

**MINNEAPOLIS PUBLIC  
HOUSING AUTHORITY**

**Minneapolis, Minnesota**

**Basic  
Financial Statements and  
Supplementary Information**

**December 31, 2022**



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## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
Minneapolis Public Housing Authority  
Minneapolis, Minnesota

### Report on the Audit of the Financial Statements

#### ***Opinion***

We have audited the accompanying financial statements of the business-type activities of the Minneapolis Public Housing Authority (the "Authority"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Authority as of December 31, 2022, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of Elliotts, LP, which represent 90%, 89%, and 91%, respectively, of the assets, net position, and revenues of the aggregate discretely presented component units as of December 31, 2022. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Authority, are based solely on the report of the other auditors.

#### ***Basis for Opinion***

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

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

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

## ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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

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

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of changes in the Authority's total OPEB liability and related ratios as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying financial data schedule is presented for purposes of additional analysis as required by U.S. Department of Housing and Urban Development, and is not a required part of the basic financial statements of the Authority. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is also not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Organizational Chart has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated September 20, 2023 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to solely describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

September 20, 2023  
Melbourne, Florida

*Berman Hopkins Wright & LaHam*  
*CPAs and Associates, LLP*

**Minneapolis Public Housing Authority**

**ORGANIZATIONAL CHART**

**December 31, 2022**

Board of Commissioners

		<u>Term Expires</u>
Tom Hoch	Chair	December 31, 2023
Andrea Brennan	Commissioner	December 31, 2022
Mikkel Beckmen	Commissioner	December 31, 2023
Abdullahi Isse	Commissioner	December 31, 2023
Cara Letofsky	Commissioner	December 31, 2022
Tamir Mohamud	Commissioner	December 31, 2023
Hon. James Rosenbaum	Commissioner	December 31, 2023
Tessa Wetjen	Commissioner	December 31, 2022
Faith Xiong	Commissioner	December 31, 2023

Executive Director/CEO

Abdi Warsame	Indefinite
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**MINNEAPOLIS PUBLIC HOUSING AUTHORITY  
MINNEAPOLIS, MINNESOTA**

**MANAGEMENT’S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2022**

(Unaudited)

This section of the Minneapolis Public Housing Authority’s (MPHA) annual financial report presents our Management’s Discussion and Analysis (MD&A) of the MPHA’s financial performance during the fiscal year ended on December 31, 2022. The MD&A is designed to assist the reader in focusing on significant financial issues, to provide an overview of the MPHA’s financial activity and position, and to identify financial trends and concerns. Since this section is designed to focus on the audit year’s activities, resulting changes, and currently known facts, please read it in conjunction with the MPHA’s financial statements.

The financial statements are presented in accordance with accounting principles generally accepted in the United States of America (GAAP). As provided under GAAP, the MPHA uses the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned, and expenses, including depreciation, are recognized in the period in which they are incurred. The financial statements include the MPHA’s blended component units—Community Housing Resources (CHR), MPHA Dev. Co., and MPHA Hold. Co., Elliots LP and Family Housing Resources, LP are also presented as discretely presented component units of the MPHA.

**FINANCIAL HIGHLIGHTS**

- MPHA invested \$28.8 million into public housing preservation and production in 2022. This was the largest amount spent in any one year in the last decade. Significant capital projects included comprehensive rehabilitation at 1314 44<sup>th</sup> Avenue North and over \$7 million spent on fire suppression system installs across 8 high-rises.
- Due to insufficient federal funding for the Public Housing Operating and Capital Program, the MPHA found it necessary to invoke MTW single fund flexibility and utilize funding from the MTW Housing Choice Voucher Program in order to adequately serve public housing families and make necessary repairs to aging public housing buildings. In 2022, the MPHA utilized \$12.8 million in MTW Housing Choice Voucher funds to primarily fund capital improvements and property security needs in MPHA public housing units.
- MPHA’s non-profit affiliate Family Housing Resources Mgmt, LLC closed on the development of 84 units of newly constructed deeply affordable housing in November 2022. The development will bring 26 two- and 58 three-bedroom units in fourplexes and sixplexes to 16 sites across Minneapolis. Unique to this project, the development will be using modular construction for the first time to deliver cost-effective, move-in ready units 33 percent faster than traditional construction.



## AGENCY OVERVIEW

The MPHA's mission is to promote and deliver quality, well-managed homes to a diverse low-income population and, with partners, contribute to the well-being of the individuals, families and community we serve. The MPHA uses the enterprise fund method for financial reporting. This presentation is designed to be corporate-like, in that all business-type activities are consolidated into one agency-wide total. While detailed sub-fund information is not presented, separate accounts are maintained for each program or grant to control and manage money for particular purposes or to demonstrate that the MPHA is properly using specific appropriations and grants. The Financial Data Schedule, presented in the Supplementary Information section of the financial statements, provides a balance sheet and income statement by program as required by HUD. Although the Financial Data Schedule presents several programs, the major operations include administering a Housing Choice Voucher Program and managing and operating public housing rental property.

On January 22, 2020, the MPHA board of commissioners ratified the formation of several non-profit affiliate organizations to effectuate the conversion of properties subsidized by public housing subsidies to housing voucher subsidies. MPHA Hold. Co. was formed as a non-profit holding corporation, of which MPHA is its sole member, to effectuate tax benefits contemplated by the low-income housing tax credit (LIHTC) program when public housing properties are converted to housing vouchers and receive LIHTC financing. MPHA Dev. Co. was formed as a non-profit holding corporation, of which MPHA is the sole voting member, to fulfill the role of developer for former public housing properties that converted housing assistance to vouchers. MPHA Property Mgmt. Co. was formed as a non-profit holding corporation, of which MPHA is the sole voting member, to provide property management and maintenance services for former public housing properties that converted housing assistance to vouchers. MPHA Hold. Co., MPHA Dev. Co., and MPHA Property Mgmt. Co. are presented on these financial statements as a blended component unit within the MPHA, meaning that their financial transactions are combined with the MPHA's transactions in accordance with prescribed generally accepted accounting principles.

Also on January 22, 2020, the MPHA Hold. Co. board of directors ratified the formation of Elliots Mgmt. LLC and Elliots LP. These newly created entities were formed to effectuate the development and operation of the Elliot Twins apartment complex which converted subsidies from public housing to housing vouchers and embarked on approximately \$26 million in comprehensive modernization and the development of 10 additional units using debt and LIHTC equity financing. Elliots Mgmt. LLC is a single purpose entity that serves as the general partner in the Elliot Twins ownership entity. Elliots LP is the limited partnership that acquired the interests in the Elliot Twins and is a partnership between Elliots Mgmt. LLC (general partner), RBC-Elliot Twins, LLC (limited partner), and RBC Community Investments Manager II (Special Limited Partner).

Elliot's Mgmt. LLC's financial transactions are presented under its parent organization, MPHA Hold. Co. Elliot's LP is presented on these financial statements as a discretely presented component unit of the MPHA, meaning that their financial transactions are not combined with the MPHA's transactions but rather presented separately in accordance with prescribed generally accepted accounting principles.

On February 23, 2022, the MPHA Hold. Co. board of directors ratified the formation of Family Housing Resources Mgmt. LLC and Family Housing Resources LP. These newly created entities were formed to effectuate the \$50 million development and operation of properties that consist of 84 units of deeply affordable project-based voucher housing on 16 sites throughout Minneapolis. Family Housing Resources Mgmt. LLC is a single purpose entity that serves as the general partner in the Family Housing Resources ownership entity. Family Housing Resources LP is the limited partnership that acquired the interests in these properties and is a partnership between Family Housing Resources Mgmt. LLC (general partner) and U.S. Bancorp Community Development Corporation (limited partner). Family Housing Resources Mgmt. LLC's financial transactions are presented under its parent organization, MPHA Hold. Co. Family Housing Resources LP is presented on these financial statements as a discretely presented component unit of the MPHA, meaning that their financial transactions are not combined with the MPHA's transactions but rather presented separately in accordance with prescribed generally accepted accounting principles.

### ***Moving to Work Demonstration Program***

On January 29, 2008, the MPHA executed a Moving to Work (MTW) Agreement with HUD. In April 2016, the MTW Agreement was extended until December 31, 2028. MTW is a demonstration program for Public Housing Authorities (PHA) that provides them the opportunity to design and test innovative, locally-designed strategies that use federal dollars more efficiently, help residents find employment to become self-sufficient and increase housing choices for low-income families. MTW gives PHAs exemptions from many existing public housing and voucher rules and more flexibility around how they use their federal funds. Under MTW, the MPHA has a separate operating agreement with HUD, using what the MTW Agreement calls single fund flexibility, within certain restrictions. This flexibility permits MPHA to combine separate funds at the local level.

### ***Housing Choice Voucher Program***

The MPHA administers a Housing Choice Voucher (HCV) Program with federal funds received from HUD. The Housing Choice Voucher Program is the federal government's major program for assisting very low-income families, the elderly and the disabled to afford decent, safe and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

A family that has been issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. A housing subsidy, commonly referred to as a HAP, is paid to the landlord directly by the MPHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, a family may use its voucher to purchase a modest home.

Eligibility for a housing voucher is determined based on the total annual gross income and family size. It is limited to U.S. citizens and specified categories of non-citizens who have eligible immigration status. In general, the family's income may not exceed 50 percent of the median income for the county or metropolitan area in which the family chooses to live. By law, the MPHA must provide 75 percent of its vouchers to applicants whose incomes do not exceed 30 percent of the area's median income.

In 2022, the MPHA spent \$45 million on MTW housing choice voucher rent subsidies and averaged 4,212 housing choice vouchers under lease per month, a 5.4 percent decrease in usage from the 2021 level. In addition, the MPHA spent \$15.3 million of rent subsidy provided from other public housing authorities whose voucher holders found rental housing in Minneapolis. The average monthly housing assistance payments per MTW voucher increased from \$838 in 2021 to \$890 in 2022, a 6.2 percent increase.

