Authority's Motion for Summary Judgment, Filed January 10, 2020. The final judgment has not yet been filed and therefore, the Plaintiff may appeal the dismissal within 30 days after the filing of the final judgment.

Steven Rodrigues, as Personal Representative of the Estate of Iris Rodrigues-Kaikana, and in his individual capacity vs. Corbit K. Ahn, Kamehameha IV Housing Project, Hawaii Public Housing Authority, City & County of Honolulu, State of Hawaii, Mixed Martial Arts Academy, LLC, A Domestic Limited Liability Corporation

In August 2009, Iris Rodrigues-Kaikana was murdered by Corbit Ahn at the Kamehameha Homes in Kalihi. Her body was discovered in an alley adjacent to the housing complex. The Complaint alleges, among other things, that the State: failed to secure, to properly monitor and light the premises; "encouraged hoodlums like Defendant Ahn to enter the premises"; removed gates to keep "gangsters" out; "allowed sexual predators onto the premises"; and refused to enforce a curfew for hoodlums.

A jury in the criminal case against Ahn found him guilty of Murder in the Second Degree and Sexual Assault in the Third Degree. He was sentenced on July 9, 2012 to a mandatory life term in prison. The conviction was upheld on appeal.

The civil case was stayed from October 2012 to June 2015, pending completion of the appeal of Ahn's criminal conviction. The parties then completed a CAAP arbitration hearing where the arbitrator found the State not liable and Defendant Ahn 100% liable. Plaintiffs appealed.

In September 2018, the court granted the State, HPHA, and Kamehameha Homes' Motion for Summary Judgment as to all claims. Plaintiff has not filed a final judgment in this case as Plaintiff intends to re-file a Motion for Default Judgment against Defendant Corbit Ahn. As such, it remains unknown at this time if Plaintiffs intend to appeal the order granting the motion for summary judgment.

## **Hawaii Public Housing Authority**

Management Discussion and Analysis

June 30, 2020

### McJerold William, et al. v. Hawaii Public Housing Authority, et al.

This case involves five separate incidents of alleged mistreatment by the security guards at Kalihi Valley Homes. Plaintiffs allege there were two assaults by Kiamalu Security Services (“Kiamalu”) security guard(s) and three assaults by Universal Protection Services (“UPS”) security guards.

There had been an asset purchase of security companies. Kiamalu was the security guard company for the first two incidents including the William one. Then UPS bought Kiamalu, including its contract with the HPHA.

Kiamalu's insurer has appointed counsel. UPS retained private counsel because of the large self insured retention on the insurance it selected. UPS did not accept the HPHA's tender of defense. Instead, counsel for UPS, the Plaintiffs, and Kiamalu agreed to an early mediation. Although the HPHA had not been served with the Complaint, the deputy attorney general attended the mediation, with the understanding that HPHA would not pay for the cost of the mediation, would not be making any offer (as it understood that UPS is obligated under its contract with the HPHA, and the facts), and there would not be any discovery requests aimed at the HPHA before the mediation. Following the mediation, four (4) Plaintiffs dismissed their claims against the HPHA pursuant to these Plaintiffs' respective settlement agreements with UPS and Kiamalu in early 2018. In July 2020, the remaining Plaintiff dismissed his claims against UPS but the filed stipulation to dismiss did not include or reference HPHA. To clarify the court record, HPHA intends to file a stipulation that dismisses all claims against HPHA and the State by the remaining Plaintiff.

### Tangee R. Lazarus v. Hakim Ouansafi et al. (Case No. 1:2020CV00313, U.S. District Court)

Plaintiff Tangee R. Lazarus is a tenant at Kalakaua Homes, AMP 34. Plaintiff names seven HPHA employees in her Complaint and alleges discrimination by the HPHA employees on the basis of race and disability. Plaintiff claims that she has been subjected to various acts of harassment and assault by her neighbors at Kalakaua Homes and claims that the HPHA employees have not taken any action following the incidents involving her neighbors, that the HPHA employees have improperly disclosed her confidential information and spread false rumors about her, and that the HPHA employees have retaliated against her following the incidents involving her neighbors.

Plaintiff seeks \$200,000 or “whatever the Court deems appropriate” in damages. Plaintiff has not yet effected proper service on any of the HPHA employees. A scheduling conference is currently pending in the U.S. District Court.

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2020

## HPHA's Redevelopment Efforts

### Mayor Wright Homes Redevelopment

On July 16, 2020, the HPHA Board of Directors approved a For Action Motion To Terminate the Master Development Agreement between the HPHA and MWH Partners, LLC ("Hunt") for the Redevelopment of Mayor Wright Homes for Convenience. The HPHA, the Attorney General's Office and Reno and Cavanaugh, HPHA's specialized legal counsel, are actively negotiating a potential settlement with Hunt. The Board of Directors has formed a Development Task Force to determine next steps in the redevelopment effort for this Project

### N. School Street Redevelopment

The HPHA Board of Directors approved Resolution No. 19-07 authorizing the Executive Director to enter into a Master Development Agreement with Retirement Housing Foundation on October 31, 2019. Execution of the MDA obligated HPHA to 50% of the shared predevelopment costs for project related activities such as planning and environmental review, subject to the availability of funding. During 2020, HPHA continued working with Retirement Housing Foundation and its partners to redevelop its administrative offices located at 1002 N. School Street. The project will include new HPHA offices, affordable housing units and commercial uses that best serve the surrounding community. Entitlements for the approval of the project under HRS 201H have been presented to the City and County of Honolulu City Council under Resolution 20-251 CD-1.

### Kuhio Park Terrace Low Rises and Kuhio Homes and KPT Towers 1, LLC

During 2020, A motion For Action recommending approval of the Restated and Amended Master Development Agreement (MDA) between HPHA and Michaels Development Company (MDC) was approved by the Board of Directors at the June 25, 2020 Directors meeting. HPHA continues working with Michaels Development Company to redevelop additional phases at Kuhio Park Terrace Low Rises and Kuhio Homes. The project anticipates demolition of the remaining structures at the property and new construction of senior and family housing units.

A For Action recommending approval of the RAD conversion for KPT Towers 1 LLC was approved by the Board at its June 4, 2020 Directors meeting.

## CONTACT INFORMATION

This financial report is designed to provide a general overview of the HPHA's finances for all those with an interest in the HPHA's finances. If you have any questions about this report or need additional financial information, contact the Office of the Executive Director, Hawaii Public Housing Authority 1002 North School Street, Honolulu, HI 96817.

Hawaii Public Housing Authority

GOVERNMENT-WIDE  
STATEMENT OF NET POSITION

June 30, 2020

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	Governmental Activities	Business-Type Activities	Total
Current Assets:			
Cash	\$ 5,973,028	\$ 93,611,137	\$ 99,584,165
Restricted cash	896,902	4,407,666	5,304,568
Due from State of Hawaii	57,150,381	-	57,150,381
Receivables:			
Accrued interest	-	51,654	51,654
Tenant receivables, less allowance for doubtful receivables of \$2,141,385	-	602,927	602,927
Other	32,793	41,914	74,707
	<u>32,793</u>	<u>696,495</u>	<u>729,288</u>
Internal balances	2,002,932	(2,002,932)	-
Due from HUD	261,896	453,150	715,046
Inventories	-	885,290	885,290
Prepaid expenses and other assets	-	19,799	19,799
Total current assets	<u>66,317,932</u>	<u>98,070,605</u>	<u>164,388,537</u>
Notes Receivable	-	8,716,630	8,716,630
Capital Assets, less accumulated depreciation	<u>3,787,928</u>	<u>377,092,605</u>	<u>380,880,533</u>
Total assets	70,105,860	483,879,840	553,985,700
Deferred Outflows of Resources	<u>745,703</u>	<u>10,094,725</u>	<u>10,840,428</u>
Total assets and deferred outflows of resources	<u>\$ 70,851,563</u>	<u>\$ 493,974,565</u>	<u>\$ 564,826,128</u>

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

GOVERNMENT-WIDE  
STATEMENT OF NET POSITION (continued)

June 30, 2020

LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	Governmental Activities	Business-Type Activities	Total
Current Liabilities:			
Accounts payable	\$ 4,421,157	\$ 2,327,008	\$ 6,748,165
Accrued expenses	389,496	3,222,380	3,611,876
Security deposits	-	1,289,542	1,289,542
Deferred income	2,542,258	311,341	2,853,599
Total current liabilities	7,352,911	7,150,271	14,503,182
Accrued Expenses	254,875	1,509,434	1,764,309
Net Other Post Employment Benefits (OPEB) Liability	2,759,606	37,580,219	40,339,825
Net Pension Liability	2,850,187	37,551,072	40,401,259
Total liabilities	13,217,579	83,790,996	97,008,575
Deferred Inflows of Resources	22,265	1,213,575	1,235,840
Commitments and Contingencies			
Net Position:			
Invested in capital assets, net of related debt	3,787,928	377,092,605	380,880,533
Restricted by legislation and contractual agreements	3,000,530	-	3,000,530
Unrestricted	50,823,261	31,877,389	82,700,650
Total net position	57,611,719	408,969,994	466,581,713
Total liabilities, deferred inflows of resources, and net position	\$ 70,851,563	\$ 493,974,565	\$ 564,826,128

The accompanying notes are an integral part of this statement.



Hawaii Public Housing Authority

GOVERNMENT-WIDE  
STATEMENT OF ACTIVITIES

Year Ended June 30, 2020

Functions/Programs:	Expenses	Program Revenues			Net (expense) revenue and changes in net position			
		Charges for services and other revenues	Operating grants and contributions	Capital grants and contributions	Governmental activities	Business-type activities	Elimination	Total
Governmental activity --								
Rental Housing and Assistance Program	\$ 79,600,271	\$ 497,137	\$ 76,999,018	\$ -	\$ (2,104,116)	\$ -	\$ 854,325	\$ (1,249,791)
Total governmental activities	<u>79,600,271</u>	<u>497,137</u>	<u>76,999,018</u>	<u>-</u>	<u>(2,104,116)</u>	<u>-</u>	<u>854,325</u>	<u>(1,249,791)</u>
Business-type activities:								
Rental assistance program	70,154,999	19,312,006	31,070,214	3,004,873	-	(16,767,906)	-	(16,767,906)
Rental housing program	11,180,602	4,690,263	-	-	-	(6,490,339)	-	(6,490,339)
Others	5,389,162	987,157	-	-	-	(4,402,005)	(854,325)	(5,256,330)
Total business-type activities	<u>86,724,763</u>	<u>24,989,426</u>	<u>31,070,214</u>	<u>3,004,873</u>	<u>-</u>	<u>(27,660,250)</u>	<u>(854,325)</u>	<u>(28,514,575)</u>
Total government-wide	<u>\$ 166,325,034</u>	<u>\$ 25,486,563</u>	<u>\$ 108,069,232</u>	<u>\$ 3,004,873</u>	<u>(2,104,116)</u>	<u>(27,660,250)</u>	<u>-</u>	<u>(29,764,366)</u>
State Allotted Appropriations, net of lapsed funds of \$1,672,539					8,768,898	-	-	8,768,898
Other Non-Program Revenue					17,437	404,658	-	422,095
Net Transfers					<u>(33,766,805)</u>	<u>33,766,805</u>	<u>-</u>	<u>-</u>
Total general revenues and transfers					<u>(24,980,470)</u>	<u>34,171,463</u>	<u>-</u>	<u>9,190,993</u>
Change in net position					<u>(27,084,586)</u>	<u>6,511,213</u>	<u>-</u>	<u>(20,573,373)</u>
Net Position at July 1, 2019					<u>84,696,305</u>	<u>402,458,781</u>	<u>-</u>	<u>487,155,086</u>
Net Position at June 30, 2020					<u>\$ 57,611,719</u>	<u>\$ 408,969,994</u>	<u>\$ -</u>	<u>\$ 466,581,713</u>

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

GOVERNMENTAL FUNDS  
BALANCE SHEET

June 30, 2020

ASSETS	General	Capital Projects	Housing Choice Voucher	Section 8 Contract Administration	Total Governmental Funds
<b>Current Assets:</b>					
Cash	\$ -	\$ -	\$ 2,850,803	\$ 3,122,225	\$ 5,973,028
Restricted cash	-	-	895,937	965	896,902
Due from State of Hawaii	654,546	56,495,835	-	-	57,150,381
Due from other funds	2,002,197	-	735	-	2,002,932
Other receivables	-	-	32,793	-	32,793
Due from HUD	-	-	40,833	221,063	261,896
<b>Total current assets</b>	<b>\$ 2,656,743</b>	<b>\$ 56,495,835</b>	<b>\$ 3,821,101</b>	<b>\$ 3,344,253</b>	<b>\$ 66,317,932</b>
<b>LIABILITIES AND FUND BALANCES</b>					
<b>Current Liabilities:</b>					
Accounts payable	\$ 143,110	\$ 4,156,824	\$ 121,223	\$ -	\$ 4,421,157
Accrued expenses	80,774	-	157,090	151,632	389,496
Deferred income	2,000,000	-	542,258	-	2,542,258
<b>Total current liabilities</b>	<b>2,223,884</b>	<b>4,156,824</b>	<b>820,571</b>	<b>151,632</b>	<b>7,352,911</b>
<b>Fund Balances:</b>					
Restricted by legislation and contractual agreements	-	-	3,000,530	-	3,000,530
Committed	-	18,205,555	-	-	18,205,555
Assigned	432,859	34,133,456	-	3,192,621	37,758,936
<b>Total fund balances</b>	<b>432,859</b>	<b>52,339,011</b>	<b>3,000,530</b>	<b>3,192,621</b>	<b>58,965,021</b>
<b>Total liabilities and fund balances</b>	<b>\$ 2,656,743</b>	<b>\$ 56,495,835</b>	<b>\$ 3,821,101</b>	<b>\$ 3,344,253</b>	<b>\$ 66,317,932</b>

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE  
STATEMENT OF NET POSITION

June 30, 2020

Total fund balance - governmental funds		\$	58,965,021
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and therefore not reported in the funds	3,787,928		
Other long-term liabilities are not due and payable in the current period and therefore are not reported in the funds	(153,143)		
Long-term compensated absences are not due and payable in the current period and therefore are not reported in the funds	(101,732)		
Other post employment benefits are not due and payable in the current period and therefore are not reported in the funds	(2,759,606)		
Pension benefits are not due and payable in the current period and therefore are not reported in the funds	(2,850,187)		
Deferred outflows of resources related to the pension and other post employment benefits liabilities are not financial resources and therefore not reported in the funds	745,703		
Deferred inflows of resources related to the pension and other post employment benefits liabilities are not due and payable in the current period and therefore are not reported in the funds	(22,265)		(1,353,302)
Net position of governmental activities		\$	<u>57,611,719</u>