MPHA also administers housing choice vouchers that are outside of the MTW program. The vouchers are for designated purposes and populations. In 2022, MPHA averaged 1,598 of these vouchers under lease each month and spent \$17.8 million on housing assistance payments. The average monthly per voucher housing assistance payments was \$927 in 2022.

Due to insufficient federal funding for the Public Housing Operating and Capital Program, the MPHA found it necessary to invoke MTW single fund flexibility and utilize funding from the MTW Housing Choice Voucher Program to adequately serve public housing families and make necessary repairs to aging public housing buildings. In 2022, the MPHA utilized \$12.8 million in MTW Housing Choice Voucher funds to primarily fund capital improvements and property security needs in MPHA public housing units.

### ***Public Housing Program***

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities. The MPHA's public housing comes in all sizes and types, from scattered single-family houses to high-rise apartments for elderly families. There are approximately 5,000 households living in public housing units managed by the MPHA, including 15 single-family homes, 217 townhouse units and 4,821 high-rise apartment units. HUD provides federal aid to the MPHA so that the MPHA can manage the housing for low-income residents at rents they can afford. Eligibility for public housing is determined based on the total family's annual gross income and is limited to U.S. citizens and specified categories of noncitizens who have eligible immigration status.

In 1998, the Congress established a new Operating Fund Program for public housing. Among other changes was the requirement that all PHAs of 250 or more units convert to asset management, “consistent with the norms in the broader multifamily management industry.” HUD required that the MPHA implement asset management by 2008. The core elements of HUD’s asset management include project-based budgeting, accounting and management.

In 2007, the MPHA was one of the first housing authorities in the country to implement HUD’s asset management regulations. As the first step in the conversion to asset management, the MPHA established nine asset management projects (AMPs) or clusters of properties grouped in a manner to promote efficient and effective management. The MPHA’s asset management projects are based on geographical proximity and housing type (family, high-rise or privately-owned). The Financial Data Schedule presents the financial results of each asset management project separately.

One of the other major changes under asset management is the requirement that PHAs now charge a reasonable management fee to asset management projects and programs for central office costs, rather than allocating these costs to each program. In accordance with HUD regulations, the MPHA established a Central Office Cost Center, which performs all the MPHA’s general overhead tasks and, for this service, receives fees from HUD programs and projects. The Financial Data Schedule discretely presents the financial results of the central office.

In addition to federal aid for the operation of public housing, HUD also provides the MPHA with capital grant funds for public housing modernization and new public housing unit development. The MPHA’s 40 high-rise apartment buildings were predominantly built in the 1960s and early 1970s and before the MTW Agreement, spent close to \$10 million annually in modernization work. In 2022, the MPHA spent \$28.8 million in public housing modernization and development.

The MPHA’s public housing program continued to show high occupancy levels in 2022, with annual occupancy at 96.8 percent of all available public housing units.

## **OVERVIEW OF FINANCIAL STATEMENTS**

The basic financial statements are designed to provide readers with a broad overview of the MPHA’s, and blended component unit, finances in a manner similar to that of a private-sector business. These statements include:

- Statement of Net Position, which presents information on all of the MPHA’s assets and liabilities, with the difference between the two reported as net position. Current assets in comparison to current liabilities provides a measure of the MPHA’s ability to cover current obligations if the obligations became immediately due and payable. At December 31, 2022 and 2021, the MPHA’s current ratio is 3.39 and 3.44, respectively. The Statement of Net Position is shown as Exhibit 1.

- Statement of Revenues, Expenses, and Changes in Net Position, which presents information showing how the MPHA's net position changed during the most recent period. Over time, increases or decreases in net position usually serve as a useful indicator of whether the financial position of the MPHA is improving or deteriorating. This statement shows the total revenues and total expenses of the MPHA, and the difference between them is the MPHA's "net income or loss." This statement is shown as Exhibit 2.
- Statement of Cash Flows, which presents changes in cash and cash equivalents resulting from operations, capital, and noncapital financing activities and investing activities. The Statement of Cash Flows is shown as Exhibit 3.

The Notes to the Financial Statements provide additional information essential to the full understanding of the data provided in the MPHA's basic financial statements. The Notes to the Financial Statements can be found on pages 28 through 63 of this report.

## COMPARATIVE FINANCIAL ANALYSIS

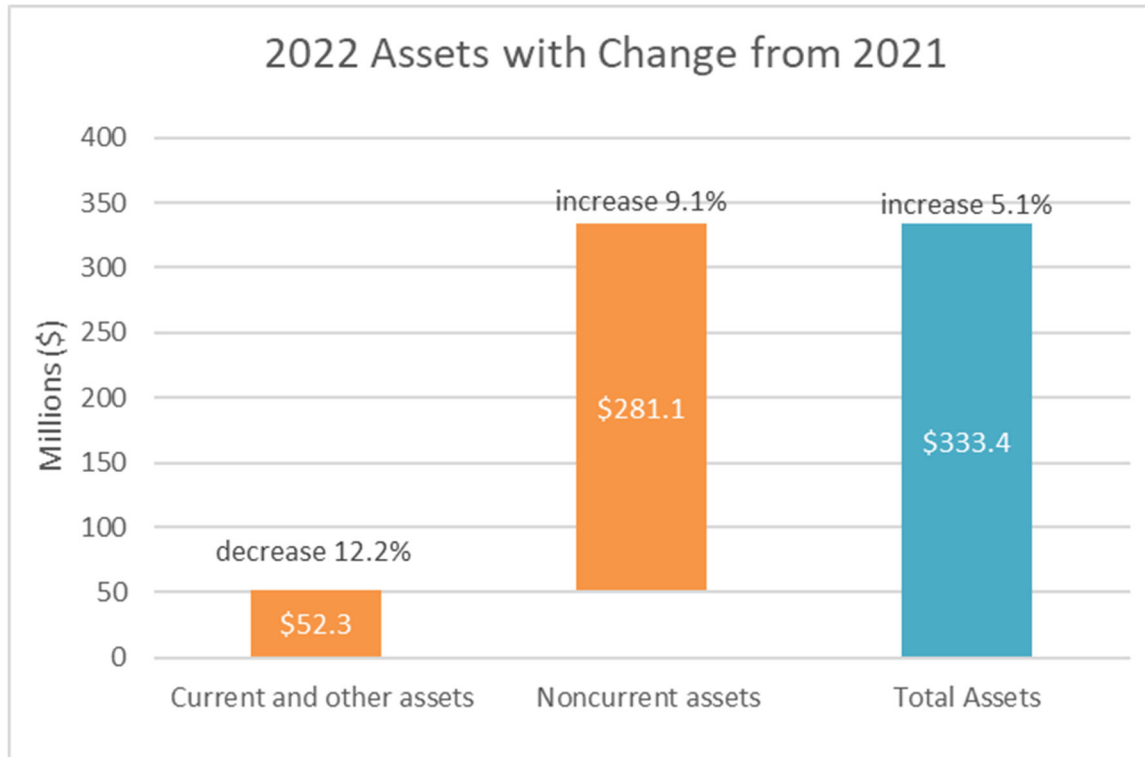
The following table provides a comparative analysis of the MPHA's financial position as of the fiscal years ending December 31, 2022 and 2021. Throughout this section, any reference to MPHA includes blended component units. This table provides a snapshot of the MPHA's economic resources (assets), the claims on these resources by outside creditors (liabilities) and the net resources available to the MPHA (equity).

### Statement of Net Position (in Millions)

	2022	2021	Variance (%)
Assets			
Current and other assets	\$ 52.2	\$ 59.6	(12.4)
Noncurrent assets	281.1	257.7	9.1
Total Assets	\$ 333.3	\$ 317.3	5.0
Deferred Outflow of Resources	0.0	0.0	0.0
Liabilities			
Current liabilities	\$ 17.2	\$ 17.3	(0.6)
Long-term liabilities	17.7	18.8	(5.9)
Total Liabilities	\$ 34.9	\$ 36.1	(3.3)
Deferred Inflow of Resources	6.5	0.2	3,150.0
Net Position			
Net investment in capital assets	\$ 250.6	\$ 237.7	5.4
Restricted net position	2.2	7.7	(71.4)
Unrestricted net position	39.2	35.6	10.1
Total Net Position	\$ 292	\$ 281	3.9

Total assets as of December 31, 2022 are \$333.4 million, an increase of 5.1 percent from 2021. The change in total assets was the net result of a \$7.3 million decrease in current assets and a \$23.4 million increase in noncurrent assets. The decrease in current assets is the result of dispersing over \$3.6 million of cash held in escrow for the Elliot Twins redevelopment, utilizing \$1.2 million in cash paid by HUD for the Emergency Housing Vouchers Program and expending \$1.1 million in cash from MPHA Dev Co. for housing development administration. An increase in construction in progress is the primary reason for the noncurrent asset increase where significant property modernization and fire sprinkler installations projects were underway. Additionally, the implementation of GASB Statement No. 87 significantly increased non-current receivables for MPHA space leases.

Current assets account for \$52.3 million and make-up 15.7% of total assets. The majority of the MPHA's assets (84.3%) are capital assets, which consist of 40 high-rise apartment buildings, 237 single-family or townhome units and two administrative buildings.

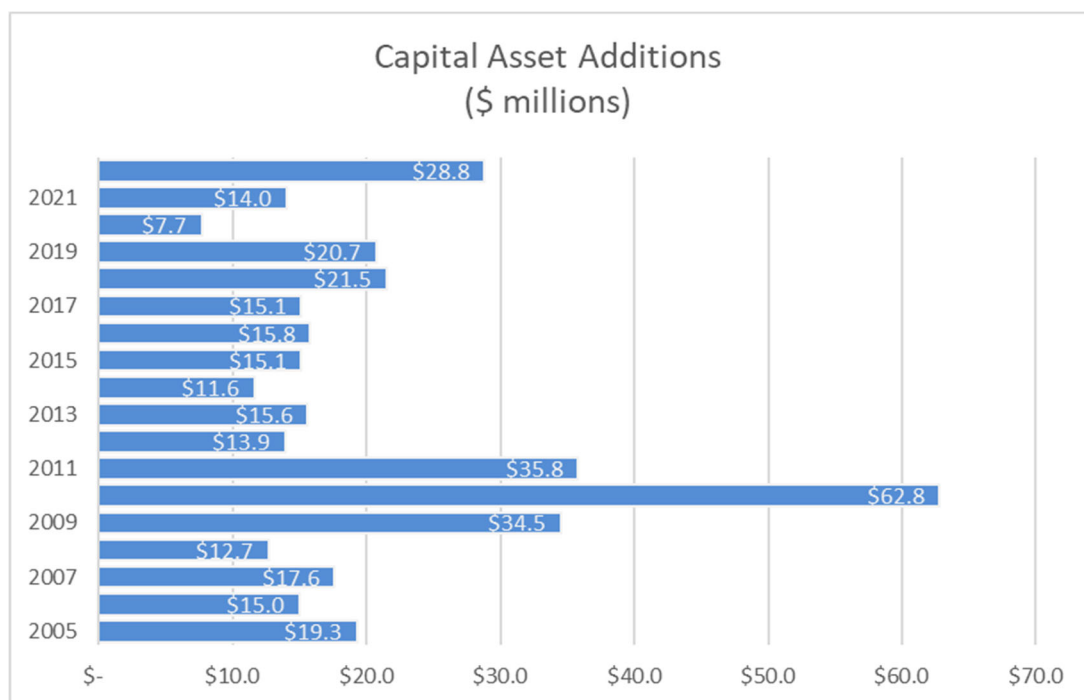


As presented in the Change in Capital Assets schedule, the capital asset additions of \$28.8 million were offset by \$16.2 million of depreciation. The increase in capital assets is the result of significant building improvement work in public housing high-rise apartment buildings. The most significant expenditures were \$9.2 million spent on comprehensive modernization at 1314 44<sup>th</sup> Street and \$7 million for fire suppression system installations in several high-rise properties. There was also \$3.4 million spent on CHR property rehabilitation and predevelopment costs.

Most of the MPHA's capital assets are in the form of public housing buildings depreciated over 39 years and capital improvements to these buildings depreciated over 20 years.

**Change in Capital Assets**  
(in millions)

Beginning Balance as of December 31, 2021	\$ 256.7
Additions	28.8
Depreciation	(16.2)
Deletions	-
	<hr/>
Ending Balance as of December 31, 2022	<u><u>\$ 269.30</u></u>



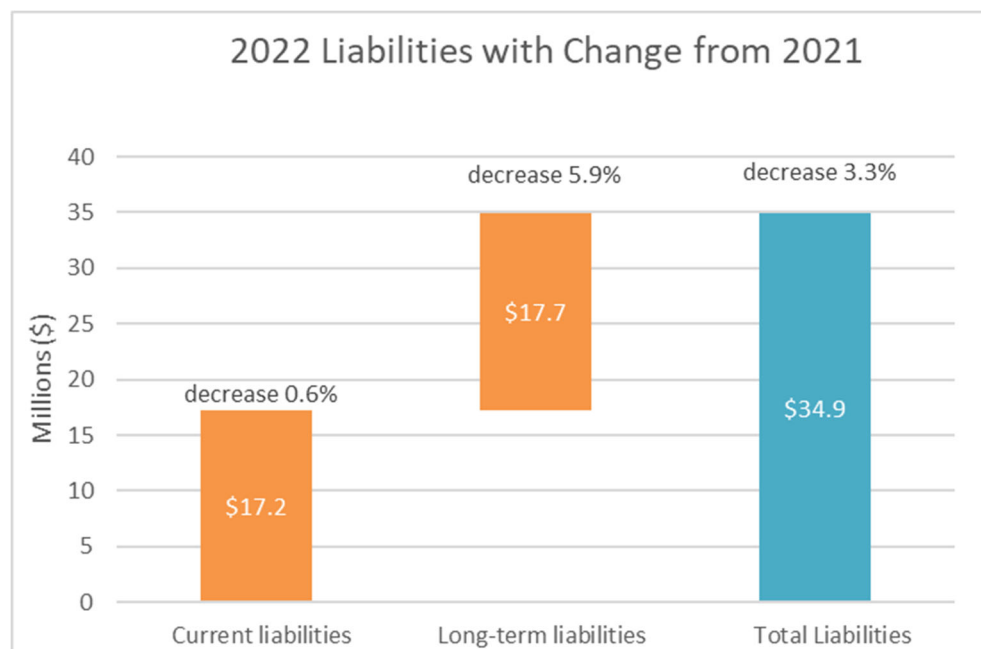
On June 10, 2020 Elliots LP closed on a project to acquire, renovate, and operate two multifamily public housing apartment complexes with 87 units each known as Elliots Twins. MPHA agreed to finance part of the development with a loan up to \$4,650,430 that carries a 4% interest rate. A payment on the loan of \$811,905 was made on July 1, 2022. Beginning April 1, 2023 annual payments are due solely from available net cash flow with any remaining unpaid amounts due on June 10, 2075. As of December 31, 2022, \$4,003,726 was outstanding on the loan.

On November 22, 2022 Family Housing Resources LP closed on a project to construct 84 units of Section 8 project-based voucher-subsidized housing units across 16 sites.



MPHA agreed to finance part of the development with a loan up to \$12,800,730 that carries a 3% interest rate and is payable from the project's net cash flow to the extent available with any remaining unpaid amounts due on December 31, 2055. As of December 31, 2022, \$1,700,000 had been advanced to the project.

Total liabilities were \$34.9 million in 2022. Total liabilities decreased by \$1.2 million from 2021. The 3.3 percent decrease is primarily in long-term liabilities were MPHA continues to pay down debt related to energy improvement financing in 2009.



Most of MPHA's liabilities are long-term liabilities which primarily consists of long-term debt. The schedule below presents the MPHA's outstanding debt, both short and long-term, at December 31, 2022 and 2021.

**Outstanding Debt Balance  
(millions)**

	2022	2021
Finance leases	\$ 11.4	12.8
Notes payable	0.5	0.5
Loans payable	7.3	6.1
Total Debt Outstanding	<u>\$ 19.2</u>	<u>19.4</u>

In 2009, the MPHA entered into a \$28.4 million, 19.75-year finance lease for capital improvements that are expected to result in enough energy consumption savings to offset the amortization of the debt. The debt proceeds were made available under a line of credit and the MPHA withdrew \$2.8 million in 2009 from this line.

The remaining \$25.6 million was disbursed to the MPHA in 2010. The MPHA paid \$2.1 million in principal and interest in 2012, leaving the remaining balance of \$27.7 million. In August 2013, the MPHA refinanced the capital lease to reduce the original lease interest rate from 5.61 percent to 3.42 percent and increased the lease amount to \$31,124,546. The refinancing provided \$3,370,000 in additional proceeds for more energy-efficient assets and improvements. Of these proceeds, as of December 31, 2016, the MPHA had acquired \$3,353,909 in equipment through this capital lease, for a total to date of \$31,783,517. The remaining proceeds of \$16,090.67 were paid as principal repayment to Bank of America in April 2016 in accordance with the Equipment Lease/Purchase Agreement. MPHA repaid \$9,011,322.82 of principal payments in 2020. In 2022, the MPHA reduced its energy and water consumption compared to the baseline use before the implementation of the improvements by 104,890,000 gallons of water, 62,208 Metric Million British Thermal Units of natural gas and 3,755,038 kilowatt hours of electricity.

On October 14, 2014, the MPHA entered into a \$600,000 deferred loan repayment agreement and mortgage with the Minnesota Housing Finance Agency (MHFA) for the rehabilitation of property at 600 18th Avenue North. The 20-year loan carries no interest and is forgivable upon the MPHA continuing to operate the property pursuant to 2012 Minn. Laws Ch. 293, Section 23, Minn. Stat. § 462A.202.

On January 18, 2018, the MPHA entered into a \$1,200,000 deferred loan repayment agreement and mortgage with the Minnesota Housing Finance Agency (MHFA) for the rehabilitation of property at 620 Cedar Avenue South. The loan is a 20-year loan that carries no interest and is forgivable upon the MPHA continuing to operate the property pursuant to 2014 Minn. Laws Ch. 294, Section 23, Minn. Stat. § 462A.202, as may be amended, modified, or replaced from time to time and the MHFA rules and regulations thereunder.

On June 26, 2018, the MPHA entered into a \$600,000 deferred loan repayment agreement and mortgage with the Hennepin County Housing and Redevelopment Authority for the construction of 16 units of supportive rental housing at 5342, 5350, 5362, and 5370 Riverview Road. The \$600,000 loan is a 30-year loan that requires no repayment or interest prior to the maturity of the loan provided the MPHA continues to meet the loan requirements and houses tenants that meet the Affordable Housing Incentive Fund Program affordability requirements. The loan principal is fully due at maturity.

On June 26, 2018, the MPHA entered into a mortgage note with the Minnesota Housing Finance Agency for the construction of 16 units of supportive rental housing at 5342, 5350, 5362 and 5370 Riverview Road. The Note carries a principal amount of \$1,170,475, or if the Lender has not fully advanced that principal amount, then the lesser amount that the Lender has advanced. The first advance from this loan occurred on February 8, 2019. The full loan amount was advanced as of September 12, 2019. The \$1,170,475 loan is a 30-year loan that requires no repayment or interest prior to the maturity of the loan provided the MPHA continues to meet the loan requirements. The loan principal is fully due at maturity.