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

GOVERNMENTAL FUNDS  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

Year Ended June 30, 2020

	General	Capital Projects	Housing Choice Voucher	Section 8 Contract Administration	Total Governmental Funds
<b>Revenues:</b>					
Intergovernmental – HUD annual contributions and others	\$ -	\$ -	\$ 38,451,300	\$ 38,547,718	\$ 76,999,018
State allotted appropriations, net of lapsed funds of \$1,672,539	5,821,506	2,947,392	-	-	8,768,898
Other	60	-	514,210	304	514,574
<b>Total revenues</b>	<b>5,821,566</b>	<b>2,947,392</b>	<b>38,965,510</b>	<b>38,548,022</b>	<b>86,282,490</b>
<b>Expenditures:</b>					
Housing assistance payments	1,634,937	-	35,894,505	37,131,491	74,660,933
Administration	25,301	-	1,031,764	1,073,624	2,130,689
Personnel services	63,197	-	1,787,598	-	1,850,795
Professional services	39,508	-	54,577	43,657	137,742
Tenant services	7	-	6,917	-	6,924
Utilities	846	-	20,725	-	21,571
Repairs and maintenance	449	-	54,120	-	54,569
Security	240	-	2,887	-	3,127
Bad debt expense	-	-	332,937	-	332,937
Insurance	522	-	10,132	4,599	15,253
Capital outlays	-	28,152,494	-	-	28,152,494
<b>Total expenditures</b>	<b>1,765,007</b>	<b>28,152,494</b>	<b>39,196,162</b>	<b>38,253,371</b>	<b>107,367,034</b>
Excess (deficiency) of revenues over (under) expenditures	4,056,559	(25,205,102)	(230,652)	294,651	(21,084,544)
Other Financing Uses - Transfers Out	(5,064,464)	(549,847)	-	-	(5,614,311)
<b>Net change in fund balances</b>	<b>(1,007,905)</b>	<b>(25,754,949)</b>	<b>(230,652)</b>	<b>294,651</b>	<b>(26,698,855)</b>
Fund Balances at July 1, 2019	1,440,764	78,093,960	3,231,182	2,897,970	85,663,876
<b>Fund Balances at June 30, 2020</b>	<b>\$ 432,859</b>	<b>\$ 52,339,011</b>	<b>\$ 3,000,530</b>	<b>\$ 3,192,621</b>	<b>\$ 58,965,021</b>

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

RECONCILIATION OF THE CHANGE IN FUND  
BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES

Year Ended June 30, 2020

Net change in fund balances - total governmental funds		\$ (26,698,855)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. In the statement of activities, the cost of those governmental activities assets is allocated over their estimated useful lives and reported as depreciation expense. Depreciation expense of those governmental activity assets amounted to approximately \$132,000.		
Expenditures for capital assets	28,152,494	
Less current year depreciation expense	<u>(132,054)</u>	28,020,440
Transfer of capital assets between governmental activities and business-type activities		(28,152,494)
Long-term compensated absences reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds		19,656
Family Self-Sufficiency program expense reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds		(57,722)
Funds report expenditures for other post employment benefit (OPEB) contributions. The government-wide statements report changes in deferred outflows, deferred inflows and net OPEB liability as OPEB expense.		36,435
Funds report expenditures for pension contributions. The government-wide statements report changes in deferred outflows, deferred inflows and net position liability as pension expense		<u>(252,046)</u>
Change in net position of governmental activities		<u>\$ (27,084,586)</u>

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

PROPRIETARY FUNDS  
STATEMENT OF NET POSITION

June 30, 2020

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Elimination	Total Enterprise Funds	Internal Service Funds
<b>Current Assets:</b>								
Cash	\$ 55,786,470	\$ 1,162,528	\$ 5,419,781	\$ 18,975,470	\$ 10,739,960	\$ -	\$ 92,084,209	\$ 1,526,928
Restricted cash	1,903,139	44,339	165,329	2,248,027	46,832	-	4,407,666	-
	<u>57,689,609</u>	<u>1,206,867</u>	<u>5,585,110</u>	<u>21,223,497</u>	<u>10,786,792</u>	<u>-</u>	<u>96,491,875</u>	<u>1,526,928</u>
<b>Receivables:</b>								
Accrued interest	-	3,739	17,564	25,264	-	-	46,567	5,087
Tenant receivables, less allowance for doubtful accounts of \$2,141,385	543,036	29,269	-	-	30,622	-	602,927	-
Other	16,243	15,432	-	1,681	8,558	-	41,914	-
	<u>559,279</u>	<u>48,440</u>	<u>17,564</u>	<u>26,945</u>	<u>39,180</u>	<u>-</u>	<u>691,408</u>	<u>5,087</u>
Due from other funds	126,717	103,945	111,572	9,661,599	1,888,708	(11,892,541)	-	-
Due from HUD	453,150	-	-	-	-	-	453,150	-
Inventories	772,151	39,008	50,199	23,932	-	-	885,290	-
Prepaid expenses and other assets	-	-	-	19,799	-	-	19,799	-
<b>Total current assets</b>	<u>59,600,906</u>	<u>1,398,260</u>	<u>5,764,445</u>	<u>30,955,772</u>	<u>12,714,680</u>	<u>(11,892,541)</u>	<u>98,541,522</u>	<u>1,532,015</u>
Notes Receivable	8,716,630	-	-	-	-	-	8,716,630	-
Capital Assets, less accumulated depreciation	312,584,730	22,666,370	31,807,343	949,669	9,083,942	-	377,092,054	551
<b>Total assets</b>	<u>380,902,266</u>	<u>24,064,630</u>	<u>37,571,788</u>	<u>31,905,441</u>	<u>21,798,622</u>	<u>(11,892,541)</u>	<u>484,350,206</u>	<u>1,532,566</u>
<b>Deferred Outflows of Resources</b>	<u>4,435,602</u>	<u>326,332</u>	<u>-</u>	<u>5,332,791</u>	<u>-</u>	<u>-</u>	<u>10,094,725</u>	<u>-</u>
<b>Total assets and deferred outflows of resources</b>	<u>\$ 385,337,868</u>	<u>\$ 24,390,962</u>	<u>\$ 37,571,788</u>	<u>\$ 37,238,232</u>	<u>\$ 21,798,622</u>	<u>\$ (11,892,541)</u>	<u>\$ 494,444,931</u>	<u>\$ 1,532,566</u>

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

PROPRIETARY FUNDS  
STATEMENT OF NET POSITION (continued)

June 30, 2020

LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Elimination	Total Enterprise Funds	Internal Service Funds
Current Liabilities:								
Accounts payable	\$ 1,502,807	\$ 23,066	\$ 77,331	\$ 382,072	\$ 341,732	\$ -	\$ 2,327,008	\$ -
Accrued expenses	2,008,390	93,145	110,516	887,754	122,575	-	3,222,380	-
Due to other funds	1,888,708	-	-	126,717	11,880,048	(11,892,541)	2,002,932	-
Security deposits	1,033,045	44,339	165,329	-	46,829	-	1,289,542	-
Deferred income	300,791	5,307	3,138	-	2,105	-	311,341	-
Total current liabilities	<u>6,733,741</u>	<u>165,857</u>	<u>356,314</u>	<u>1,396,543</u>	<u>12,393,289</u>	<u>(11,892,541)</u>	<u>9,153,203</u>	<u>-</u>
Accrued Expenses	699,000	55,036	-	755,398	-	-	1,509,434	-
Net OPEB Liability	16,710,474	1,343,050	-	19,526,695	-	-	37,580,219	-
Net Pension Liability	17,965,427	1,502,071	-	18,083,574	-	-	37,551,072	-
Total liabilities	<u>42,108,642</u>	<u>3,066,014</u>	<u>356,314</u>	<u>39,762,210</u>	<u>12,393,289</u>	<u>(11,892,541)</u>	<u>85,793,928</u>	<u>-</u>
Deferred Inflows of Resources	<u>530,817</u>	<u>38,587</u>	<u>-</u>	<u>644,171</u>	<u>-</u>	<u>-</u>	<u>1,213,575</u>	<u>-</u>
Commitments and Contingencies								
Net Position:								
Invested in capital assets, net of related debt	312,584,730	22,666,370	31,807,343	949,669	9,083,942	-	377,092,054	551
Unrestricted	30,113,679	(1,380,009)	5,408,131	(4,117,818)	321,391	-	30,345,374	1,532,015
Total net position	<u>342,698,409</u>	<u>21,286,361</u>	<u>37,215,474</u>	<u>(3,168,149)</u>	<u>9,405,333</u>	<u>-</u>	<u>407,437,428</u>	<u>1,532,566</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 385,337,868</u>	<u>\$ 24,390,962</u>	<u>\$ 37,571,788</u>	<u>\$ 37,238,232</u>	<u>\$ 21,798,622</u>	<u>\$ (11,892,541)</u>	<u>\$ 494,444,931</u>	<u>\$ 1,532,566</u>

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

RECONCILIATION OF THE PROPRIETARY FUNDS NET POSITION  
TO THE STATEMENT OF NET POSITION

June 30, 2020

Total net position of enterprise funds	\$ 407,437,428
Amounts reported for business-type activities in the statement of net position are different because internal service fund assets and liabilities are included with business-type activities	<u>1,532,566</u>
Net position of business-type activities	<u><u>\$ 408,969,994</u></u>

The accompanying notes are an integral part of this statement.



Hawaii Public Housing Authority

PROPRIETARY FUNDS  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

Year Ended June 30, 2020

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Eliminating Entries	Total Enterprise Funds	Internal Service Funds
Operating Revenues:								
Rental	\$ 18,977,674	\$ 1,228,868	\$ 2,101,864	\$ -	\$ 1,158,880	\$ -	\$ 23,467,286	\$ -
Fee-for-service	-	-	-	10,622,446	-	(9,768,121)	854,325	-
Other	334,332	3,839	177,436	8,295	19,376	-	543,278	124,537
Total operating revenues	19,312,006	1,232,707	2,279,300	10,630,741	1,178,256	(9,768,121)	24,864,889	124,537
Operating Expenses:								
Personnel services	12,722,115	949,489	-	13,020,824	21,962	-	26,714,390	-
Depreciation	17,485,464	1,237,281	1,597,150	65,166	560,322	-	20,945,383	32,360
Administration	12,234,821	902,801	852,882	632,200	358,594	(7,459,408)	7,521,890	-
Provision for losses	460,632	95,937	8	-	-	-	556,577	-
Professional services	679,431	36,581	41,856	761,294	7,392	-	1,526,554	6,303
Tenant services	181,659	4,742	4,025	244,927	-	-	435,353	-
Security	3,574,007	-	6,229	17,084	290,832	-	3,888,152	-
Insurance	367,649	24,424	42,562	12,574	16,806	-	464,015	754
Repairs and maintenance	11,748,032	457,134	1,069,271	228,049	333,385	(2,308,713)	11,527,158	-
Utilities	10,493,868	694,353	1,290,597	135,748	283,987	-	12,898,553	-
Payments in lieu of taxes	207,321	-	-	-	-	-	207,321	-
Total operating expenses	70,154,999	4,402,742	4,904,580	15,117,866	1,873,280	(9,768,121)	86,685,346	39,417
Operating (loss) income carried forward	(50,842,993)	(3,170,035)	(2,625,280)	(4,487,125)	(695,024)	-	(61,820,457)	85,120

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

PROPRIETARY FUNDS  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (continued)

Year Ended June 30, 2020

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Eliminating Entries	Total Enterprise Funds	Internal Service Funds
Operating (loss) income brought forward	(50,842,993)	(3,170,035)	(2,625,280)	(4,487,125)	(695,024)	-	(61,820,457)	85,120
Nonoperating Revenues:								
HUD operating subsidies	31,070,214	-	-	-	-	-	31,070,214	-
HUD capital fund subsidies	3,004,873	-	-	-	-	-	3,004,873	-
Other revenues	6,653	24,556	90,639	256,273	-	-	378,121	26,537
Net nonoperating revenues	34,081,740	24,556	90,639	256,273	-	-	34,453,208	26,537
(Loss) income before transfers	(16,761,253)	(3,145,479)	(2,534,641)	(4,230,852)	(695,024)	-	(27,367,249)	111,657
Capital Contributions	25,906,162	298,253	1,712,310	235,769	-	-	28,152,494	-
Net Transfers	2,927,967	969,875	1,706,398	10,071	-	-	5,614,311	-
Change in net position	12,072,876	(1,877,351)	884,067	(3,985,012)	(695,024)	-	6,399,556	111,657
Net Position at July 1, 2019	330,625,533	23,163,712	36,331,407	816,863	10,100,357	-	401,037,872	1,420,909
Net Position at June 30, 2020	<u>\$ 342,698,409</u>	<u>\$ 21,286,361</u>	<u>\$ 37,215,474</u>	<u>\$ (3,168,149)</u>	<u>\$ 9,405,333</u>	<u>\$ -</u>	<u>\$ 407,437,428</u>	<u>\$ 1,532,566</u>

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

RECONCILIATION OF THE CHANGE IN NET POSITION  
OF PROPRIETARY FUNDS  
TO THE STATEMENT OF ACTIVITIES

Year Ended June 30, 2020

Change in net position - total enterprise funds	\$ 6,399,556
Change in net position - internal service funds	<u>111,657</u>
Change in net position of business-type activities	<u>\$ 6,511,213</u>

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

PROPRIETARY FUNDS  
STATEMENT OF CASH FLOWS

Year Ended June 30, 2020

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
<b>Cash Flows from Operating Activities:</b>							
Cash received from renters	\$ 18,545,047	\$ 1,194,713	\$ 2,100,750	\$ -	\$ 1,149,077	\$ 22,989,587	\$ -
Cash payments to employees	(12,722,115)	(944,007)	-	(13,004,517)	(21,962)	(26,692,601)	-
Cash payments to suppliers	(38,436,082)	(2,077,788)	(3,363,004)	(1,427,906)	(1,278,670)	(46,583,450)	-
Cash receipts from (payments to) other funds	3,193,759	997,171	1,681,125	14,445,019	(1,776,646)	18,540,428	124,537
Other cash receipts (payments)	1,596,966	599,236	177,436	900,496	85,121	3,359,255	(7,057)
Net cash (used in) provided by operating activities	(27,822,425)	(230,675)	596,307	913,092	(1,843,080)	(28,386,781)	117,480
<b>Cash Flows from Noncapital Financing Activity --</b>							
HUD operating subsidy received	30,742,717	-	-	-	-	30,742,717	-
Net cash provided by noncapital financing activities	30,742,717	-	-	-	-	30,742,717	-
<b>Cash Flows from Capital and Related Financing Activities:</b>							
HUD capital subsidy received	3,136,631	-	-	-	-	3,136,631	-
Payments for acquisition of property and equipment	(3,174,382)	-	-	(768,593)	-	(3,942,975)	-
Other	6,653	-	-	-	-	6,653	-
Net cash provided by capital and related financing activities	(31,098)	-	-	(768,593)	-	(799,691)	-
Subtotal carried forward	2,889,194	(230,675)	596,307	144,499	(1,843,080)	1,556,245	117,480

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority  
 PROPRIETARY FUNDS  
 STATEMENT OF CASH FLOWS (continued)

Year Ended June 30, 2020

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Subtotal brought forward	\$ 2,889,194	\$ (230,675)	\$ 596,307	\$ 144,499	\$ (1,843,080)	\$ 1,556,245	\$ 117,480
Cash Flows from Investing Activity --							
Receipts of Interest	-	48,389	167,684	393,836	-	609,909	48,065
Net cash provided by investing activities	-	48,389	167,684	393,836	-	609,909	48,065
Net increase (decrease) in cash	2,889,194	(182,286)	763,991	538,335	(1,843,080)	2,166,154	165,545
Cash at July 1, 2019	54,800,415	1,389,153	4,821,119	20,685,162	12,629,872	94,325,721	1,361,383
Cash at June 30, 2020	<u>\$ 57,689,609</u>	<u>\$ 1,206,867</u>	<u>\$ 5,585,110</u>	<u>\$ 21,223,497</u>	<u>\$ 10,786,792</u>	<u>\$ 96,491,875</u>	<u>\$ 1,526,928</u>

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

PROPRIETARY FUNDS  
STATEMENT OF CASH FLOWS (continued)

Year Ended June 30, 2020

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Cash Flows from Operating Activities:							
Reconciliation of operating (loss) income to net cash (used in) provided by operating activities:							
Operating (loss) income	\$ (50,842,993)	\$ (3,170,035)	\$ (2,625,280)	\$ (4,487,125)	\$ (695,024)	\$ (61,820,457)	\$ 85,120
Adjustments to reconcile operating (loss) income to net cash (used in) provided by operating activities:							
Depreciation	17,485,464	1,237,281	1,597,150	65,166	560,322	20,945,383	32,360
Provision for losses	460,632	95,937	8	-	-	556,577	-
Loss on capital asset write off	388,788	560,943	-	-	-	949,731	-
Changes in assets and liabilities:							
Tenant receivables	(648,202)	(38,466)	(8)	-	(11,569)	(698,245)	-
Other receivables	(16,243)	(3,842)	-	187	888	(19,010)	-
Due from other funds	2,889,407	1,044,180	1,725,493	3,784,013	(1,833,491)	7,609,602	-
Inventories	(221,104)	26,968	10,991	(10,045)	-	(193,190)	-
Prepaid expenses and other assets	-	-	-	(2,369)	-	(2,369)	-
Deferred outflows of resources related to pension and OPEB	299,439	48,873	-	342,915	-	691,227	-
Accounts payable	545,037	12,000	(28,024)	303,968	91,631	924,612	-
Accrued expenses	427,334	(40,112)	(38,549)	(14,192)	(14,448)	320,033	-
Due to other funds	335,981	(59,754)	(44,368)	38,560	56,845	327,264	-
Security deposits	114,601	1,176	(1,327)	-	-	114,450	-
Deferred income	100,974	3,135	221	-	1,766	106,096	-
Net OPEB liability	-	-	-	14,923	-	14,923	-
Net pension liability	1,098,383	68,623	-	1,126,168	-	2,293,174	-
Deferred inflows of resources related to pension and OPEB	(239,923)	(17,582)	-	(249,077)	-	(506,582)	-
Net cash (used in) provided by operating activities	<u>\$ (27,822,425)</u>	<u>\$ (230,675)</u>	<u>\$ 596,307</u>	<u>\$ 913,092</u>	<u>\$ (1,843,080)</u>	<u>\$ (28,386,781)</u>	<u>\$ 117,480</u>

The accompanying notes are an integral part of this statement.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 1. Organization and Significant Accounting Policies

### a. General

Act 196, SLH 2005, as amended by Act 180, SLH 2006, created the Hawaii Public Housing Authority (the Authority).

The Authority's mission is to provide safe, decent and sanitary dwelling for low and moderate income residents of Hawaii and to operate its housing program in accordance with federal and state of Hawaii laws and regulations.

For financial reporting purposes, the Authority includes all funds that are controlled by or dependent on the Authority's Board of Directors. Control by or dependence on the Authority was determined on the basis of statutory authority and monies flowing through the Authority to each fund. The Authority is a component unit of the State of Hawaii.

The financial statements of the Authority are intended to present the financial position, changes in financial position, and cash flows where applicable, of only that portion of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the State of Hawaii that is attributable to the transactions of the Authority. They do not purport to, and do not, present fairly the financial position of the State of Hawaii as of June 30, 2020, and the changes in its financial position and cash flows, where applicable, for the year then ended in conformity with accounting principles generally accepted in the United States of America. The State Comptroller maintains the central accounts for all State funds and publishes financial statements for the State annually, which include the Authority's financial activities.

### b. Government-Wide and Fund Financial Statements

The government-wide financial statements, the statement of net position and the statement of activities, report information of all of the non-fiduciary activities of the Authority. Governmental activities, which normally are supported by State allotments and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 1. Organization and Significant Accounting Policies (continued)

### b. Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Indirect expenses are allocated to a specific function in accordance with the U.S. Department of Housing and Urban Development requirements. Program revenues include charges to customers who purchase, use, or directly benefit from goods or services provided by a given function.

Program revenues also include grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. State allotments and other items not properly included among program revenues are reported instead as general revenues. Resources that are dedicated internally are reported as general revenues rather than program revenues.

Net positions are restricted when constraints placed on them are either externally imposed or imposed by constitutional provisions or enabling legislation. Internally imposed designations of resources are not presented as restricted net position. When both restricted and unrestricted resources are available for use, generally it is the Authority's policy to use restricted resources first then unrestricted resources as they are needed.

The fund financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. Non-major funds are summarized into a single column.

### c. Measurement Focus and Basis of Accounting

#### i. Government-Wide Financial Statements

The government-wide 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 when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.



# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 1. Organization and Significant Accounting Policies (continued)

### c. Measurement Focus and Basis of Accounting (continued)

#### ii. Governmental Fund Financial Statements

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal year end. In applying the susceptible to accrual concept to intergovernmental revenues, the provider should recognize liabilities and expenses and the recipient should recognize receivables and revenues when applicable requirements, including timing requirements are met.

Principal revenue sources considered susceptible to accrual include federal grants and rental income. Some revenue items that are considered measurable and available to finance operations during the year from an accounting perspective are not available for expenditure due to the State's present appropriation system. These revenues have been accrued in accordance with generally accepted accounting principles since they have been earned and are expected to be collected within sixty days of the end of the period. Other revenues are considered to be measurable and available only when cash is received by the Authority.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Modifications to the accrual basis of accounting include employees' long-term compensated absences, family self-sufficiency program costs, net other post employment benefits (OPEB) liability, net pension liability, and deferred inflows and outflows of resources, which are recorded as expenditures when utilized or paid. The amount of indebtedness related to long-term compensated absences, family self-sufficiency program costs, net other post employment benefits liability, net pension liability and deferred inflows and outflows of resources at June 30, 2020 has been reported in the government-wide financial statements.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 1. Organization and Significant Accounting Policies (continued)

### c. Measurement Focus and Basis of Accounting (continued)

#### iii. Proprietary Funds

The financial statements of proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting, similar to the government-wide statements described above.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services or goods in connection with a proprietary fund's principal ongoing operations. Revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. The principal operating revenues of the Authority's enterprise funds is rental income. Federal grants are reported as nonoperating income.

### d. Fund Accounting

The financial activities of the Authority are recorded in individual funds, each of which is deemed to be a separate accounting entity. The Authority uses fund accounting to report on its financial position and results of operations. Fund accounting is designed to demonstrate the legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

The financial activities of the Authority that are reported in the accompanying fund financial statements have been classified into the following major and non-major governmental and proprietary funds. The non-major funds are combined in a column in the fund financial statements and detailed in the combining section.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 1. Organization and Significant Accounting Policies (continued)

### d. Fund Accounting (continued)

#### i. Governmental Funds

General Fund – The general fund is the general operating fund of the Authority. It is used to account for all financial activities except those required to be accounted for in another fund. This fund includes the Rent Housing and Assistance Program. The annual operating budget as authorized by the State Legislature provides the basic framework within which the resources and obligations of the general fund are accounted.

Special Revenue Funds – Special revenue funds are used to account for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditures for specified purposes. These funds include Housing Choice Voucher Program and Section 8 Contract Administration.

Capital Projects Fund – Capital projects funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary fund type).

The Authority reports the following major governmental funds:

- General Fund
- Capital Projects Fund
- Housing Choice Voucher Program – accounts for federal contributions for housing assistance payments under the Housing Choice Voucher Program and Family Self-Sufficiency Program.
- Section 8 Contract Administration – accounts for federal contributions primarily for housing payments under the Project-Based Section 8 Program.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 1. Organization and Significant Accounting Policies (continued)

### d. Fund Accounting (continued)

#### ii. Proprietary Funds

Enterprise Funds – These funds account for those activities for which the intent of management is to recover, primarily through user charges, the cost of providing goods or services to customers, or where sound financial management dictates that periodic determinations of results of operations are appropriate.

The enterprise funds include the Federal Low Rent Program, Housing Revolving Fund, Housing for Elders Revolving Fund, Central Office Cost Center Fund and other funds. The other funds include the Wilikina Apartments Project, Kekumu at Waikoloa Project, Disbursing Fund and Kuhio Park Terrace (KPT) Resource Center.

Internal Service Funds – These funds account for those activities which provide goods or services primarily to the Authority, rather than to external parties. In the government-wide statements, internal service funds are included with business-type activities. These funds include the Equipment Rental Fund and Vehicle Rental Fund.

The Authority reports the following as major proprietary funds:

Federal Low-Rent Program accounts for the proceeds from federal contributions for the development of rental property and rental income and federal operating subsidies from such properties.

Housing Revolving Fund accounts for various state multifamily housing projects located throughout the State of Hawaii.

Housing for Elders Revolving Fund accounts for various state elderly housing projects located throughout the State of Hawaii.

Central Office Cost Center Fund was established to account for costs related to the general oversight of its housing projects and other indirect and administrative costs of the Authority. The fund charges fees to the Authority's various housing projects for such services. In addition to the fee income to operate the public housing programs, the Authority also earns fees from its other federal and state programs. The fee income earned by the fund is considered to be de-federalized.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 1. Organization and Significant Accounting Policies (continued)

### e. Department of Housing and Urban Development (HUD) Subsidized Programs

The Federal Low-Rent Program Fund operates under HUD's Annual Contribution Contract and consists of the operations of low-rent housing properties. The purpose of the program is to provide decent and affordable housing to low-income families at reduced rents. The properties are owned, maintained and managed by the Authority. The properties are acquired, developed and modernized under HUD's comprehensive grant programs. Funding for the properties is provided by federal operating subsidies and tenant rentals (determined as a percentage of family income, adjusted for family composition).

The Section 8 Programs consists of the Housing Choice Voucher Program Fund and the Section 8 Contract Administration Fund. The Housing Choice Voucher Program Fund provides rental housing assistance subsidies to qualified participants. The purpose of the program is to assist low-income families, the elderly and the disabled to afford decent, safe and sanitary housing in the private market. Federal housing assistance is provided on behalf of the family or individuals and is paid directly to the landlord directly by the Authority. The family or individual is responsible for finding a suitable housing unit in which the landlord agrees to rent under the program. The Section 8 Contract Administration Fund administers non-Authority owned housing units used for low-income housing. HUD provides a contracted dollar amount to the Authority, which is used to provide rental payment assistance to landlords.

### f. Capital Assets

Capital assets, which include property and equipment, are reported in the applicable governmental or business-type activities in the government-wide financial statements and proprietary funds financial statements. Capital assets are defined by the Authority as land and those assets with estimated useful lives greater than one year and with an acquisition cost greater than:

Land improvements	\$ 100,000
Building and building improvements	\$ 100,000
Equipment	\$ 5,000

Purchased and constructed capital assets are valued at cost. Donated assets are recorded at their fair market value at the date of donation.

Capital assets utilized in the governmental funds are recorded as expenditures in the governmental fund financial statements.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 1. Organization and Significant Accounting Policies (continued)

### f. Capital Assets (continued)

Depreciation expense is recorded in the government-wide financial statements, as well as the proprietary funds financial statements. The Authority utilizes the straight-line method over the assets' estimated useful life. No depreciation is recorded for land and land improvements. Generally, the useful lives are as follows:

	<u>Governmental Activities</u>	<u>Proprietary Fund and Business-Type Activities</u>
Building and building improvements	25 years	10 - 40 years
Equipment	7 years	1 - 10 years

### g. Cash and Cash Equivalents

Cash and cash equivalents, if any, for the purpose of the statement of cash flows – proprietary funds, include all cash and investments with original purchased maturities of three months or less.

### h. Inventories

Materials and supplies inventories are stated at the lower of cost or market, with cost being determined principally using the first-in, first-out method. The cost of inventories is recorded as an expenditure when consumed.

### i. Interfund Receivables and Payables

During the course of operations, numerous transactions occur between individual funds that may result in amounts owed between funds. Those related to goods and service type transactions are classified as “due to and from other funds.” Interfund receivables and payables between funds within governmental activities are eliminated in the statement of net position.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 1. Organization and Significant Accounting Policies (continued)

### j. Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent consumptions of net position that apply to future periods and will not be recognized as an outflow of resources (expenditures) until then. The balances as of June 30, 2020 are as follows:

	Governmental Funds	Business-Type Funds	Total
Deferred pension related costs	\$ 402,829	\$ 6,079,935	\$ 6,482,764
Deferred OPEB related costs	342,874	4,014,790	4,357,664
	<u>\$ 745,703</u>	<u>\$ 10,094,725</u>	<u>\$ 10,840,428</u>

Deferred inflows of resources represent acquisitions of net position that apply to future periods and will not be recognized as an inflow of resources (revenues) until then. The balances as of June 30, 2020 are as follows:

	Governmental Funds	Business-Type Funds	Total
Deferred pension related costs	\$ 21,271	\$ (667,720)	\$ (646,449)
Deferred OPEB related costs	(43,536)	(545,855)	(589,391)
	<u>\$ (22,265)</u>	<u>\$ (1,213,575)</u>	<u>\$ (1,235,840)</u>

### k. HUD Annual Contributions

The Authority receives annual contributions and subsidies from HUD for operating the Authority's housing assistance payment programs and the development and operation of low-income housing projects. The Authority also receives annual subsidies from HUD for housing assistance payments and operating deficits incurred in the operation of the programs. Annual subsidies recorded in the proprietary fund types are recognized as nonoperating revenue when realized and earned and are accounted for in the statement of revenues, expenses and changes in fund net position – proprietary funds as HUD operating subsidy.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 1. Organization and Significant Accounting Policies (continued)

### l. Vacation

Employees are credited with vacation at a rate of 168 hours per calendar year. Accumulation of such vacation credits is limited to 720 hours at calendar year end and is convertible to pay upon termination of employment. Liabilities for accumulated unpaid vacation are accrued at the end of each accounting period utilizing current salary rates. Such vacation credits are recorded as accrued wages and employee benefits payable in the government-wide and the enterprise funds financial statements at the balance sheet date. Accumulated unpaid vacation estimated to be used or paid during the next year is approximately \$735,000.