On November 1, 2018, the MPHA entered into a \$500,000 promissory note with the Otto Bremer Trust for the purpose of meeting the legal mission and framework of the MPHA.

The note carries a 3 percent simple annual interest rate on the outstanding balance. The principal balance is due on November 1, 2023. No repayments were made in 2022.

On September 23, 2020, the MPHA entered into a \$407,550 deferred loan repayment agreement and mortgage with the Minnesota Housing Finance Agency (MHFA) for the rehabilitation of property at 1627 South 6th Street. The loan is a 20-year loan that carries no interest and is forgivable upon the MPHA continuing to operate the property pursuant to 2014 Minn. Laws Ch. 294, Section 23, Minn. Stat. § 462A.202, as may be amended, modified, or replaced from time to time and the MHFA rules and regulations thereunder.

On June 25, 2021, the MPHA entered into a \$400,000 deferred loan repayment agreement and mortgage with the Minnesota Housing Finance Agency (MHFA) for the rehabilitation of property at 600 18th Avenue North. The loan is a 20-year loan that carries no interest and is forgivable upon the MPHA continuing to operate the property pursuant to 2018 Ch. 214, Article I, Section 23 and Minn. Stat. § 462A.202, as may be amended, modified, or replaced from time to time and the MHFA rules and regulations thereunder.

On August 9, 2021, the MPHA entered into a \$1,811,509 deferred loan repayment agreement and mortgage with the Minnesota Housing Finance Agency (MHFA) for the rehabilitation of property at 1611 South 6th Street. The loan is a 20-year loan that carries no interest and is forgivable upon the MPHA continuing to operate the property pursuant to 2017 Minn. Laws 1<sup>st</sup> Spec. Sess., Article I, Section 22 and Minn. Stat. § 462A.202, as may be amended, modified, or replaced from time to time and the MHFA rules and regulations thereunder.

On May 11, 2022, the MPHA entered into a \$365,821 construction loan and deferred loan repayment agreement and mortgage with the Minnesota Housing Finance Agency (MHFA) for the rehabilitation of 2121 Minnehaha Avenue South of which \$181,620 was advanced as of December 31, 2022. The loan is a 20-year loan that carries no interest and is forgivable upon the MPHA continuing to operate the property pursuant to 2020 Minn. Laws 5<sup>th</sup> Spec. Sess., Ch.3, Article I, Section 23, and Minn. Stat. § 462A.202, as may be amended, modified, or replaced from time to time and the MHFA rules and regulations thereunder.

On May 11, 2022, the MPHA entered into a \$659,397 construction loan and deferred loan repayment agreement and mortgage with the Minnesota Housing Finance Agency (MHFA) for the rehabilitation of 630 Cedar Avenue South of which \$468,366 was advanced as of December 31, 2022. The loan is a 20-year loan that carries no interest and is forgivable upon the MPHA continuing to operate the property pursuant to 2020 Minn. Laws 5<sup>th</sup> Spec. Sess., Ch.3, Article I, Section 23, and Minn. Stat. § 462A.202, as may be amended, modified, or replaced from time to time and the MHFA rules and regulations thereunder.

On May 11, 2022, the MPHA entered into a \$359,737 construction loan and deferred loan repayment agreement and mortgage with the Minnesota Housing Finance Agency (MHFA) for the rehabilitation of 1627 South 6<sup>th</sup> Street of which \$0 were advanced as of December 31, 2022.

The loan is a 20-year loan that carries no interest and is forgivable upon the MPHA continuing to operate the property pursuant to 2020 Minn. Laws 5<sup>th</sup> Spec. Sess., Ch.3, Article I, Section 23, and Minn. Stat. § 462A.202, as may be amended, modified, or replaced from time to time and the MHFA rules and regulations thereunder.

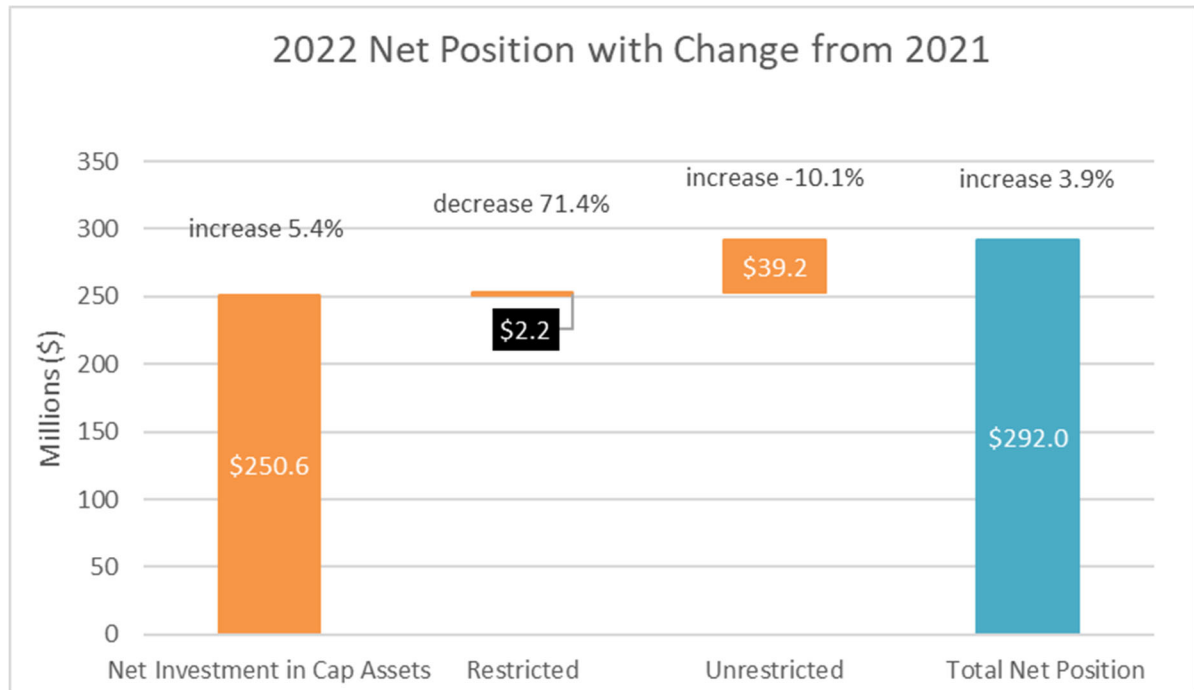
On May 11, 2022, the MPHA entered into a \$1,015,045 construction loan and deferred loan repayment agreement and mortgage with the Minnesota Housing Finance Agency (MHFA) for the rehabilitation of 600 18<sup>th</sup> Avenue North of which \$0 were advanced as of December 31, 2022. The loan is a 20-year loan that carries no interest and is forgivable upon the MPHA continuing to operate the property pursuant to 2020 Minn. Laws 5<sup>th</sup> Spec. Sess., Ch.3, Article I, Section 23, and Minn. Stat. § 462A.202, as may be amended, modified, or replaced from time to time and the MHFA rules and regulations thereunder.

On December 5, 2022, the MPHA entered into a \$445,750 deferred loan repayment agreement and mortgage with the Minnesota Housing Finance Agency (MHFA) for the rehabilitation of 1611 South Sixth Street. The loan is a 20-year loan that carries no interest and is forgivable upon the MPHA continuing to operate the property pursuant to 2018 Minn. Laws Ch.214, Article I, Section 23, and Minn. Stat. § 462A.202, as may be amended, modified, or replaced from time to time and the MHFA rules and regulations thereunder.

Deferred Inflow of Resources increased by \$6.3 million. The increase is the result of the implementation of the Government Accounting Standards Board Statement No. 87 (GASB 87) which establishes a single model for lease accounting based on the principle that leases are financings of the right to use an asset. Under GASB 87 lessees must recognize an intangible right-to-use asset and a lease liability. Lessors must recognize a lease receivable and a deferred inflow of resources. GASB 87 became effective for fiscal year 2022 and applies to leases of tangible capital assets—including buildings, land, and equipment. MPHA has several long-term leases with entities that lease out a portion of MPHA's rooftop space for the placement of communication equipment. Most of these leases have terms that extend the lease for twenty-five years. The increased amount in the deferred inflow of resources represents the expected inflow of resources in future accounting periods related to these types of leases and other space use leases.

The MPHA's total net position as of December 2022 was \$292 million an increase of \$11 million from 2021. The largest portion of MPHA's net position is in capital assets. Net investments in capital assets increased by \$12.9 million or 5.4 percent as of a result of increased construction activity. The unrestricted net position increased by \$3.6 million or 10.1 percent from 2021. The most significant increase in unrestricted net position relates to the drawdown of HUD grants that are loaned to related entities for the redevelopment of converted public housing units or development of Section 8 project-based units. MPHA made \$4.7 million of such loans in 2022. The restricted net position decreased by \$5.5 million to \$2.2 million.

The decrease in restricted net position relates to the disbursement of cash provided from HUD for new Section 8 housing voucher programs in amounts greater than what was utilized in 2021 and the disbursement of \$3.6 million held in escrow for the construction at Elliot Twins.



As an entity created by State enabling legislation, all of MPHA's resources are restricted for purposes authorized under the State of Minnesota and further restricted by the City of Minneapolis Ordinance. Furthermore, all federal and local grants and subsidies are restricted for the purposes authorized by the funder. MPHA presents a portion of its net position as unrestricted under the implied understanding that those resources are not further restricted for a limited use within the general program area for which those funds were provided.