The change in accumulated unpaid vacation during the year is approximately as follows:

Balance at July 1, 2019	Additions	Reductions	Balance at June 30, 2020
<u>\$ 2,280,000</u>	<u>\$ 1,182,000</u>	<u>\$ 1,116,000</u>	<u>\$ 2,346,000</u>

As of June 30, 2020, approximately \$148,000 and \$2,198,000 of the unpaid vacation balance was for government-wide activities and business-type activities, respectively, and is included in accrued expenses in the accompanying statement of net position.

### m. Restrictions of Net Positions and Fund Balances

Net positions are restricted when constraints placed on them are either externally imposed or imposed by constitutional provisions or enabling legislation. Internally imposed designations of resources are not presented as restricted net position. When both restricted and unrestricted resources are available for use, it is generally the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

The Authority classifies fund balances into specifically defined classifications for governmental fund types. Classifications include the following:

*Restricted.* Balances that are restricted for specific purposes by external parties such as creditors, grantors or other governments.



# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 1. Organization and Significant Accounting Policies (continued)

### m. Restrictions of Net Positions and Fund Balances (continued)

*Committed.* Balances that can only be used for specific purposes pursuant to constraints imposed by formal action of the state legislature. Committed fund balances also include contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

*Assigned.* Balances that are constrained by management to be used for specific purposes but are neither restricted nor committed. The general and capital projects fund balances are assigned for continuing appropriations, which are comprised of encumbrances and unencumbered allotment balances. Encumbrances represent outstanding commitments, which generally are liquidated in the subsequent fiscal year. Unencumbered allotment balances represent amounts that have been released and made available for encumbrance or expenditure and are legally segregated for a specific future use.

*Unassigned.* Residual balances that are not contained in the other classifications.

### n. Pensions

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

### o. Other Post Employment Benefits

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Hawaii Employer-Union Health Benefits Trust Fund (EUTF) and additions to/deductions from the EUTF's fiduciary net position have been determined on the same basis as they are reported by the EUTF. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at their fair value.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 1. Organization and Significant Accounting Policies (continued)

### p. Risk Management

Liabilities related to certain types of losses (including torts, theft of, damage to, or destruction of assets, errors or omissions, natural disasters and injuries to employees) are reported when it is probable that the losses have occurred and the amount of those losses can be reasonably estimated.

### q. Management's Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles accepted in the United States of America (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 expenditures during the reporting period. Significant estimates and assumptions include the valuation for accounts receivable, the liabilities of other post employment benefits and pension. Actual results could differ from those estimates.

## 2. Budgeting and Budgetary Control

The budget of the Authority is a detailed operating plan identifying estimated costs and results in relation to estimated revenues. The budget includes (1) the programs, services and activities to be provided during the fiscal year, (2) the estimated revenues available to finance the operating plan, and (3) the estimated spending requirements of the operating plan. The budget represents a process through which financial policy decisions are made, implemented and controlled. Revenue estimates are provided to the State Legislature at the time of budget consideration and are revised and updated throughout the fiscal year. Amounts reflected as budgeted revenues in the accompanying required supplementary information – budgetary comparison schedule are estimates as compiled by the Authority and reviewed by the Department of Budget and Finance. Budgeted expenditures are derived primarily from acts of the State Legislature and from other authorizations contained in the State Constitution, the Hawaii Revised Statutes (HRS) and other specific appropriation acts in various Session Laws of Hawaii.

Expenditures of these appropriated funds are made pursuant to the appropriations in the biennial budget as amended by subsequent supplemental appropriations. Budgetary control is maintained at the departmental level. Budget revisions and interdepartmental transfers may be affected with certain executive and legislative branch approvals.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 2. Budgeting and Budgetary Control (continued)

The general fund and certain special revenue funds have legally appropriated annual budgets. The final legally adopted budget in the accompanying required supplementary information – budgetary comparison schedules represent the original appropriations, transfers and other legally authorized legislative and executive changes.

To the extent not expended or encumbered, general fund and special revenue funds appropriations generally lapse at the end of the fiscal year or grant period for which the appropriations were made. The State Legislature or federal government specifies the lapse dates and any other contingencies that may terminate the authorization for other appropriations. Known lapses occurring in the year of appropriation, if any, are included in the amended budgets, and are netted against revenues in the accompanying required supplementary information – budgetary comparison schedule.

A comparison of both the original budget and the final budget to the actual revenues and expenditures of the general and certain special revenue funds are presented in the accompanying required supplementary information – budgetary comparison schedule. Differences between revenues and expenditures reported on the budgetary basis and those reported in accordance with GAAP are mainly due to revenues and expenditures of unbudgeted funds and the different methods used to recognize resource uses. For budgeting purposes, resource uses are recognized when cash disbursements are made or funds are encumbered.

For financial statements presented in accordance with GAAP, expenditures are recognized when incurred and encumbrances are not reported as resources used.

A summation of the differences between revenues and expenditures reported on the budgetary basis and those reported in accordance with GAAP for the general and certain special revenue funds for the year ended June 30, 2020 is set forth in the required supplementary information.

## 3. Cash

The State maintains a cash pool that is available to all funds. The Director of Finance is responsible for the safekeeping of all monies paid into the State Treasury. The Director of Finance may invest any monies of the State, which in the Director's judgment are in excess of the amounts necessary for meeting the immediate requirements of the State. Cash is pooled with funds from other State agencies and departments and deposited with approved financial institutions or invested in the State Treasury Investment Pool. Cash accounts that participate in the investment pool accrue interest based on the average weighted cash balances of each account.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

### 3. Cash (continued)

The State requires that the depository banks pledge, as collateral, government securities held in the name of the State for deposits not covered by federal deposit insurance.

At June 30, 2020, total cash, including restricted cash and deposits, reported in the statement of net position is \$104,888,733 which consisted of the following:

	<u>Governmental</u>	<u>Business-Type</u>	<u>Total</u>
State pool and petty cash	\$ -	\$ 17,916,641	\$ 17,916,641
Cash in bank (book balance)	<u>6,869,930</u>	<u>80,102,162</u>	<u>86,972,092</u>
	<u>\$ 6,869,930</u>	<u>\$ 98,018,803</u>	<u>\$ 104,888,733</u>

Bank balance of cash in bank was approximately \$92,466,000 of which \$750,000 was covered by federal depository insurance and \$91,716,000 by collateral held by the pledging financial institution's trust department or agent in the name of the Authority.

### 4. Notes Receivable for Sale of Kuhio Park Terrace Towers – Federal Low Rent Program

On May 1, 2011, the Authority entered into an Acquisitions Financing Agreement (Agreement) to sell, transfer and convey unto a third party the buildings, structures, equipment, machinery, apparatus, fixtures and fittings (Improvements) of the two high rise buildings known as Kuhio Park Terrace Towers (Project), and for the execution of a ground lease for the land underlying the Improvements (Property), as defined in the Agreement. The ground lease annual rent is one dollar (\$1) and expires on May 11, 2076, with an option for an additional ten (10) years. The buyer, as defined in the Agreement, is required to redevelop the Project to include 555 units, 347 of which will be operated as public housing. In order to assist the buyer in financing the rehabilitation of the Project, the State of Hawaii, Hawaii Housing and Finance Development Corporation issued revenue bonds in the amount of \$66,000,000 for which the proceeds were used to make a mortgage loan to the buyer.

Pursuant to the Agreement, the buyer agreed to pay the Authority an acquisition fee of \$4,665,000 in consideration for acquiring the leasehold interest in the Property and \$45,000,000 for the Improvements, such that the total purchase price was \$49,665,000. Of the total purchase price, \$3,162,943 was paid in cash and the remaining balance of \$46,502,057 was financed pursuant to the

# Hawaii Public Housing Authority

Notes to Financial Statements

June 30, 2020

## 4. Notes Receivable for Sale of Kuhio Park Terrace Towers – Federal Low Rent Program (continued)

Agreement by a note. The note, which is secured by a leasehold mortgage and security agreement, matures in May 2051 and accrues interest at the greater of 4.19 percent per annum or the long term annually compounding applicable federal rate. The note is payable from cash flows from the Property in the amounts and priority set forth in the note, provided that the payments due shall not exceed seventy-five percent (75%) of the borrower's surplus cash, as defined in the note. Additionally, the note is subordinate to the rights of certain financing agreements related to the issuance of revenue bonds for the redevelopment of the Project. Any remaining unpaid principal and accrued interest balance is due and payable on the maturity date of the note.

The sale of the Project is being accounted for under the cost recovery method. Under this method, the gain on sale is deferred until the total payments made by the buyer exceed the cost of the Project. However, a portion of the deferred gain is recognized as income to the extent that the deferred gain exceeds the note receivable from the buyer plus the maximum contingent liability to the Authority for other debt on the Project.

During 2020, the interest earned on the note receivable amounted to approximately \$2,033,000 and has been recorded in deferred gain. As of June 30, 2020, the net note receivable, inclusive of all principal, accrued interest of approximately \$19,536,000 and deferred gain related to the Project, is as follows and reflected under the Federal Low Rent Program statement of net position:

Principal and accrued interest	\$ 66,037,805
Deferred gain	<u>(61,221,175)</u>
Net note receivable	<u>\$ 4,816,630</u>

Additionally, prior to the execution of the ground lease and sale of the Improvements, several planned capital improvements related to the Project had not been completed. As both the Authority and the buyer agreed that the work is necessary, the buyer agreed to complete the work and the Authority agreed to provide the financing. Accordingly, the Authority agreed to loan the buyer up to \$3,900,000 from Public Housing Capital Funds and State of Hawaii Capital Improvement Projects Funds. Payment of principal is deferred until the maturity date, whereupon all principal is due, subject to the availability of surplus cash, as defined in the note agreement. The note does not bear interest unless the borrower defaults upon the maturity date of May 2051. As of June 30, 2020, the Authority loaned the full \$3,900,000 to the buyer, which is included in the accompanying statement of net position under the Federal Low Rent Program.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 5. Capital Assets

Capital assets activity for the year ended June 30, 2020 was as follows:

	July 1, 2019	Increases	Decreases	June 30, 2020
<b>Governmental Activities</b>				
Capital assets, not being depreciated:				
Land	\$ 2,373,410	\$ -	\$ -	\$ 2,373,410
Construction in progress	-	-	-	-
Total capital assets not being depreciated	<u>2,373,410</u>	<u>-</u>	<u>-</u>	<u>2,373,410</u>
Capital assets, being depreciated:				
Building and improvements	15,325,444	-	-	15,325,444
Equipment	1,331,660	-	-	1,331,660
Total capital assets being depreciated	<u>16,657,104</u>	<u>-</u>	<u>-</u>	<u>16,657,104</u>
Less accumulated depreciation for:				
Building and improvements	13,851,065	116,960	-	13,968,025
Equipment	1,259,467	15,094	-	1,274,561
Total accumulated depreciation	<u>15,110,532</u>	<u>132,054</u>	<u>-</u>	<u>15,242,586</u>
Governmental activities capital assets, net	<u>\$ 3,919,982</u>	<u>\$ (132,054)</u>	<u>\$ -</u>	<u>\$ 3,787,928</u>
	July 1, 2019	Increases	Decreases	June 30, 2020
<b>Business-Type Activities</b>				
Capital assets, not being depreciated:				
Land	\$ 22,966,200	\$ -	\$ -	\$ 22,966,200
Construction in progress	89,378,995	31,972,007	(24,867,302)	96,483,700
Total capital assets not being depreciated	<u>112,345,195</u>	<u>31,972,007</u>	<u>(24,867,302)</u>	<u>119,449,900</u>
Capital assets, being depreciated:				
Building and improvements	674,117,391	23,807,395	(9,459)	697,915,327
Equipment	10,396,332	7,327	-	10,403,659
Total capital assets being depreciated	<u>684,513,723</u>	<u>23,814,722</u>	<u>(9,459)</u>	<u>708,318,986</u>
Less accumulated depreciation for:				
Building and improvements	421,302,185	20,720,064	-	442,022,249
Equipment	8,396,353	257,679	-	8,654,032
Total accumulated depreciation	<u>429,698,538</u>	<u>20,977,743</u>	<u>-</u>	<u>450,676,281</u>
Business-type activities capital assets, net	<u>\$ 367,160,380</u>	<u>\$ 34,808,986</u>	<u>\$ (24,876,761)</u>	<u>\$ 377,092,605</u>

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 5. Capital Assets (continued)

Current-period depreciation expense was charged to function as follows:

Governmental Activity - -	
Rental Housing and Assistance Program	<u>\$ 132,054</u>
Business-Type Activities:	
Federal Low Rent Program	17,485,464
Housing Revolving Fund	1,237,281
Housing for Elders Revolving Fund	1,597,150
Central Office Cost Center Fund	65,166
Internal Services	32,360
Others	<u>560,322</u>
Total depreciation expense - business type activities	<u>20,977,743</u>
Total depreciation expense	<u><u>\$ 21,109,797</u></u>

At June 30, 2020, capital assets for the proprietary funds consisted of the following:

	Enterprise Funds						Internal Service Funds	Total
	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center	Other Enterprise Funds	Total Enterprise Funds		
Land	\$ 13,093,629	\$ 2,252,881	\$ 6,104,817	\$ -	\$ 1,514,873	\$ 22,966,200	\$ -	\$ 22,966,200
Buildings and improvements	585,362,920	37,962,638	59,304,756	315,005	14,970,008	697,915,327	-	697,915,327
Equipment, furniture, and fixtures	5,658,025	995,117	1,036,396	602,399	-	8,291,937	2,111,722	10,403,659
Construction in progress	92,186,498	837,737	2,963,021	496,444	-	96,483,700	-	96,483,700
Less accumulated depreciation	<u>383,716,342</u>	<u>19,382,003</u>	<u>37,601,647</u>	<u>464,179</u>	<u>7,400,939</u>	<u>448,565,110</u>	<u>2,111,171</u>	<u>450,676,281</u>
Net property and equipment	<u>\$ 312,584,730</u>	<u>\$ 22,666,370</u>	<u>\$ 31,807,343</u>	<u>\$ 949,669</u>	<u>\$ 9,083,942</u>	<u>\$ 377,092,054</u>	<u>\$ 551</u>	<u>\$ 377,092,605</u>

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 6. Commitments and Contingencies

### a. Lease Commitments

The Authority leases from the City and County of Honolulu the land upon which its former Banyan Street Manor Project building is situated on, and subleases it to the Project's new owner. The lease is for a term of 55 years beginning May 27, 2011. Lease rent in the amount of \$75 was prepaid by the new owner for the entire term of the lease. As part of the sales price of the Project building, reserves and operating funds on May 27, 2011, \$75 was allocated for the ground lease interest and other property, as defined in the agreement.

The Authority leases the land upon which its former Wilikina Apartments Project building is situated on to its new owner. The lease is for a term of 65 years beginning May 22, 2012. Lease rent in the amount of \$1 was prepaid by the new owner for the entire term of the lease.

### b. Construction Contracts

At June 30, 2020, the Federal Low Rent Program fund and the Capital Projects fund had outstanding construction contract commitments to expend approximately \$15,273,000 and \$18,206,000, respectively, for the construction and renovation of housing projects.

### c. Consulting Agreement

In conjunction with the sale of Kuhio Park Terrace Towers (see Note 4), the Authority entered into a consulting agreement with the developer to provide the developer with certain consulting services related to the rehabilitation of the Project. The consulting fee is 19.7 percent of the total development fee charged to the buyer by the developer, or \$3,176,488. As part of the initial sale agreement, the buyer is to receive state tax credits upon payment or release. If the buyer, in accordance with terms defined in the sale agreement, determines that unpaid state tax credits should be released, the Authority would be obligated to pay the buyer for these state tax credits up to its portion of the consulting fees earned and received. The Authority would be able to recover amounts paid to the buyer upon payment/release of the previously unpaid tax credits by the State.

In accordance with the consulting agreement, the amount paid to the Authority shall be held in an interest bearing escrow account by an escrow agent mutually agreed upon by the Authority and the buyer until the state tax credit release date. Approximately \$2,248,000 of restricted cash recorded under the Central Office Cost Center as of June 30, 2020 is held in an approved escrow account.



# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 6. Commitments and Contingencies (continued)

### d. Torts

The Authority is involved in various actions, the outcome of which, in the opinion of management and the Attorney General, will not have a material adverse effect on the Authority's financial position. Losses, if any, are either covered by insurance or will be a liability against the State of Hawaii.

### e. Workers' Compensation Policy

The State is self-insured for workers' compensation. Accordingly, the Authority is liable for workers' compensation claims filed by its employees. The basis for estimating the liabilities for unpaid claims include the effects of specific incremental claim adjustment expenses, salvage and subrogation, and other allocated or unallocated claim adjustment expenses. These liabilities include an amount for claims that have been incurred but not reported. As of June 30, 2020, the Authority has determined there is not a significant liability for workers' compensation claims.

### f. Accumulated Sick Leave Pay

Sick leave accumulates at the rate of one and three-quarters working days for each month of service without limitation. It may be taken only in the event of illness and is not convertible to pay upon termination of employment; accordingly, sick leave is not accrued in the accompanying statement of net position. However, a State employee who retires or leaves government service in good standing with 60 days or more of unused sick leave is entitled to additional service credit in the Employees' Retirement System of the State of Hawaii (ERS). Accumulated sick leave at June 30, 2020 amounted to approximately \$4,810,000.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 6. Commitments and Contingencies (continued)

### g. Litigation

Steven Rodrigues, as Personal Representative of the Estate of Iris Rodrigues-Kaikana, and in his individual capacity vs. Corbit K. Ahn, Kamehameha IV Housing Project, Hawaii Public Housing Authority, City & County of Honolulu, State of Hawaii, Mixed Martial Arts Academy, LLC, A Domestic Limited Liability Corporation

In August 2009, Iris Rodrigues-Kaikana was murdered by Corbit Ahn at the Kamehameha Homes in Kalihi. Her body was discovered in an alley adjacent to the housing complex. The Complaint alleges, among other things, that the State: failed to secure, to properly monitor and light the premises; “encouraged hoodlums like Defendant Ahn to enter the premises”; removed gates to keep “gangsters” out; allowed sexual predators onto the premises”; and refused to enforce a curfew for hoodlums.

A jury in the criminal case against Ahn found him guilty of Murder in the Second Degree and Sexual Assault in the Third Degree. He was sentenced on July 9, 2012 to a mandatory life term in prison. The conviction was upheld on appeal.

The civil case was stayed from October 2012 to June 2015, pending completion of the appeal of Ahn’s criminal conviction. The parties then completed a CAAP arbitration hearing where the arbitrator found the State not liable and Defendant Ahn 100% liable. Plaintiffs appealed. In September 2018, the court granted the State, the Authority, and Kamehameha Homes’ Motion for Summary Judgment as to all claims. The Plaintiff has not filed a final judgment in this case as the Plaintiff intends to re-file a Motion for Default Judgment against Defendant Corbit Ahn. As such, it remains unknown at this time if the Plaintiffs intend to appeal the order granting the motion for summary judgment.

McJerold William et.al. vs. Hawaii Public Housing Authority, et.al.

This case involves five separate incidents of alleged mistreatment by the security guards at Kalihi Valley Homes. Plaintiffs allege there were two assaults by Kiamalu Security Services (Kiamalu) security guards and three assaults by Universal Protection Services (UPS) security guards.

There had been an asset purchase of security companies. Kiamalu was the security guard company for the first two incidents including the William one. Then UPS bought Kiamalu, including its contract with the Authority.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 6. Commitments and Contingencies (continued)

### g. Litigation (continued)

#### McJerold William et.al. vs. Hawaii Public Housing Authority, et.al. (continued)

Kiamalu's insurer has appointed counsel. UPS retained private counsel because of the large self-insured retention on the insurance it selected. UPS has not accepted the Authority's tender of defense. Instead, counsel for UPS, the Plaintiffs, and Kiamalu agreed to an early mediation. Although the Authority has not been served with the Complaint, the deputy attorney general attended the mediation, with the understanding that the Authority would not pay for the cost of the mediation and would not be making any offer (as it understood that UPS is obligated under its contract with the Authority, and the facts), and there would not be any discovery requests aimed at the Authority before mediation. Following the mediation, four Plaintiffs dismissed their claims against the Authority pursuant to these Plaintiffs' respective settlement agreements with UPS and Kiamalu in early 2018. In July 2019, the remaining Plaintiff dismissed his claims against UPS but the filed stipulation to dismiss did not include or reference the Authority. To clarify the court record, the Authority intends to file a stipulation that dismisses all claims against the Authority and the State by the remaining Plaintiff.

#### Sophia Karsom, et al. v. State of Hawaii, et al. Civil No. 17-1-0843, First Circuit Court

Plaintiffs allege that an employee of the Authority driving an Authority maintenance vehicle struck a four year-old boy who was playing on the sidewalk in front of his home at 1555 Haka Drive, on or about August 26, 2016. The complaint alleges that the boy suffered a fractured pelvis, broken bones and internal injuries.

Following service in October 2017, the State, the Authority, and the employee answered the Amended Complaint. The State filed a third-party complaint against the minor's grandmother, Cynthia Kaminaga. In January 2019, the court granted the employee's Motion for Summary Judgment. On October 8, 2020, the Court filed its Order Granting the State of Hawaii and the Authority's Motion for Summary Judgment, filed January 10, 2020. The final judgment has not yet been filed and therefore, the Plaintiff may appeal the dismissal within 30 days after the filing of the final judgment.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 6. Commitments and Contingencies (continued)

### g. Litigation (continued)

Tangee R. Lazarus v. Hakim Ouansafi et al. (Case No. 1:2020CV00313, U.S. District Court)

Plaintiff Tangee R. Lazarus is a tenant at Kalakaua Homes, AMP 34. Plaintiff names seven Authority employees in her Complaint and alleges discrimination by the Authority employees on the basis of race and disability. Plaintiff claims that she has been subjected to various acts of harassment and assault by her neighbors at Kalakaua Homes and claims that the Authority employees have not taken any action following the incidents involving her neighbors, that the Authority employees have improperly disclosed her confidential information and spread false rumors about her, and that the Authority employees have retaliated against her following the incidents involving her neighbors.

Plaintiff seeks \$200,000 or “whatever the Court deems appropriate” in damages. Plaintiff has not yet effected proper service on any of the Authority employees. A scheduling conference is currently pending in the U.S. District Court.

## 7. Retirement Plan

### a. Plan Description

Generally, all full-time employees of the State and counties are required to be members of the ERS, a cost-sharing multiple-employer defined benefit pension plan that administers the State’s pension benefits program. Benefits, eligibility, and contribution requirements are governed by HRS Chapter 88 and can be amended through legislation. The ERS issues publicly available annual financial reports that can be obtained at ERS’ website <http://www.ers.hawaii.gov>.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 7. Retirement Plan (continued)

### b. Benefits Provided

The ERS Pension Trust is comprised of three pension classes for membership purposes and considered to be a single plan for accounting purposes since all assets of the ERS may legally be used to pay the benefits of any of the ERS members or beneficiaries. The ERS provides retirement, disability and death benefits with three membership classes known as the noncontributory, contributory and hybrid retirement classes. The three classes provide a monthly retirement allowance equal to the benefit multiplier (generally 1.25% or 2.25%) multiplied by the average final compensation multiplied by years of credited service. Average final compensation for members hired prior to July 1, 2012 is an average of the highest salaries during any three years of credited service, excluding any salary paid in lieu of vacation for members hired January 1, 1971 or later and the average of the highest salaries during any five years of credited service including any salary paid in lieu of vacation for members hired prior to January 1, 1971. For members hired after June 30, 2012, average final compensation is an average of the highest salaries during any five years of credited service excluding any salary paid in lieu of vacation.

Each retiree's original retirement allowance is increased on each July 1 beginning the calendar year after retirement. Retirees first hired as members prior to July 1, 2012 receive a 2.5% increase each year of their original retirement allowance without a ceiling. Retirees first hired as members after June 30, 2012 receive a 1.5% increase each year of their original retirement allowance without a ceiling. The annual increase is not compounded.

The following summarizes the provisions relevant to the largest employee groups of the respective membership class. Retirement benefits for certain groups, such as police officers, firefighters, some investigators, sewer workers, judges, and elected officials, vary from general employees.

#### Noncontributory Class

##### Retirement Benefits

General employees' retirement benefits are determined as 1.25% of average final compensation multiplied by the years of credited service. Employees with 10 years of credited service are eligible to retire at age 62. Employees with 30 years of credited service are eligible to retire at age 55.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 7. Retirement Plan (continued)

### b. Benefits Provided (continued)

#### Noncontributory Class (continued)

##### Disability Benefits

Members are eligible for service-related disability benefits regardless of length of service and receive a lifetime pension of 35% of their average final compensation. Ten years of credited service is required for ordinary disability. Ordinary disability benefits are determined in the same manner as retirement benefits but are payable immediately, without an actuarial reduction, and at a minimum of 12.5% of average final compensation.

##### Death Benefits

For service-connected deaths, the surviving spouse/reciprocal beneficiary receives a monthly benefit of 30% of the average final compensation until remarriage or re-entry into a new reciprocal beneficiary relationship. Additional benefits are payable to surviving dependent children up to age 18. If there is no spouse/reciprocal beneficiary or dependent children, no benefit is payable.

Ordinary death benefits are available to employees who were active at time of death with at least ten years of credited service. The surviving spouse/reciprocal beneficiary (until remarriage/reentry into a new reciprocal beneficiary relationship) and surviving dependent children (up to age 18) receive a benefit equal to a percentage of the member's accrued maximum allowance unreduced for age or, if the member was eligible for retirement at the time of death, the surviving spouse/reciprocal beneficiary receives 100% joint and survivor lifetime pension and the surviving dependent children receive a percentage of the member's accrued maximum allowance unreduced for age.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 7. Retirement Plan (continued)

### b. Benefits Provided (continued)

#### Contributory Class for Members Hired prior to July 1, 2012

##### Retirement Benefits

General employees' retirement benefits are determined as 2% of average final compensation multiplied by the years of credited service. General employees with 5 years of credited service are eligible to retire at age 55.

##### Disability Benefits

Members are eligible for service-related disability benefits regardless of length of service and receive a one-time payment of the member's contributions and accrued interest plus a lifetime pension of 50% of their average final compensation. Ten years of credited service is required for ordinary disability. Ordinary disability benefits are determined as 1.75 percent of average final compensation multiplied by the years of credited services but are payable immediately, without an actuarial reduction, and at a minimum of 30% of average final compensation.

##### Death Benefits

For service-connected deaths, the surviving spouse/reciprocal beneficiary receives a lump sum payment of the member's contributions and accrued interest plus a monthly benefit of 50% of the average final compensation until remarriage or re-entry into a new reciprocal beneficiary relationship. If there is no surviving spouse/reciprocal beneficiary, surviving dependent children (up to age 18) or dependent parents are eligible for the monthly benefit. If there is no spouse/reciprocal beneficiary or dependent children/parents, the ordinary death benefit is payable to the designated beneficiary.

Ordinary death benefits are available to employees who were active at time of death with at least one year of service. Ordinary death benefits consist of a lump-sum payment of the member's contributions and accrued interest plus a percentage of the salary earned in the 12 months preceding death, or 50% Joint and Survivor lifetime pension if the member was not eligible for retirement at the time of death but was credited with at least ten years of service and designated one beneficiary, or 100% Joint and Survivor lifetime pension if the member was eligible for retirement at the time of death and designated one beneficiary.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 7. Retirement Plan (continued)

### b. Benefits Provided (continued)

#### Contributory Class for Members Hired After June 30, 2012

##### Retirement Benefits

General employees' retirement benefits are determined as 1.75% of average final compensation multiplied by the years of credited service. General employees with ten years of credited service are eligible to retire at age 60.

##### Disability and Death Benefits

Members are eligible for service-related disability benefits regardless of length of service and receive a lifetime pension of 50% of their average final compensation plus refund of contributions and accrued interest. Ten years of credited service is required for ordinary disability.

Death benefits for contributory class members hired after June 30, 2012 are generally the same as those for contributory class members hired June 30, 2012 and prior.

#### Hybrid Class for Members Hired Prior to July 1, 2012

##### Retirement Benefits

General employees' retirement benefits are determined as 2% of average final compensation multiplied by the years of credited service. General employees with 5 years of credited service are eligible to retire at age 62. General employees with 30 years of credited service are eligible to retire at age 55.