## OPERATING ACTIVITIES

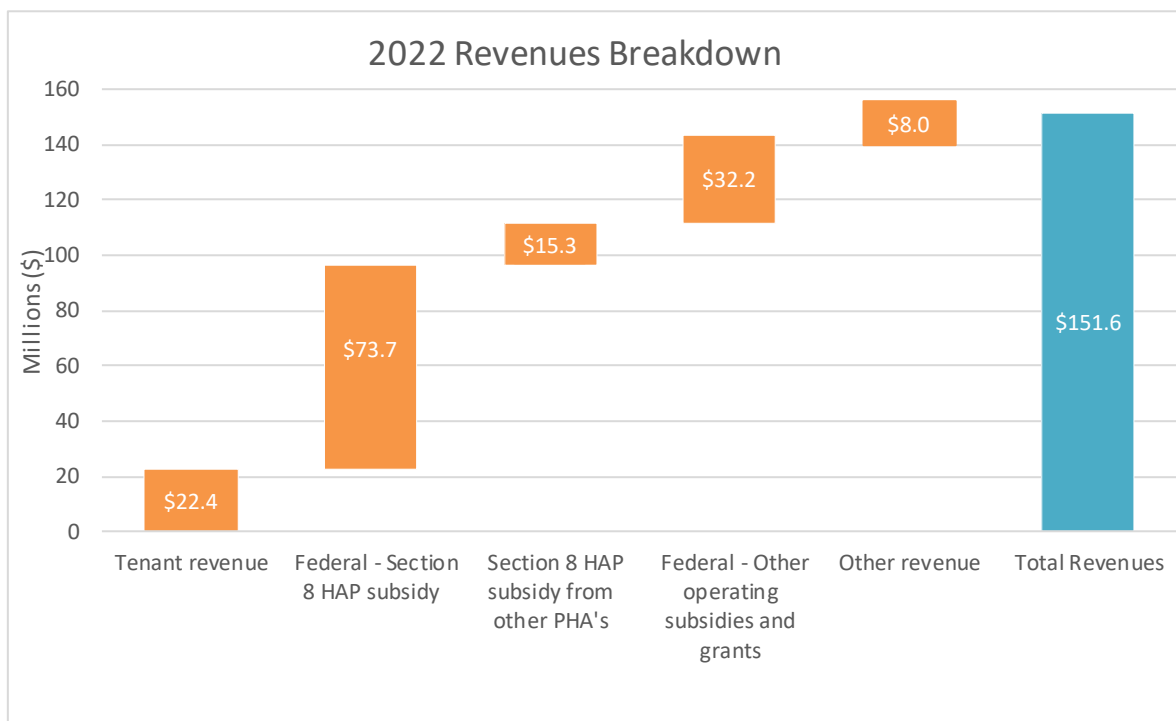
The MPHA receives its operating revenues to support its operating expenditures from rental charges, federal government subsidies, and grants provided through HUD and the City of Minneapolis. The MPHA also receives funding from HUD for capital improvement expenditures and the development of public housing units.

The following table summarizes and compares the changes related to the MPHA's operating and capital transactions between fiscal years 2022 and 2021.

**Statement of Revenues and Expenses**  
(Millions)

	<u>2022</u>	<u>2021</u>	<u>Variance (%)</u>
Revenues			
Tenant revenue - rents and other	\$ 22.4	\$ 21.6	3.7
Federal - Section 8 HAP subsidy	73.7	66.9	10.2
Section 8 HAP subsidy from other PHA's	15.3	14.4	6.3
Federal - Other operating subsidies and grants	32.2	34.2	(5.8)
Other government grants	4.1	2.0	105.0
Investment income and other revenue	<u>3.9</u>	<u>5.7</u>	<u>(31.6)</u>
 Total Revenues	 <u>\$ 151.6</u>	 <u>\$ 144.8</u>	 <u>4.7</u>
Expenses			
Administrative	\$ 25.4	\$ 23.8	6.7
Tenant services	1.3	1.0	30.0
Utilities	10.3	9.0	14.4
Maintenance	20.1	18.9	6.3
Protective services	3.4	3.7	(8.1)
General	8.5	5.8	46.6
HAP	68.9	66.8	3.1
Depreciation	<u>16.2</u>	<u>16.3</u>	<u>(0.6)</u>
 Total Expenses	 <u>\$ 154.1</u>	 <u>\$ 145.3</u>	 <u>6.1</u>
 Net Loss Before Contributions	 <u>\$ (2.5)</u>	 <u>\$ (0.5)</u>	 <u>400.0</u>
Capital Contributions	<u>13.4</u>	<u>3.5</u>	<u>282.9</u>
Prior Period Adjustments	-	(0.5)	-
Change in Net Position	<u><u>\$ 10.9</u></u>	<u><u>\$ 2.5</u></u>	<u><u>336.0</u></u>

Total revenues for 2022 were \$151.6 million, an increase of 4.7 percent from 2021. As in previous years, the MPHA was heavily financed from the federal government. Revenues and capital contributions of \$121.2 million were earned from the federal government, either directly from HUD or by way of other housing authorities that reimbursed the MPHA for their housing vouchers utilized in Minneapolis. These funds were provided for general program operation, capital uses for improvements for existing structures and Section 8 housing assistance payments.

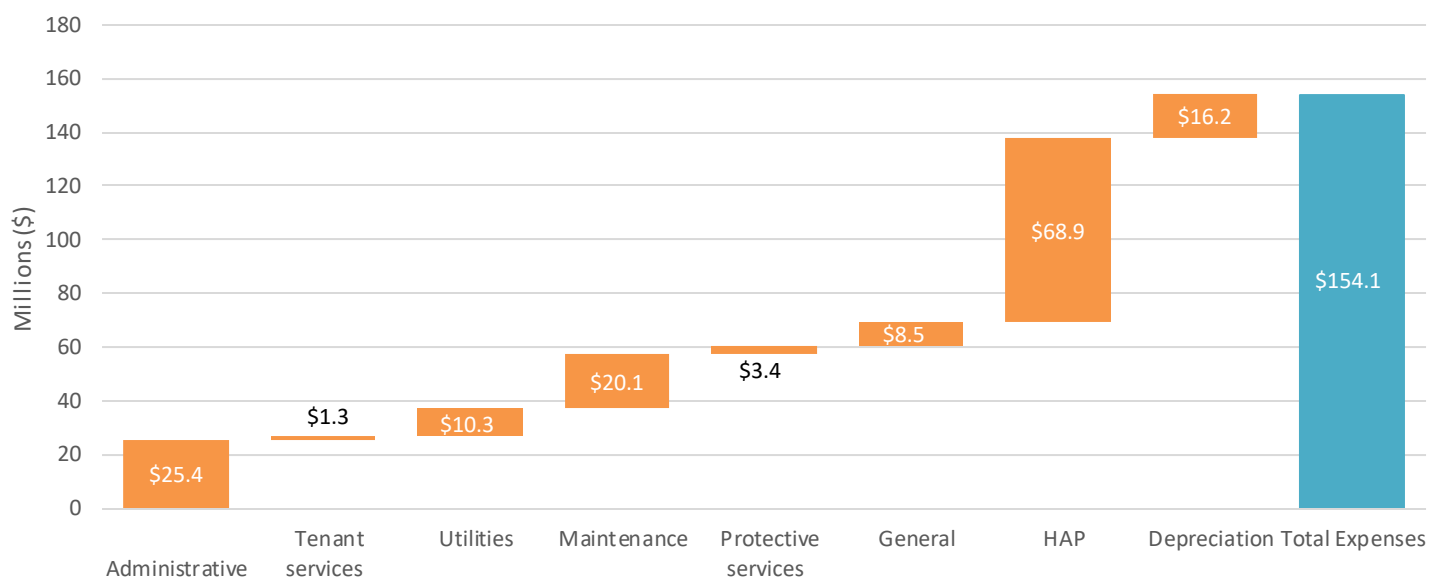


Section 8 housing assistance subsidy received from other housing authorities whose voucher holders found units in Minneapolis remained high in 2022 increasing from \$14.4 million to \$15.3 million. This transfer of housing assistance subsidy from one housing authority to another occurs when a voucher holder moves to a location outside the jurisdiction of the public housing agency that first gave them the voucher when they were selected for the program. This practice is referred to as portability. In 2019, an average of 860 vouchers were used each month to rent units in Minneapolis with vouchers issued from a housing authority in another jurisdiction. In 2020, the average monthly number of vouchers increased to 1,021 and in 2021 it increased to 1,212. In 2022, MPHA administered 1,265 portable vouchers on average monthly. Federal operating subsidies and grants to support operations decreased 5.8 percent from 2021 levels, as federal appropriations included \$2.4 million in Coronavirus, Aid, Relief, and Economic Security Act (CARES Act) resources in 2021. Federal Section 8 Housing Assistance Payment subsidies received directly from the federal government increased by 10.2 percent as funding attempted to keep up with rental cost increases. Government grants and other revenues increased by \$2.1 million from 2021.

The increase was primarily because MPHA spent \$1.2 million that was granted by the City of Minneapolis' for installing fire suppression systems in high-rise apartments and serving as a subrecipient for emergency rental assistance for low-income families experiencing housing instability related to COVID-19.

Total expenses were \$154.1 million in 2022, an increase of 6.1 percent from 2021. The largest increases above 2021 spending were in general expenses and housing assistance payments (HAP). The increase in general expenses related to an increase in operating subsidy payments for the operation of 200 public housing units at Heritage Park. The units are owned and operated by a private company and MPHA serves as a contract administrator in the overseeing the operation of the units. The Heritage Park units require significant maintenance and repairs to meet expected operating standards and MPHA increased subsidy payments to this development in 2022. The largest category of spending was HAP to Section 8 landlords, which made up 44.7 percent of expenses in 2022. In total, Section 8 landlord payments were \$68.9 million, an increase of \$2.1 million from 2021. Capital contributions increased by \$9.9 million. The increase was the result of more capital improvement spending in 2022 than in 2021 that required federal grant reimbursements.