##### Disability Benefits

Members are eligible for service-related disability benefits regardless of length of service and receive a lifetime pension of 35% of their average final compensation plus refund of their contributions and accrued interest. Ten years of credited service is required for ordinary disability. Ordinary disability benefits are determined in the same manner as retirement benefits but are payable immediately, without an actuarial reduction, and at a minimum of 25% of average final compensation.



# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 7. Retirement Plan (continued)

### b. Benefits Provided (continued)

#### Hybrid Class for Members Hired Prior to July 1, 2012 (continued)

##### Death Benefits

For service-connected deaths, the designated surviving spouse/reciprocal beneficiary receives a lump sum payment of the member's contributions and accrued interest plus a monthly benefit of 50% of the average final compensation until remarriage or re-entry into a new reciprocal beneficiary relationship. If there is no surviving spouse/reciprocal beneficiary, surviving dependent children (up to age 18) or dependent parents are eligible for the monthly benefit. If there is no spouse/reciprocal beneficiary or surviving dependent children/parents, the ordinary death benefit is payable to the designated beneficiary.

Ordinary death benefits are available to employees who were active at time of death with at least 5 years of service. Ordinary death benefits consist of a lump sum payment of the member's contributions and accrued interest plus a percentage multiplied by 150%, or 50% joint and survivor lifetime pension if the member was not eligible for retirement at the time of death but was credited with at least 10 years of service and designated one beneficiary, or 100% joint and survivor lifetime pension if the member was eligible for retirement at the time of death and designated one beneficiary.

#### Hybrid Class for Employees Hired After June 30, 2012

##### Retirement Benefits

General employees' retirement benefits are determined as 1.75% of average final compensation multiplied by the years of credited service. General employees with 10 years of credited service are eligible to retire at age 65. Employees with 30 years of credited service are eligible to retire at age 60. Sewer workers, water safety officers, and EMTs may retire with 25 years of credited service at age 55.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 7. Retirement Plan (continued)

### b. Benefits Provided (continued)

#### Hybrid Class for Employees Hired After June 30, 2012 (continued)

##### Disability and Death Benefits

Provisions for disability and death benefits generally remain the same except for ordinary death benefits. Ordinary death benefits are available to employees who were active at time of death with at least 10 years of service. Ordinary death benefits consist of a lump sum payment of the member's contributions and accrued interest, or 50% joint and survivor lifetime pension if the member was not eligible for retirement at the time of death but was credited with at least ten years of service and designated one beneficiary, or 100% joint and survivor lifetime pension if the member was eligible for retirement at the time of death and designated one beneficiary.

### c. Contributions

Contributions are governed by HRS Chapter 88 and may be amended through legislation. The employer rate is set by statute based on the recommendations of the ERS actuary resulting from an experience study conducted every five years. Since July 1, 2005, the employer contribution rate is a fixed percentage of compensation, including the normal cost plus amounts required to pay for the unfunded actuarial accrued liabilities. The contribution rate for fiscal year 2020 was 22.00% for Authority employees. Contributions to the pension plan from the Authority was approximately \$3,319,000 for the fiscal year ended June 30, 2020.

Pursuant to Act 17 (SLH 2017), employer contributions from the State and counties are expected to increase over four years beginning July 1, 2017. The rate for Authority employees increased to 22.00% on July 1, 2019 and increases to 24.00% on July 1, 2020.

The employer is required to make all contributions for noncontributory members. Contributory members hired prior to July 1, 2012 are required to contribute 7.8% of their salary. Contributory members hired after June 30, 2012 are required to contribute 9.8% of their salary. Hybrid members hired prior to July 1, 2012 are required to contribute 6.0% of their salary. Hybrid members hired after June 30, 2012 are required to contribute 8.0% of their salary.

The payroll for all of the Authority's employees and employees covered by the plan was approximately \$16,033,000 for 2020.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 7. Retirement Plan (continued)

### d. Pension Liabilities, Pension Expense, and Deferred Outflow of Resources and Deferred Inflow of Resources Related to Pensions

At June 30, 2020, the Authority reported a liability of \$40,401,259 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to projected contributions of all participants, actuarially determined. At June 30, 2019, the Authority's proportion was 0.29%, which was consistent with its proportion measured as of June 30, 2018.

The following changes were made to the actuarial assumptions as of June 30, 2018 to June 30, 2019:

- The assumed salary increase schedules include an ultimate component for general wage inflation that may add on additional increases for individual merit and then an additional component for step rates based on service.
- Mortality rates generally decreased due to the continued improvements in using a fully generational approach and Scale BB.
- The rates of disability of active employees increased for all general employees and teachers, and for police and fire from duty-related reasons.
- There were minor increases in the retirement rates for members in certain groups based on age, employment group and/or membership class.

There were no changes between the measurement date, June 30, 2019, and the reporting date, June 30, 2020, that are expected to have a significant effect on the proportionate share of the net pension liability.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 7. Retirement Plan (continued)

### d. Pension Liabilities, Pension Expense, and Deferred Outflow of Resources and Deferred Inflow of Resources Related to Pensions (continued)

For the year ended June 30, 2020, the Authority recognized pension expense of \$6,507,469. At June 30, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ 733,508	\$ (74,755)
Changes in assumptions	2,340,647	(722)
Net difference between projected and actual earnings on pension plan investments	-	(346,568)
Changes in proportion and differences between Authority contributions and proportionate share of contributions	89,236	(224,404)
Authority contributions subsequent to the measurement date	<u>3,319,373</u>	<u>-</u>
Total	<u>\$6,482,764</u>	<u>\$ (646,449)</u>

At June 30, 2020, the \$3,319,373 reported as deferred outflows of resources related to pensions resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

For the years ending June 30,	
2021	\$ 577,000
2022	577,000
2023	577,000
2024	577,000
2025	<u>208,942</u>
Total	<u>\$ 2,516,942</u>

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 7. Retirement Plan (continued)

### e. Actuarial Assumptions

The total pension liability in the June 30, 2019 actuarial valuation was determined using the following actuarial assumptions adopted by the ERS Board of Trustees on August 12, 2019, based on the 2018 Experience Study for the five-year period from July 1, 2013 through June 30, 2018.

Inflation	2.50 percent
Payroll growth rate	3.50 percent
Investment rate of return	7.00 percent per year, compounded annually, including inflation

There were no changes to ad hoc postemployment benefits including cost of living allowances.

Post-retirement mortality rates are based on the 2016 Public Retirees of Hawaii mortality table with adjustments based on generational projections of the BB projection table for 2016 and full generational projections in future years. Pre-retirement mortality rates are based on multiples of RP-2014 mortality table based on the occupation of the member.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 7. Retirement Plan (continued)

### e. Actuarial Assumptions (continued)

The long-term expected rate of return on pension plan investments was determined using a "top down approach" of the Client-Constrained Simulation-based Optimization Model (a statistical technique known as "re-sampling with a replacement" that directly keys in on specific plan-level risk factors as stipulated by the ERS Board of Trustees) in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future nominal rates of return (real returns and inflation) by the target asset allocation percentage. The target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<u>Strategic Allocation (risk-based classes)</u>	<u>Target Allocation</u>	<u>Long-Term Expected Geometric Rate of Return</u>
Broad Growth	63%	7.1%
Principal Protection	7	2.5
Real Return	10	4.1
Crisis Risk Offset	<u>20</u>	4.6
	<u>100%</u>	

The discount rate used to measure the net pension liability was 7.00%, consistent with the rate used at the prior measurement date. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from the Authority will be made at statutorily required rates, actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 7. Retirement Plan (continued)

### e. Actuarial Assumptions (continued)

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.00%, 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 (6.00%) or 1-percentage point higher (8.00%) than the current rate.

	1 percent Decrease (6.00%)	Current Discount Rate (7.00%)	1 percent Increase (8.00%)
Authority's proportionate share of the net pension liability	\$ 58,432,874	\$ 40,401,259	\$ 35,373,574

### f. Pension Plan Fiduciary Net Pension

The pension plan's fiduciary net position is determined on the same basis used by the pension plan. The ERS financial statements are prepared using the accrual basis of accounting under which expenses are recorded when the liability is incurred, and revenues are recorded in the accounting period in which they are earned and become measurable. Employer and member contributions are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investment purchases and sales are recorded as of their trade date. Administrative expenses are financed exclusively with investment income.

There were no significant changes after the report measurement date. Detailed information about the pension plan's fiduciary net position is available in the separately issued ERS financial report. ERS's complete financial statements are available at <http://www.ers.ehawaii.gov>.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 8. Postemployment Health Care and Life Insurance Benefits

### a. Plan Descriptions

The Authority provides certain health care and life insurance benefits to all qualified employees. Pursuant to Act 88, SLH 2001, the Authority contributes to the EUTF, an agent multiple-employer defined benefit plan that replaced the Hawaii Public Employees Health Fund effective July 1, 2003. The EUTF was established to provide a single delivery system of health benefits for state and county workers, retirees and their dependents. The EUTF issues an annual financial report that is available to the public. The report may be obtained by writing to the EUTF at P.O. Box 2121, Honolulu, Hawaii 96805-2121.

For employees hired before July 1, 1996, the Authority pays the entire base monthly contribution for employees retiring with 10 years or more of credited service, and 50% of the base monthly contribution for employees retiring with fewer than ten years of credited service. A retiree can elect a family plan to cover dependents.

For employees hired after June 30, 1996 but before July 1, 2001, and who retire with less than 10 years of service, the Authority makes no contributions. For those retiring with at least 10 years but fewer than 15 years of service, the Authority pays 50% of the base monthly contribution. For those retiring with at least 15 years but fewer than 25 years of service, the Authority pays 75% of the base monthly contribution. For those employees retiring with at least 25 years of service, the Authority pays 100% of the base monthly contribution. Retirees in this category can elect a family plan to cover dependents.

For employees hired on or after July 1, 2001, and who retire with less than 10 years of service, the Authority makes no contributions. For those retiring with at least 10 years but fewer than 15 years of service, the Authority pays 50% of the base monthly contribution. For those retiring with at least 15 years but fewer than 25 years of service the Authority pays 75% of the base monthly contribution. For employees retiring with at least 25 years of service, the Authority pays 100% of the base monthly contribution. Only single plan coverage is provided for retirees in this category. Retirees can elect family coverage but must pay the difference.

### b. Employees Covered by Benefit Terms

At July 1, 2019, the following number of plan members were covered by the benefit terms:

Inactive plan members or beneficiaries currently receiving benefits	36,993
Inactive plan members entitled to but not yet receiving benefits	7,678
Active plan members	<u>50,591</u>
Total plan members	<u><u>95,262</u></u>



# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 8. Postemployment Health Care and Life Insurance Benefits (continued)

### c. Contributions

Contributions are governed by HRS Chapter 87A and may be amended through legislation. Contributions to the OPEB plan from the Authority was approximately \$3,694,000 for the fiscal year ended June 30, 2020. The employer is required to make all contributions for members.

### d. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At June 30, 2020, the Authority reported a net OPEB liability of approximately \$40,339,825. The net OPEB liability was measured as of July 1, 2019, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date.

There were no changes between the measurement date, July 1, 2019, and the reporting date, June 30, 2020, that are expected to have a significant effect on the net OPEB liability.

For the year ended June 30, 2020, the Authority recognized OPEB expense of approximately \$3,232,769. At June 30, 2020 the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ -	\$ (589,391)
Changes in assumptions	570,902	-
Net difference between projected and actual earnings on pension plan investments	93,130	-
Authority contributions subsequent to the measurement date	<u>3,693,632</u>	<u>-</u>
Total	<u>\$4,357,664</u>	<u>\$ (589,391)</u>

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 8. Postemployment Health Care and Life Insurance Benefits (continued)

### d. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (continued)

At June 30, 2020, the \$3,693,632 reported as deferred outflows of resources related to OPEB resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ending June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

For the years ending June 30,	
2021	\$ 19,623
2022	19,623
2023	19,623
2024	19,623
2025	(3,660)
Thereafter	<u>(191)</u>
Total	<u>\$ 74,641</u>

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 8. Postemployment Health Care and Life Insurance Benefits (continued)

### e. Actuarial Assumptions

The total OPEB liability in the July 1, 2019 actuarial valuation was determined using the following actuarial assumptions adopted by the EUTF Board of Trustees on January 13, 2020, based on the experience study covering the five year period ended June 30, 2018 as conducted for the ERS:

Inflation	2.50 percent
Salary Increases	3.50 percent to 7.00 percent including inflation
Investment Rate of Return	7.00 percent

### Healthcare Cost Trend Rates

PPO*	Initial rate of 8.00 percent, declining to a rate of 4.86 percent after 12 years
HMO*	Initial rate of 8.00 percent, declining to a rate of 4.86 percent after 12 years
Contribution	Initial rate of 5.00 percent; declining to a rate of 4.70 percent after 11 years
Dental	5.00 percent for the first two years, then 4.00 percent for all future years
Vision	0.00 percent for the first two years, then 2.50 percent for all future years
Life Insurance	0.00 percent

\*Blended rates for medical and prescription drug

Mortality rates are based on system-specific mortality tables utilizing scale BB to project generational mortality improvement.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 8. Postemployment Health Care and Life Insurance Benefits (continued)

### e. Actuarial Assumptions (continued)

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. The target allocation and best estimates of arithmetic real rates of return for each asset class are summarized in the following table:

Asset Class	Target Allocation	Long- Term Expected Real Rate
Private Equity	10 %	8.80 %
U.S. Microcap	7	7.30
U.S. Equity	15	5.35
Non-U.S. Equity	17	6.90
Global Options	7	4.75
Core Real Estate	10	3.90
Private Credit	6	5.60
Core Bonds	3	1.50
TIPS	5	1.20
Long Treasuries	6	2.00
Alternative Risk Premia	5	2.75
Trend Following	9	3.25
	100 %	

### f. Single Discount Rate

The discount rate used to measure the net OPEB liability was 7.00 percent, based on the expected rate of return on OPEB plan investments of 7.00 percent and the municipal bond rate of 3.13 percent (based on the daily rate closest to but not later than the measurement date of the Fidelity “20-year Municipal GO AA index”). Beginning with the fiscal year 2019 contribution, the Authority’s funding policy is to pay the recommended actuarially determined contribution, which is based on layered, closed amortization periods. Based on those assumptions, the OPEB plan’s fiduciary net position was projected to be available to make all

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 8. Postemployment Health Care and Life Insurance Benefits (continued)

### f. Single Discount Rate (continued)

projected future benefit payments of current active and inactive 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.

### g. OPEB Plan Fiduciary Net Position

The OPEB plan's fiduciary net position has been determined on the same basis used by the OPEB plan. The EUTF's financial statements are prepared using the accrual basis of accounting under which revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of the cash flows. Employer contributions are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investment purchases and sales are recorded on a trade-date basis. Administrative expenses are financed exclusively with investment income.

There were no significant changes after the report measurement date. Detailed information about the OPEB plan's fiduciary net position is available in the separately issued EUTF financial report. EUTF's complete financial statements are available at <http://eutf.hawaii.gov>.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 8. Postemployment Health Care and Life Insurance Benefits (continued)

### h. Changes in Net OPEB Liability

The following table represents a schedule of changes in the net OPEB liability. The ending balances are as of the measurement date, July 1, 2019.

	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
Beginning Balance	\$ 45,400,755	\$ 5,112,211	\$ 40,288,544
Service Cost	1,080,428	-	1,080,428
Interest on the total OPEB liability	3,405,607	-	3,405,607
Changes of benefit terms	-	-	-
Difference between expected and actual experience	(28,356)	-	(28,356)
Changes in assumptions	273,716	-	273,716
Employer contributions	-	3,597,601	(3,597,601)
Net investment income	-	327,087	(327,087)
Benefit payments	(1,630,932)	(1,630,932)	-
Administrative expense	-	(2,251)	2,251
Other	-	757,677	(757,677)
Net Changes	<u>3,100,463</u>	<u>3,049,182</u>	<u>51,281</u>
Ending balance	<u>\$ 48,501,218</u>	<u>\$ 8,161,393</u>	<u>\$ 40,339,825</u>

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

The following table presents the Authority's net OPEB liability calculated using the discount rate of 7.00 percent, as well as what the Authority's net OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (6.00 percent) or one percentage point higher (8.00 percent) than the current discount rate:

	1 percent Decrease (6.00%)	Current Discount Rate (7.00%)	1 percent Increase (8.00%)
Authority's proportionate share of the net OPEB liability	\$ 48,064,175	\$ 40,339,825	\$ 34,244,931

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 8. Postemployment Health Care and Life Insurance Benefits (continued)

### i. Sensitivity of Net OPEB Liability to Changes in the Discount Rate and Healthcare Cost Trend Rates (continued)

The following table presents the Authority's net OPEB liability calculated using the assumed healthcare cost trend rate, as well as what the Authority's net OPEB liability would be if it were calculated using the trend rate that is one percentage point lower or one percentage point higher than the current healthcare cost trend rate:

	1 percent Decrease (6.00%)	Current Discount Rate (7.00%)	1 percent Increase (8.00%)
Authority's proportionate share of the net OPEB liability	\$ 33,967,279	\$ 40,339,825	\$ 48,573,056

## 9. Deferred Compensation Plan

The State offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all State employees, permits employees to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or an unforeseeable emergency. All plan assets are held in a trust fund to protect them from claims of general creditors. The State has no responsibility for loss due to the investment or failure of investment of funds and assets in the plan, but has the duty of due care that would be required of an ordinary prudent investor.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 10. Interfund Receivables and Payables

The composition of interfund balances as of June 30, 2020 is as follows:

Current Due from	General Fund	Housing Choice Voucher	Federal Low-Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Non-major Enterprise
Federal Low Rent Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,888,708
Central Office Cost Center	-	-	126,717	-	-	-	-
Non-major - Enterprise	2,002,197	735	-	103,945	111,572	9,661,599	-
Total	<u>\$ 2,002,197</u>	<u>\$ 735</u>	<u>\$ 126,717</u>	<u>\$ 103,945</u>	<u>\$ 111,572</u>	<u>\$ 9,661,599</u>	<u>\$ 1,888,708</u>

The current interfund receivable and payable balances are due to interfund services provided or reimbursable expenditures and payments between funds.

In the previous year, non-current interfund balances of \$16,678,845 and \$1,355,795 due from the Federal Low Rent Program and Housing Revolving Fund, respectively, represented each funds allocated portion of the OPEB liability, which was reported under the Central Office Cost Center. In the current year, the Authority, in accordance with the guidance provided by HUD, now recognizes each funds allocated portion of the OPEB liability directly under the respective funds.

## 11. Net Transfers

The composition of net transfer balances reflected in the financial statements as of June 30, 2020 is as follows:

Transfer From	Federal Low-Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Capital Projects
General Fund	\$ 2,397,985	\$ 920,991	\$ 1,735,417	\$ 10,071	\$ -
Capital Projects	529,982	48,884	-	-	-
Housing for Elders Revolving Fund	-	-	-	-	29,019
Total	<u>\$ 2,927,967</u>	<u>\$ 969,875</u>	<u>\$ 1,735,417</u>	<u>\$ 10,071</u>	<u>\$ 29,019</u>



# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 11. Net Transfers (continued)

The following describes the transfers noted above:

General Fund: The General Fund expended approximately \$5,064,000 from the current year annual State of Hawaii appropriations to pay for rental housing service shortfalls and administrative expenses under certain enterprise funds.

Capital Projects: The Capital Projects Fund expended approximately \$579,000 from the current year annual State of Hawaii appropriations to primarily pay for capital improvement administrative expenses and rental housing service repairs and maintenance under certain enterprise funds.

Housing for Elders Revolving Fund: The Housing Revolving Fund expended approximately \$29,000 to pay for administrative expenses under the Capital Projects fund.

## 12. Capital Contributions

During 2020, the Capital Projects Fund expended approximately \$28,152,000 from the current year annual State of Hawaii appropriations to pay for capital outlays that were contributed to enterprise funds. The composition of capital contribution balances reflected in the Proprietary Funds financial statements as of June 30, 2020 is as follows:

Contributed From	Federal Low-Rent Program	Housing Revolving Fund	Housing Elders Revolving Fund	Central Office Cost Center Fund	Total
Capital Projects	\$ 25,906,162	\$ 298,253	\$ 1,712,310	\$ 235,769	\$ 28,152,494

For the government-wide, statement of activities, these amounts have been reflected as transfers.

# Hawaii Public Housing Authority

Notes to Financial Statements  
June 30, 2020

## 13. Subsequent Events

On March 4, 2020, in response to a new disease commonly known as COVID-19 caused by a novel strain of coronavirus, Hawaii Governor David Y. Ige (the Governor) proclaimed the spread of COVID-19 in Hawaii to be a disaster and declared a state of emergency in Hawaii. Several emergency proclamations have been issued.

The Tenth Supplementary Proclamation, issued on July 17, 2020, suspended specific provisions of law. Included were Sections 87A-42(b) – (f), HRS, other post-employment benefits trust, 81A-43, HRS, payment of public employer contributions to the other post-employment benefits trust, and 237-31(3), HRS, remittances, related to the requirement for public employers to pay the annual required contribution to the Hawaii Employer-Union Health Benefits Trust Fund in the fiscal year 2020-2021.

**Required Supplementary Information  
Other Than Management's Discussion and Analysis**

Hawaii Public Housing Authority

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULE -  
MAJOR GOVERNMENTAL FUNDS

Year Ended June 30, 2020

	General Fund		
	<u>Original Budget</u>	<u>Final Budget</u>	<u>Budgetary Actual</u>
Revenues -			
State allotted appropriations	<u>\$ 5,941,437</u>	<u>\$ 5,941,437</u>	<u>\$ 5,941,437</u>
Expenditures -			
Rental housing and assistance program	<u>5,941,437</u>	<u>5,941,437</u>	<u>5,821,506</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 119,931</u>
	Housing Choice Voucher Program		
	<u>Original Budget</u>	<u>Final Budget</u>	<u>Budgetary Actual</u>
Revenues -			
HUD contributions	<u>38,358,008</u>	<u>\$ 38,358,008</u>	<u>\$ 38,358,008</u>
Expenditures -			
Rental housing and assistance program	<u>38,358,008</u>	<u>38,358,008</u>	<u>39,195,717</u>
DEFICIENCY OF REVENUES UNDER EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (837,709)</u>

See accompanying independent auditor's report.

Hawaii Public Housing Authority

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULE -  
MAJOR GOVERNMENTAL FUNDS (continued)

Year Ended June 30, 2020

	<u>Section 8 Contract Administration</u>		
	<u>Original Budget</u>	<u>Final Budget</u>	<u>Budgetary Actual</u>
Revenues -			
HUD contributions	<u>\$ 38,547,718</u>	<u>\$ 38,547,718</u>	<u>\$ 38,547,718</u>
Expenditures -			
Rental housing and assistance program	<u>38,547,718</u>	<u>38,547,718</u>	<u>38,205,115</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 342,603</u>

See accompanying independent auditor's report.

Hawaii Public Housing Authority

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULE -  
BUDGET-TO-GAAP RECONCILIATION

Year Ended June 30, 2020

	<u>General Fund</u>	<u>Housing Choice Voucher Program</u>	<u>Section 8 Contract Administration</u>
Excess (deficiency) of revenues over (under) expenditures and other sources and uses - actual on budgetary basis	\$ 119,931	\$ (837,709)	\$ 342,603
Reserve for encumbrance at year end*	654,546	-	-
Expenditures for liquidation of prior year's encumbrances	(2,215,355)	-	-
Reversion of prior year's allotments	(119,931)	-	-
Accrual adjustments, operating transfers and other	<u>552,911</u>	<u>607,057</u>	<u>(47,952)</u>
 (DEFICIENCY) EXCESS OF REVENUES (UNDER) OVER EXPENDITURES AND OTHER USES - US GAAP BASIS	 <u>\$ (1,007,898)</u>	 <u>\$ (230,652)</u>	 <u>\$ 294,651</u>

\* Amount reflects the encumbrance balance included in continuing appropriation.

See accompanying independent auditor's report.

Hawaii Public Housing Authority

Schedule of the Authority's Proportionate Share of the Net Pension Liability  
Last 10 Fiscal Years\*

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Authority's proportion of the net pension liability	0.29%	0.28%	0.29%	0.29%	0.29%	0.29%	0.29%			
Authority's proportionate share of the net pension liability	\$ 40,401,259	\$ 37,880,199	\$ 37,036,049	\$ 38,216,244	\$ 25,085,181	\$ 23,355,937	\$ 25,740,677			
Authority's covered-employee payroll	14,709,141	14,806,198	14,516,008	13,576,230	13,759,120	12,683,355	11,885,355			
Authority's proportionate share of the net pension liability as a percentage of its covered payroll	274.67%	255.84%	255.14%	281.49%	281.49%	182.32%	216.57%			
Plan fiduciary net position as a percentage of the total pension liability	54.87%	55.48%	54.80%	51.28%	62.42%	63.92%	57.96%			

\*This data is presented for years for which information is available

See accompanying independent auditor's report.

Hawaii Public Housing Authority

Schedule of the Authority's Pension Contributions  
Last 10 Fiscal Years

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Contractually required contribution	\$ 3,319,373	\$ 2,816,511	\$ 2,510,750	\$ 2,348,866	\$ 2,172,048	\$ 2,159,495	\$ 1,965,345	\$ 1,788,664	\$ 1,571,123	\$ 1,536,848
Contributions in relation to the contractually required contribution	(3,319,373)	(2,816,511)	(2,510,750)	(2,348,866)	(2,172,048)	(2,159,495)	(1,965,345)	(1,788,664)	(1,571,123)	(1,536,848)
Contributions deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Authority's covered-employee payroll	\$ 16,033,163	\$ 14,709,141	\$ 14,806,198	\$ 14,516,008	\$ 13,576,230	\$ 13,759,120	\$ 12,683,355	\$ 11,885,355	\$ 10,400,580	\$ 9,850,368
Contributions as a percentage of covered-employee payroll	20.70%	19.15%	16.96%	16.18%	16.00%	15.70%	15.50%	15.05%	15.11%	15.60%

See accompanying independent auditor's report.



## Hawaii Public Housing Authority

Notes to the Schedule of the Authority's Pension Contributions  
Year ended June 30, 2020

Contribution rates are a percentage of pensionable payroll and are set by statute based on the recommendation of the ERS actuary. Act 256/2007 established contribution rates beginning July 1, 2008 through June 30, 2012. Act 163/2011 established new contribution rates beginning July 1, 2012 through July 1, 2015. Act 17/2017 established new contribution rates beginning July 1, 2018 until statutory changes are implemented. Contribution rates by year are as follows:

<u>Effective Starting</u>	<u>General Employees</u>
July 1, 2020	24.0%
July 1, 2019	22.0%
July 1, 2018	19.0%
July 1, 2017	18.0%
July 1, 2015	17.0%
July 1, 2014	16.5%
July 1, 2013	16.0%
July 1, 2012	15.5%
July 1, 2011	15.0%

Act 152/2012 amended the definition of compensation for new employees hired after June 30, 2012 for the purpose of pension benefit calculations. Compensation is defined as normal periodic payments and does not include overtime, supplemental payments, bonuses, lump sum salary differentials and other types of differentials. For employees hired prior to July 1, 2012 compensation includes overtime, supplemental payments, bonuses and other types of differentials for the purpose of pension benefit calculations.

Act 153/2012 requires employers to pay additional contributions for those employees who retire on or after July 1, 2012 with significant "non-base pay" increase in the three or five years used to calculate their average final compensation and maximum retirement allowances. The amount is determined by comparing the maximum retirement allowance that would have been received without the significant non-base pay increase to the actual maximum allowance. These amounts are assessed, on a fiscal year basis, for all retirees meeting the criteria during the previous fiscal year.

Hawaii Public Housing Authority

Schedule of the Authority's Proportionate Share of the Changes in Net OPEB Liability and Related Ratios  
Last 10 Fiscal Years\*

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>Total OPEB Liability</b>										
Service cost	\$ 1,080,428	\$ 948,455	\$ 733,947							
Interest on the total OPEB liability	3,405,607	2,936,634	2,228,580							
Changes of benefit terms	-	-	-							
Difference between expected and actual experience of total OPEB liability	(28,356)	(868,350)	-							
Changes of assumptions	273,716	525,552	-							
Benefit payments	(1,630,932)	(1,429,888)	(1,101,878)							
Net change in total OPEB liability	3,100,463	2,112,403	1,860,649							
Total OPEB liability - beginning	45,400,755	43,288,352	41,427,703							
Total OPEB liability - ending	<u>\$ 48,501,218</u>	<u>\$ 45,400,755</u>	<u>\$ 43,288,352</u>							
<b>Plan fiduciary net position</b>										
Employer contributions	\$ 3,597,601	\$ 2,825,229	\$ 2,191,159							
Net investment income	327,087	325,516	219,382							
Benefit payments	(1,630,932)	(1,429,888)	(1,101,878)							
OPEB plan administrative expense	(2,251)	(1,066)	(561)							
Other	757,677	-	17,616							
Net change in plan fiduciary position	3,049,182	1,719,791	1,325,718							
Plan fiduciary net position - beginning	5,112,211	3,392,420	2,066,702							
Plan fiduciary net position - ending	<u>\$ 8,161,393</u>	<u>\$ 5,112,211</u>	<u>\$ 3,392,420</u>							
<b>Net OPEB liability - ending</b>	\$ 40,339,825	\$ 40,288,544	\$ 39,895,932							
Plan fiduciary net position as a percentage of total OPEB liability	17%	11%	8%							
Covered-employee payroll	14,709,141	14,806,198	14,516,008							
Net OPEB liability as a percentage of covered-employee payroll	274%	272%	275%							

\*This data is presented for years for which information is available

See accompanying independent auditor's report.