2022 Expenses Breakdown



The MPHA anticipates that 2023 funding will be near 2022 levels.

MPHA's Board of Commissioners approved a five year strategic plan on January 25, 2023. The Plan aims to elevate the importance of public and deeply affordable housing and the contribution of MPHA and its residents in creating and sustaining vibrant and healthy communities.



The following six goals have been identified for the agency to maintain this work in 2023-2027:

1. Provide and preserve deeply affordable, high-quality housing for Highrise residents.
2. Build new and expand partnerships with federal, state, and local governments, in addition to philanthropic entities to support MPHA residents and those who are on our waitlist.
3. Provide and preserve deeply affordable, high-quality family housing.
4. Increase supply of deeply affordable housing by at least 150 units per year.
5. Position MPHA as an employer of choice.
6. Continuously improve organizational performance to retain MTW status and highest HUD performance rating.

## **CONTACTING MPHA’S FINANCIAL MANAGEMENT**

The financial report is designed to provide a general overview of the MPHA’s finances and to demonstrate the MPHA’s accountability for the appropriations and grants that it receives. If you have any questions about this report or need additional financial information, contact the Minneapolis Public Housing Authority, ATTN: Finance Department, 1001 Washington Avenue North, Minneapolis, Minnesota 55401.

**Minneapolis Public Housing Authority**

**STATEMENT OF NET POSITION**

**December 31, 2022**

	<u>Primary government</u>	<u>Discrete component units</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash and cash equivalents - unrestricted	\$ 8,564,796	\$ 503,116
Cash and cash equivalents - restricted	2,529,458	1,033,374
Receivables, net	13,551,899	105,441
Investments - unrestricted	24,705,679	-
Investments - restricted	1,060,683	-
Prepaid expenses	<u>1,782,536</u>	<u>41,217</u>
Total current assets	<u>52,195,051</u>	<u>1,683,148</u>
<b>NONCURRENT ASSETS</b>		
Cash and cash equivalents - restricted	109,671	-
Notes receivable from discrete component units	5,703,726	-
Capital assets, net	269,304,878	51,815,442
Lease receivable	4,741,991	-
Ground lease receivable from discrete component unit	1,155,977	-
Other noncurrent assets	<u>147,400</u>	<u>1,179,360</u>
Total noncurrent assets	<u>281,163,643</u>	<u>52,994,802</u>
Total assets	<u>333,358,694</u>	<u>54,677,950</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Post employment health benefits	<u>20,233</u>	<u>-</u>
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES</b>		
Current portion of long-term debt	1,982,487	112,997
Accounts payable	7,868,541	635,379
Due to other governments	842,447	88,117
Accrued salaries	902,245	-
Accrued compensated absences	2,315,166	-
Accrued interest payable	18,702	41,937
Accrued contingency liability	178,250	-
Tenant security deposits	976,484	27,180
Unearned revenue	697,554	2,620
Other current liabilities	<u>1,425,093</u>	<u>1,409,005</u>
Total current liabilities	<u>17,206,969</u>	<u>2,317,235</u>
<b>NONCURRENT LIABILITIES</b>		
Long-term debt	17,172,883	38,136,218
Net OPEB liability	395,441	-
Other noncurrent liabilities	<u>150,009</u>	<u>1,155,977</u>
Total noncurrent liabilities	<u>17,718,333</u>	<u>39,292,195</u>
Total liabilities	<u>34,925,302</u>	<u>41,609,430</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Post employment health benefits	378,639	-
Ground lease to component unit	1,147,021	-
Leases	<u>4,947,718</u>	<u>-</u>
Total deferred inflows of resources	<u>6,473,378</u>	<u>-</u>
<b>NET POSITION</b>		
Net investment in capital assets	250,649,505	11,577,417
Restricted	2,160,706	1,006,194
Unrestricted	<u>39,170,036</u>	<u>484,909</u>
Total net position	<u>\$ 291,980,247</u>	<u>\$ 13,068,520</u>

The accompanying notes are an integral part of this financial statement.

**Minneapolis Public Housing Authority**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

**For the year ended December 31, 2022**

	Primary government	Discrete component units
<b>OPERATING REVENUES</b>		
HUD operating revenues	\$ 105,847,594	\$ -
Tenant revenue, net	22,113,686	628,119
Other government grants	4,066,177	1,419,383
Other operating revenue	19,511,860	14,879,036
Total operating revenues	<u>151,539,317</u>	<u>16,926,538</u>
<b>OPERATING EXPENSES</b>		
Administrative	25,435,671	398,689
Tenant services	1,305,620	24,510
Utilities	10,277,104	288,938
Maintenance	20,095,595	315,417
Protective services	3,389,789	110,195
General	7,807,845	148,250
Depreciation	16,148,753	1,814,704
Housing assistance payments	68,847,116	-
Total operating expenses	<u>153,307,493</u>	<u>3,100,703</u>
<b>OPERATING INCOME (LOSS)</b>	<u>(1,768,176)</u>	<u>13,825,835</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>		
Loss on sale of capital assets	(27,516)	-
Investment income (loss)	(270,927)	2,893
Interest expense	(429,908)	(1,554,504)
Total nonoperating revenues (expenses)	<u>(728,351)</u>	<u>(1,551,611)</u>
Change in net position before capital contributions	(2,496,527)	12,274,224
<b>CAPITAL CONTRIBUTIONS</b>		
HUD capital grants	13,429,968	-
Change in net position	10,933,441	12,274,224
Total net position - beginning	281,046,806	794,296
Total net position - ending	<u>\$ 291,980,247</u>	<u>\$ 13,068,520</u>

The accompanying notes are an integral part of this financial statement.

**Minneapolis Public Housing Authority**

**STATEMENT OF CASH FLOWS**

**For the year ended December 31, 2022**

**CASH FLOWS FROM OPERATING ACTIVITIES**

HUD operating grants received	\$ 103,634,544
Collections from tenants	21,988,284
Collections from other grants	3,464,312
Collections from other sources	20,987,145
Payments to employees	(29,541,276)
Payments to suppliers	(39,485,968)
Housing assistance payments	<u>(68,847,116)</u>
Net cash provided by operating activities	<u>12,199,925</u>

**CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES**

Proceeds from new long-term debt	1,095,737
Payments on long-term debt	(1,378,933)
Issuance of notes receivable	(5,515,631)
Collection of notes receivable	811,905
Proceeds from sale of capital assets	18,119
Interest paid	(429,908)
Capital grant revenue received	13,429,968
Purchase of property and equipment	<u>(28,820,231)</u>
Net cash used in capital and related financing activities	<u>(20,788,974)</u>

**CASH FLOWS FROM INVESTING ACTIVITIES**

Purchase of investments	(8,725,854)
Sale of investments	13,348,828
Interest received	<u>49,049</u>
Net cash provided by investing activities	<u>4,672,023</u>

**NET DECREASE IN CASH AND CASH EQUIVALENTS**

Cash and cash equivalents at beginning of the year	<u>15,120,951</u>
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**CASH AND CASH EQUIVALENTS AT END OF THE YEAR**

<u>\$ 11,203,925</u>
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**AS PRESENTED ON THE ACCOMPANYING STATEMENT OF NET POSITION**

Cash and cash equivalents - unrestricted	\$ 8,564,796
Cash and cash equivalents - restricted - current	2,529,458
Cash and cash equivalents - restricted - noncurrent	<u>109,671</u>
	<u>\$ 11,203,925</u>

The accompanying notes are an integral part of this financial statement.

**Minneapolis Public Housing Authority**

**STATEMENT OF CASH FLOWS (continued)**

**For the year ended December 31, 2022**

**RECONCILIATION OF OPERATING LOSS TO NET**

**CASH PROVIDED BY OPERATING ACTIVITIES**

Operating loss	\$ (1,768,176)
Adjustments to reconcile operating loss to net cash provided by operating activities	
Depreciation	16,148,753
Change in provision for allowance for doubtful accounts	332,942
(Increase) decrease in assets and deferred outflows:	
Receivables, net	(1,847,344)
Prepaid expenses	(60,215)
Other noncurrent assets	(147,401)
Lease receivable	(4,741,991)
Ground lease receivable from discrete component unit	(1,155,977)
Deferred outflow of resources - OPEB	14,864
Increase (decrease) in liabilities and deferred inflows:	
Accounts payable	(1,231,909)
Due to other governments	(54,062)
Accrued salaries	75,371
Accrued compensated absences	130,084
Accrued interest payable	(1,985)
Accrued contingency liability	56,000
Tenant security deposits	(996)
Unearned revenue	(392,361)
Other current liabilities	729,537
Net OPEB liability	(231,294)
Other noncurrent liabilities	82,191
Deferred inflows of resources - OPEB	169,155
Deferred inflows of resources - ground lease	1,147,021
Deferred inflows of resources - leases	4,947,718
Net cash provided by operating activities	<u><u>\$ 12,199,925</u></u>

The accompanying notes are an integral part of this financial statement.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

1. Reporting entity

The Minneapolis Public Housing Authority is an independent authority created by resolution of the City of Minneapolis under the Minnesota Housing and Redevelopment Act of 1947. On June 1, 1986, the City of Minneapolis, by way of Ordinance Chapter 420, created the MPHA. The MPHA existed from that point as a separate entity but with an administrative contract with the Minneapolis Community Development Agency ("MCDA"), which provided administrative services to operate the MPHA. This relationship continued until August 10, 1990, when the Minneapolis City Council adopted final guidelines to make possible a complete separation of the two entities. On April 7, 1991, the MPHA separated from the MCDA and has since operated as an independent agency. The MPHA's primary operations are the development, comprehensive improvement, and operation of Low-Rent Public Housing and the administration of Housing Assistance Payment (Section 8) programs for low-income persons. These programs are financed by the U.S. Department of Housing and Urban Development (HUD).

The Authority's governing board consists of a nine member Board of Commissioners (the "Board"), which is appointed by the Mayor and City Council of the City of Minneapolis (the "City"). The Authority is not a component unit of the City, as defined in Governmental Accounting Standards Board's Codification of *Governmental Accounting and Financial Reporting Standards* ("GASB Codification"), Section 2100, *Defining the Financial Reporting Entity*, as the Board independently oversees the Authority's operations.

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

***Blended component units***

Some component units, despite being legally separate from the primary government, are so integrated with the primary government that they are in substance part of the primary government and are therefore blended with the primary government.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

1. Reporting entity (continued)

***Blended component units (continued)***

Community Housing Resources, Inc. ("CHR") was incorporated on June 15, 2001. CHR was organized and operated exclusively for charitable purposes, exclusively for the benefit of, to support the functions of, and to assist in carrying out the purposes of the Minneapolis Public Housing Authority. CHR is governed by a board of directors consisting of those persons serving as the members of the Board of Commissioners of the Authority and the Executive Director of the Authority. On October 1, 2020, the MPHA donated 717 units of scattered site public housing for \$1 per unit to CHR. This donation effectively converted the former public housing subsidized properties to properties subsidized by HUD project-based vouchers. The Authority continues to perform all property management functions for this family housing through a contract with CHR. The donation, which was approved by HUD, provides CHR access to additional on-going federal subsidies that makes the long-term preservation of these units more viable.

The Authority has five other blended component units that share the same governing boards as the primary government:

MPHA Hold. Co., was formed on January 22, 2020, as a non-profit holding corporation, of which the Authority is its sole member, to effectuate tax benefits contemplated by the low-income housing tax credit (LIHTC) program when public housing properties are converted to housing vouchers and receive LIHTC financing.

MPHA Dev. Co., was formed on January 22, 2020, as a non-profit holding corporation, of which MPHA is the sole voting member, to fulfill the role of developer for former public housing properties that converted housing assistance to vouchers.

MPHA Property Mgmt. Co., was formed on January 22, 2020, as a non-profit holding corporation, of which the Authority is the sole voting member, to provide property management and maintenance services for former public housing properties that converted housing assistance to vouchers.

Elliot's Mgmt. LLC, a subsidiary of MPHA Hold Co., is the General Partner in Elliot's, LP ("Elliot's"). General Partner obligations include construction completion, covering operating deficits, low-income housing tax credit shortfalls and recapture events, and environmental conditions. The General Partner is responsible for the property and business operations of Elliot's.

Family Housing Resources Mgmt. LLC, a subsidiary of MPHA Hold Co., is a single purpose entity that serves as the General Partner in Family Housing Resources, LP ("FHR"). Family Housing Resources Mgmt. LLC's financial transactions are presented under its parent organization, MPHA Hold. Co.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

1. Reporting entity (continued)

***Discretely presented component units***

The following component units meet the criteria for discrete presentation and are presented in the component unit column in the government-wide financial statements in order to clearly distinguish their balances and transactions from the primary government. The discrete component units are not considered governmental entities. Therefore, they follow all applicable FASB standards and do not follow government accounting standards similar to the Authority. However, for presentation purposes in order to conform to the presentation of the Authority, certain transactions may be reflected differently in these financial statements than in separately issued information. Separately issued financial information for the discrete component units can be obtained from the Authority.

Elliots, LP (“Elliots”) was formed on February 7, 2020. Elliots was formed to acquire and renovate two multifamily apartment complexes with 87 units, construct 10 additional units and operate the complex known as the Elliot Twins located in Minneapolis, Minnesota. Elliots will provide affordable housing utilizing the housing tax credit program and the Section 8 Project Based Vouchers.

Family Housing Resources, LP (“FHR”) was formed on February 23, 2022. FHR was formed to effectuate the \$50 million development and operation of properties that consist of 84 units of deeply affordable project-based voucher housing on 16 sites throughout Minneapolis. FHR is the limited partnership that acquired the interests in these properties and is a partnership between Family Housing Resources Mgmt. LLC, the general partner, and U.S. Bancorp Community Development Corporation, the limited partner.

2. Government-wide and fund financial statements

The government-wide financial statements report information about the reporting government as a whole excluding fiduciary activities. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange revenues. Business-type activities rely to a significant extent on fees and charges for support.

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



**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

2. Government-wide and fund financial statements (continued)

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

Enterprise funds are proprietary funds. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating activities generally arise from providing services in connection with a proprietary fund's principal activity. The operating revenues of the Authority consist primarily of rental charges to tenants and operating grants from the Department of Housing and Urban Development ("HUD") and include, to a lesser extent, certain operating amounts of capital grants that offset operating expenses.

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

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

3. Measurement focus and basis of accounting

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

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

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

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

3. Measurement focus and basis of accounting (continued)

As provided by GASB Codification Section P80.115, *Proprietary Fund Accounting and Financial Reporting: Defining Operating Expenses*, and related guidance, tenant revenue is reported net of \$332,942 of collection losses.

4. Summary of programs

The accompanying financial statements include the activities of several housing programs subsidized by HUD and other federal entities at the Authority. A summary of each significant program is provided below.

a. *Moving to Work Demonstration Program*

Moving to Work ("MTW") is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally designed strategies that use federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW gives Housing Authorities certain exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their Federal funds.

b. *Low Rent Housing Programs*

The Low Rent Public Housing Programs consist of asset management projects ("AMPs") which collect both operating and capital fund subsidy and various other related HUD grants both directly and indirectly. The purpose of the public housing program is to provide decent and affordable housing to low-income families at reduced rents. The developments are typically owned, maintained and managed by the Authority. The developments/units are acquired, developed and modernized under HUD's Development, Capital Fund Program ("CFP") grants and various other related HUD grants. Funding of the program's operations and development is provided by annual federal contributions or appropriations, operating subsidies and tenant rentals (determined as a percentage of family income, adjusted for family composition and other allowances).

c. *Central Office Cost Center*

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

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

4. Summary of programs (continued)

*d. Housing Assistance Payments ("HAP") Programs*

HAP Programs utilize existing privately owned family rental housing units to provide decent and affordable housing to low-income families. The Section 8 Housing Choice Voucher program, Mainstream Voucher program, Section 8 New Construction, Section 8 Mod Rehab and Emergency Housing Vouchers ("EHV") are funded through federal housing assistance contributions from HUD for the difference between the approved landlord contract rent and the rent paid by the tenants.

5. Assets, deferred outflows, liabilities, deferred inflows and net position

*a. Cash and cash equivalents*

For financial statement purposes cash and cash equivalents are considered to be cash in banks, fund reserves in escrow, certificates of deposits and money market funds with original maturities of three months or less. Investments for the Authority are reported at fair value.

*b. Investments*

The Authority measures its investments based on fair value. The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The categorization of investments within the hierarchy is based upon the pricing transparency of the instrument and should not be perceived as the particular investment's risk.

Level 1 - Investment reflect prices quoted in active markets.

Level 2 - Investments reflect prices that are based on similar observable assets either directly or indirectly, which may include input in markets that are not considered to be active.

Level 3 - Investments reflect prices based upon unobservable sources.

The Authority may invest in the following types of investments as authorized by Minn. Stat. §§ 118A.04 and 118A.05 and by the U.S. Department of Housing and Urban Development Notice PIH 2002-13:

- i. securities which are direct obligations or are guaranteed or insured issues of the United States, its agencies, its instrumentalities, or organizations created by an act of Congress, except mortgage-backed securities defined as "high risk" by Minn. Stat. § 118A.04, subd. 6;

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

5. Assets, deferred outflows, liabilities, deferred inflows and net position (continued)

*b. Investments (continued)*

- ii. mutual funds through shares of registered investment companies provided the mutual fund receives certain ratings depending on its investments;
- iii. general obligations of the State of Minnesota and its municipalities, and in certain state agency and local obligations of Minnesota and other states provided such obligations have certain specified bond ratings by a national bond rating service;
- iv. bankers' acceptances of United States banks;
- v. commercial paper issued by United States corporations or their Canadian subsidiaries that is rated in the highest quality category by two nationally recognized rating agencies and matures in 270 days or less; and
- vi. with certain restrictions, in repurchase agreements, securities lending agreements, joint powers investment trusts, and guaranteed investment contracts.

*c. Receivables*

Receivables consist of revenues earned during the fiscal year and not yet received. Amounts due from HUD and other governments represent reimbursable expenses or grant subsidies earned that have not been collected as of December 31, 2022, and are considered fully collectible. Allowances are determined by management based on the specific accounts and prior experience (see Note B-2).

*d. Due from other governments*

Due from other governments represents receivables related to grants from other federal, state, and local governments for program activities.

*e. Prepaid expenses*

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenses in the financial statements.

*f. Capital assets*

The Authority's policy is to capitalize assets with a value in excess of \$2,500 and a useful life in excess of two years. The Authority capitalizes the costs of site acquisition and improvement, structures, equipment and direct development costs meeting the capitalization policy. Assets are valued at historical cost, or estimated historical cost if actual historical cost is not available, and contributed assets are valued at fair value on the date contributed. Donated capital assets are stated at their fair value on the date donated. The cost of normal maintenance and repairs that do not add to the value of the assets or materially extend assets' lives are not capitalized.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

5. Assets, deferred outflows, liabilities, deferred inflows and net position (continued)

*f. Capital assets (continued)*

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

Buildings	39 years
Building improvements	20 years
Furniture and equipment	3 - 7 years

*g. Impairment of long-lived assets*

Long-lived assets are evaluated for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. The carrying amount of a long-lived asset is not considered recoverable if it exceeds the sum of the undiscounted cash flows expected to result from the use and eventual disposition of the asset. An impairment loss, if any, is measured as the amount by which the carrying amount of a long-lived asset exceeds its fair value. Management has determined that long-lived assets were not impaired at December 31, 2022.