Hawaii Public Housing Authority

Schedule of the Authority's OPEB Contributions  
Last 10 Fiscal Years\*

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Actuarially determined contribution	\$ 3,856,767	\$ 3,466,987	\$ 3,187,682							
Contributions in relation to the actuarially determined contribution	<u>3,693,632</u>	<u>3,597,601</u>	<u>2,825,229</u>							
Contributions deficiency (excess)	<u>\$ 163,135</u>	<u>\$ (130,614)</u>	<u>\$ 362,453</u>							
Authority's covered-employee payroll	\$ 16,033,163	\$ 14,709,141	\$ 14,806,198							
Contributions as a percentage of covered-employee payroll	24.05%	23.57%	21.53%							

\*This data is presented for years for which information is available

See accompanying independent auditor's report.

## Hawaii Public Housing Authority

Notes to the Schedule of the Authority's OPEB Contributions  
Year ended June 30, 2020

Actuarial Valuation Date	July 1, 2019
Actuarial Cost Method	Entry Age Normal
Amortization method*	Level percent, closed
Remaining amortization period	25 years
Asset valuation method	Market
<b>Actuarial Assumptions</b>	
Investment rate of return	7.00 percent
Projected salary increases	3.50 percent
<b>Healthcare Cost Trend Rates</b>	
PPO**	Initial rates of 6.60 percent and 9.00 percent, 4.86 percent after 14 years
HMO**	Initial rate of 9.00 percent, 4.86 percent after 14 years
Contribution	Initial rates of 2.00 percent and 5.00 percent, 4.70 percent after 14 years
Dental	3.50 percent
Vision	2.50 percent

\* Closed bases are established at each valuation for new unfunded liabilities.

\*\* Blended rates for medical and prescription drug.

## **Supplementary Information**

Hawaii Public Housing Authority

COMBINING STATEMENT OF NET POSITION – NONMAJOR OTHER ENTERPRISE FUNDS

June 30, 2020

ASSETS	Wilikina Apartments Project	Kekumu at Waikoloa Project	Disbursing Fund	KPT Resource Center	Total
Current Assets:					
Cash	\$ 457,201	\$ 284,894	\$ 9,859,863	\$ 138,002	\$ 10,739,960
Restricted cash	-	35,723	-	11,109	46,832
Tenant receivables, less allowance for doubtful accounts	-	27,283	-	3,339	30,622
Other receivables	-	4,172	4,386	-	8,558
Due from other funds	-	-	1,888,708	-	1,888,708
Total current assets	<u>457,201</u>	<u>352,072</u>	<u>11,752,957</u>	<u>152,450</u>	<u>12,714,680</u>
Capital Assets, less accumulated depreciation	<u>1,514,873</u>	<u>2,110,948</u>	<u>-</u>	<u>5,458,121</u>	<u>9,083,942</u>
Total assets	<u><u>\$ 1,972,074</u></u>	<u><u>\$ 2,463,020</u></u>	<u><u>\$ 11,752,957</u></u>	<u><u>\$ 5,610,571</u></u>	<u><u>\$ 21,798,622</u></u>

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF NET POSITION – NONMAJOR OTHER ENTERPRISE FUNDS (continued)

June 30, 2020

LIABILITIES AND NET POSITION	Wilikina Apartments Project	Kekumu at Waikoloa Project	Disbursing Fund	KPT Resource Center	Total
Current Liabilities:					
Accounts payable	\$ -	\$ 13,457	\$ 119,678	\$ 208,597	\$ 341,732
Accrued expenses	-	-	-	122,575	122,575
Due to other funds	-	195	11,633,279	246,574	11,880,048
Security deposits	-	35,720	-	11,109	46,829
Deferred income	-	2,105	-	-	2,105
Total current liabilities	<u>-</u>	<u>51,477</u>	<u>11,752,957</u>	<u>588,855</u>	<u>12,393,289</u>
Net Position:					
Invested in capital assets, net of related debt	1,514,873	2,110,948	-	5,458,121	9,083,942
Unrestricted	<u>457,201</u>	<u>300,595</u>	<u>-</u>	<u>(436,405)</u>	<u>321,391</u>
Total net position	<u>1,972,074</u>	<u>2,411,543</u>	<u>-</u>	<u>5,021,716</u>	<u>9,405,333</u>
Total liabilities and net position	<u>\$ 1,972,074</u>	<u>\$ 2,463,020</u>	<u>\$ 11,752,957</u>	<u>\$ 5,610,571</u>	<u>\$ 21,798,622</u>

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF REVENUES AND EXPENSES – NONMAJOR OTHER ENTERPRISE FUNDS

Year Ended June 30, 2020

	Wilikina Apartments Project	Kekumu at Waikoloa Project	Disbursing Fund	KPT Resource Center	Total
Operating Revenues:					
Rental	\$ -	\$ 425,604	\$ -	\$ 733,276	\$ 1,158,880
Other	-	19,376	-	-	19,376
Total operating revenues	-	444,980	-	733,276	1,178,256
Operating Expenses:					
Personnel services	-	21,962	-	-	21,962
Depreciation	-	64,130	-	496,192	560,322
Administration	-	207,058	-	151,536	358,594
Professional services	-	3,378	-	4,014	7,392
Security	-	-	-	290,832	290,832
Insurance	-	3,333	-	13,473	16,806
Repairs and maintenance	-	121,828	-	211,557	333,385
Utilities	-	129,733	-	154,254	283,987
Total operating expenses	-	551,422	-	1,321,858	1,873,280
Change in net position	\$ -	\$ (106,442)	\$ -	\$ (588,582)	\$ (695,024)

See accompanying independent auditor's report.



Hawaii Public Housing Authority

COMBINING STATEMENT OF CHANGES IN NET POSITION – NONMAJOR OTHER ENTERPRISE FUNDS

Year Ended June 30, 2020

	Wilikina Apartments Project	Kekumu at Waikoloa Project	Disbursing Fund	KPT Resource Center	Total
Net Position at July 1, 2019	\$ 1,972,074	\$ 2,517,985	\$ -	\$ 5,610,298	\$ 10,100,357
Change in Net Position	<u>-</u>	<u>(106,442)</u>	<u>-</u>	<u>(588,582)</u>	<u>(695,024)</u>
Net Position at June 30, 2020	<u>\$ 1,972,074</u>	<u>\$ 2,411,543</u>	<u>\$ -</u>	<u>\$ 5,021,716</u>	<u>\$ 9,405,333</u>

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF CASH FLOWS – NONMAJOR OTHER ENTERPRISE FUNDS

Year Ended June 30, 2020

	Wilikina Apartments Project	Kekumu at Waikoloa Project	Disbursing Fund	KPT Resource Center	Total
Cash Flows from Operating Activities:					
Cash received from renters	\$ -	\$ 419,140	\$ -	\$ 729,937	\$ 1,149,077
Cash payments to employees	-	(21,962)	-	-	(21,962)
Cash payments to suppliers	-	(482,233)	-	(796,437)	(1,278,670)
Cash receipt from (payments to) other funds	-	(2,779)	(1,983,736)	209,869	(1,776,646)
Other	-	19,276	65,845	-	85,121
Net cash (used in) provided by operating activities	-	(68,558)	(1,917,891)	143,369	(1,843,080)
Net (decrease) increase in cash	-	(68,558)	(1,917,891)	143,369	(1,843,080)
Cash at July 1, 2019	457,201	389,175	11,777,754	5,742	12,629,872
Cash at June 30, 2020	<u>\$ 457,201</u>	<u>\$ 320,617</u>	<u>\$ 9,859,863</u>	<u>\$ 149,111</u>	<u>\$ 10,786,792</u>

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF CASH FLOWS – NONMAJOR OTHER ENTERPRISE FUNDS (continued)

Year Ended June 30, 2020

	Wilikina Apartments Project	Kekumu at Waikoloa Project	Disbursing Fund	KPT Resource Center	Total
Cash Flows from Operating Activities:					
Reconciliation of operating loss to net cash (used in) provided by operating activities:					
Operating loss	\$ -	\$ (106,442)	\$ -	\$ (588,582)	\$ (695,024)
Adjustments to reconcile operating loss to net cash (used in) provided by operating activities:					
Depreciation	-	64,130	-	496,192	560,322
Changes in assets and liabilities:					
Tenant receivables	-	(8,230)	-	(3,339)	(11,569)
Due from other funds	-	-	(1,739,894)	-	(1,739,894)
Other receivables	-	(100)	988	-	888
Accounts payable	-	(16,903)	64,857	43,677	91,631
Accrued expenses	-	-	-	(14,448)	(14,448)
Due to other funds	-	(2,779)	(243,842)	209,869	(36,752)
Deferred income	-	1,766	-	-	1,766
Net cash (used in) provided by operating activities:	<u>\$ -</u>	<u>\$ (68,558)</u>	<u>\$ (1,917,891)</u>	<u>\$ 143,369</u>	<u>\$ (1,843,080)</u>

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF NET POSITION – INTERNAL SERVICE FUNDS

June 30, 2020

ASSETS	Equipment Rental	Vehicle Rental	Total
Current Assets:			
Cash	\$ 803,537	\$ 723,391	\$ 1,526,928
Accrued interest receivable	2,870	2,217	5,087
Total current assets	806,407	725,608	1,532,015
Capital Assets, less accumulated depreciation	-	551	551
Total assets	<u>\$ 806,407</u>	<u>\$ 726,159</u>	<u>\$ 1,532,566</u>
LIABILITIES AND NET POSITION			
Net Position:			
Invested in capital assets	\$ -	\$ 551	\$ 551
Unrestricted	806,407	725,608	1,532,015
Total net position	806,407	726,159	1,532,566
Total liabilities and net position	<u>\$ 806,407</u>	<u>\$ 726,159</u>	<u>\$ 1,532,566</u>

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF REVENUES AND EXPENSES AND  
CHANGES IN NET POSITION – INTERNAL SERVICE FUNDS

Year Ended June 30, 2020

	<u>Equipment Rental</u>	<u>Vehicle Rental</u>	<u>Total</u>
Operating Revenue - Rental	<u>\$ 13,180</u>	<u>\$ 111,357</u>	<u>\$ 124,537</u>
Operating Expenses:			
Professional services	4,105	2,198	6,303
Depreciation	312	32,048	32,360
Insurance	<u>754</u>	<u>-</u>	<u>754</u>
Total operating expenses	<u>5,171</u>	<u>34,246</u>	<u>39,417</u>
Operating income	8,009	77,111	85,120
Nonoperating Revenues --			
Interest income	<u>15,193</u>	<u>11,344</u>	<u>26,537</u>
Total nonoperating revenues	<u>15,193</u>	<u>11,344</u>	<u>26,537</u>
Change in net position	23,202	88,455	111,657
Net Position at July 1, 2019	<u>783,205</u>	<u>637,704</u>	<u>1,420,909</u>
Net Position at June 30, 2020	<u><u>\$ 806,407</u></u>	<u><u>\$ 726,159</u></u>	<u><u>\$ 1,532,566</u></u>

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF CASH FLOWS – INTERNAL SERVICE FUNDS

Year Ended June 30, 2020

	Equipment Rental	Vehicle Rental	Total
Cash Flows from Operating Activities -			
Cash receipts from other funds	\$ 13,180	\$ 111,357	\$ 124,537
Other cash payments	(4,859)	(2,198)	(7,057)
Net cash provided by operating activities	<u>8,321</u>	<u>109,159</u>	<u>117,480</u>
Cash Flows from Investing Activity -			
Receipts of Interest	<u>28,100</u>	<u>19,965</u>	<u>48,065</u>
Net cash provided by investing activity	<u>28,100</u>	<u>19,965</u>	<u>48,065</u>
Net increase in cash	36,421	129,124	165,545
Cash at July 1, 2019	<u>767,116</u>	<u>594,267</u>	<u>1,361,383</u>
Cash at June 30, 2020	<u><u>\$ 803,537</u></u>	<u><u>\$ 723,391</u></u>	<u><u>\$ 1,526,928</u></u>

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF CASH FLOWS – INTERNAL SERVICE FUNDS (continued)

Year Ended June 30, 2020

	<u>Equipment Rental</u>	<u>Vehicle Rental</u>	<u>Total</u>
Cash Flows from Operating Activities:			
Reconciliation of operating income to			
net cash provided by operating activities:			
Operating income	\$ 8,009	\$ 77,111	\$ 85,120
Adjustments to reconcile operating income			
to net cash provided by operating activities			
Depreciation	<u>312</u>	<u>32,048</u>	<u>32,360</u>
Net cash provided by			
operating activities	<u><u>\$ 8,321</u></u>	<u><u>\$ 109,159</u></u>	<u><u>\$ 117,480</u></u>

See accompanying independent auditor's report.

Hawaii Public Housing Authority

RECONCILIATION OF CASH

June 30, 2020

The Authority's cash consists of the following as of June 30, 2020:

Equity in State Treasury investment pool - Gov't Wide	\$ 17,916,641
Cash in banks	<u>86,972,092</u>
	<u>\$ 104,888,733</u>

Total cash is in agreement with the State Comptroller's central accounting records as of June 30, 2020, as reconciled below:

	<u>Appropriation symbol</u>	<u>June 30, 2020</u>
Cash in State Treasury		
Special Funds	S-14-337-K	\$ 22,805
	S-15-337-K	61,637
	S-16-337-K	69,522
	S-17-337-K	294,303
	S-18-337-K	242,769
	S-19-337-K	85,937
	S-20-337-K	4,634,096
	S-19-335-K	44
	S-20-335-K	723,347
	S-19-336-K	64
	S-20-336-K	803,474
	S-16-308-K	4,581
	S-17-308-K	86,999
	S-18-308-K	63,168
	S-19-308-K	30,630
	S-20-308-K	933,402
	S-19-332-K	3,060
	S-20-332-K	9,815,219
Trust Funds	T-11-913-K	353
	T-14-913-K	33,128
	T-15-913-K	<u>8,103</u>
Total cash held in State Treasury as reported by State Comptrollers accounting records carried forward		17,916,641

See accompanying independent auditor's report.



Hawaii Public Housing Authority

RECONCILIATION OF CASH (continued)

June 30, 2020

	<u>Appropriation symbol</u>	<u>June 30, 2020</u>
Subtotal brought forward		<u>17,916,641</u>
Cash held outside State Treasury:		
Cash in bank		<u>86,972,092</u>
Cash on statement of net position		<u><u>\$ 104,888,733</u></u>

See accompanying independent auditor's report.