*h. Other Post-Employment Benefits ("OPEB") liability*

The Authority administers an Other Postemployment Benefits (OPEB) Plan, a single-employer defined benefit health care plan, for eligible retired employees and their dependents. The OPEB liability, deferred outflows of resources and deferred inflows of resources related to the OPEB liability, and OPEB expense are determined by an actuarial valuation of the Plan (see Note B-9). For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

*i. Deferred outflows of resources*

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and thus, will not be recognized as an outflow of resources until then. The Authority's balance of deferred outflows of resources relates to funding of the accrued OPEB liability (see Note B-9).

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

5. Assets, deferred outflows, liabilities, deferred inflows and net position (continued)

*j. Accrued compensated absences*

Compensated absences are absences for which employees will be paid, such as sick leave, vacation, and other approved leave amounts. In accordance with the provisions of GASB Codification Section C60, *Compensated Absences*, the estimated liability for vested leave benefits is recorded when it is earned as an expense and the cumulative unpaid amount is reported as a liability. Accrued amounts are based on the current salary rates. Full-time permanent employees are granted leave benefits to specified maximums depending on tenure with the Authority. Employees also earn annual sick leave at established rates.

*k. Unearned revenues*

Unearned revenues include amounts collected before revenue recognition criteria are met. The unearned revenues consist of \$142,162 of prepaid funds from the City, \$344,771 of EHV grant funds and \$210,621 of prepaid tenant rents.

*l. Deferred inflows of resources*

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and thus, will not be recognized as an inflow of resources until then. The Authority's balance of deferred inflows of resources relates to funding of the accrued OPEB liability (see Note B-9) and future revenue associated with the leases receivable (see Note B-5) and ground lease with the discretely presented component unit (see Note B-6).

*m. Eliminations of interprogram activity*

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

*i.) Interprogram due to/from*

In the normal course of operations, certain programs may pay for common costs or advance funds for organizational purposes that create interprogram receivables or payables. As of December 31, 2022, \$4,083,305 of receivables and payables are eliminated for the presentation of the Authority as a whole.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

5. Assets, deferred outflows, liabilities, deferred inflows and net position (continued)

*m. Eliminations of interprogram activity (continued)*

*ii.) Fee for service and management fees*

The Authority's COCC and Business Activities internally charge fees to the AMPs and programs of the Authority. These charges may include management fees, bookkeeping fees, and asset management fees. For financial reporting purposes \$13,291,742 of fee for service charges have been eliminated for the year ended December 31, 2022.

*iii.) Project-Based Voucher subsidy*

The Authority received HCV program subsidy for CHR which is a blended component unit. In accordance with HUD guidance, the subsidy is reported as HAP expense in the HCV program and as government grant revenue in the receiving property. For financial reporting purposes, \$9,186,460 of HAP expense and grant revenue have been eliminated for the year ended December 31, 2022.

*iv.) CHR activity*

The Authority has ongoing activity with its blended component unit, Community Housing Resources, Inc., including payments for property management, maintenance, and administration to operate CHR and CHR's properties. As of December 31, 2022, \$10,181,473 of property management, maintenance, and capital improvements expenses incurred by the Authority for CHR and \$1,875,644 of receivables and payables have been eliminated.

*n. Net position*

In accordance with GASB Codification Section 1800.155, *Reporting Net Position in Government-Wide Financial Statements*, total equity as of December 31, 2022, is classified into three components of net position:

*i.) Net investment in capital assets*

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

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

5. Assets, deferred outflows, liabilities, deferred inflows and net position (continued)

*n. Net position (continued)*

*ii.) Restricted component of net position*

As an entity created by State enabling legislation, all of the Authority's resources are restricted for purposes authorized under the State of Minnesota and further restricted by the City of Minneapolis Ordinance. Furthermore, all federal and local grants and subsidies are restricted for the purposes authorized by the funder. The statement of net position of the Authority reports restricted net position which consists of the following:

Sales proceeds	\$ 1,878,745
HAP reserves	66,548
FSS forfeitures and escrows	13,119
Unspent grant awards	202,294
	<hr/>
	\$ 2,160,706
	<hr/>

*iii.) Unrestricted component of net position*

This category includes all of the remaining components of net position that are not presented in the other two components. The Authority presents a portion of its net position as unrestricted under the implied understanding that those resources are not further restricted for a limited use within the general program area for which those funds were provided.

6. Leasing activities

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

For 2022, the Authority implemented Governmental Accounting Standards Board ("GASB") Statement No. 87, Leases. Under GASB Statement No. 87, the determination of whether an arrangement is a lease is made at the lease's inception and a contract is, or contains, a lease if it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is defined under the standard as having the right to direct the use of the asset. A lessee is required to recognize a lease liability and an intangible right to use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The Authority's 2022 financial statements include an adjustment for the initial recording of leases receivable.



**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

6. Leasing activities (continued)

This adjustment had no effect on the beginning net position since the deferred inflows equal the amount of the lease receivable. Management only reevaluates its determination if the terms and conditions of the contract are changed. The implementation of GASB Statement No. 87 had no impact on the balance on net position reported December 31, 2022.

7. Use of estimates

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

8. Budgets

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

9. Impact of recently issued accounting principles

In May 2020, the GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements*. This statement is effective for the Authority's December 31, 2023 fiscal year end.

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*. This statement is effective for the Authority's December 31, 2024 fiscal year end.

Management is currently evaluating the impact of the adoption of these statements on the Authority's financial statements.

10. Income taxes

The Authority is a governmental entity and is exempt from federal and state income taxes. Accordingly, no provision for federal or state income taxes has been made in the financial statements. The Authority's blended component units may be subject to the income tax provisions of Minnesota Statutes and the Internal Revenue Code.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**December 31, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

10. Income taxes (continued)

The applicable blended component units of the Authority account for income taxes in accordance with Financial Accounting Standards Board Accounting Standards Codification ("FASB ASC") 740, *Income Taxes*, which clarifies that accounting and disclosure requirements for uncertainty in tax positions. It requires a two-step approach to evaluate tax positions and determine if they should be recognized in the financial statements. The two-step approach involves recognizing any tax positions that are "more likely than not" to occur and then measuring those positions to determine if they are recognizable in the financial statements. Management regularly reviews and analyzes all tax positions and has determined no aggressive tax positions have been taken.

The Authority's blended component units' income tax filings are subject to audit by various taxing authorities. They are no longer subject to income tax examinations by tax authorities for years before 2020.

**NOTE B - DETAILED NOTES**

1. Deposits and investments

As of December 31, 2022, the carrying value of the Authority's cash and cash equivalents consist of demand deposits of \$11,203,925. As of December 31, 2022, the fair value of the Authority's investments was \$25,766,362.

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

*Custodial Credit Risk.* Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits or investments may not be returned. The Authority is authorized by Minnesota Statute §§ 118A.02 and 118A.04 to designate a depository for public funds and to invest in certificates of deposit. The Authority is required by Minn. Stat. § 118A.03 to protect deposits with insurance, surety bond, or collateral. The market value of collateral pledged shall be at least ten percent more than the amount on deposit at the close of the financial institution's banking day, not covered by insurance or bonds.

Authorized collateral includes treasury bills, notes and bonds; issues of U.S. government agencies; general obligations rated "A" or better and revenue obligations rated "AA" or better; irrevocable standby letters of credit issued by the Federal Home Loan Bank; and certificates of deposit.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

1. Deposits and investments (continued)

Minnesota statutes require that securities pledged as collateral be held in safekeeping in a restricted account at the Federal Reserve Bank or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral. The Authority's deposits are insured up to \$250,000 per financial institution, per depositor. As of December 31, 2022, the Authority's total deposits were fully secured by either the FDIC or had pledged collateral in accordance with HUD requirements.

*Interest Rate Risk.* Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority minimizes its exposure to interest rate risk by investing in both short-term and long-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

*Restricted cash and cash equivalents*

As of December 31, 2022, restricted cash and cash equivalents consists of:

<i>Current</i>	
Emergency Housing Voucher	\$ 344,771
HAP reserves	66,548
Sales proceeds	818,062
FSS forfeitures and escrows	35,603
Unearned program revenues	279,358
Tenant security deposits	976,484
Unclaimed property	8,632
Subtotal current	2,529,458
<i>Noncurrent</i>	
Unclaimed property	109,671
	<u>\$ 2,639,129</u>

*Investments*

*Credit Risk.* Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. HUD and the Authority investment policies, along with state law, limit the Authority's investment choices. State law limits investments to securities that are direct obligations or are guaranteed or insured issues of the United States, its agencies, its instrumentalities, or organizations created by an act of Congress, except mortgage-backed securities defined as "high risk" by Minn. Stat. § 118A.04, subd. 6.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

1. Deposits and investments (continued)

*Investments (continued)*

As of December 31, 2022, the Authority mitigated their exposure to credit risk by following HUD and state regulations; the investments in U.S. government securities were guaranteed by the United States and were not considered to be "high risk" as defined by state statutes.

The following table summarizes the investments at December 31, 2022. The investments solely consist of taxable bonds and are not rated. \$1,060,683 of the investment balance consists of sale proceeds and is restricted.

Investments	Investment maturities (in years)		
	Fair value	Less than 1	1 - 5
Federal Home Loan Bank	\$ 17,803,776	\$ 9,393,020	\$ 8,410,756
Federal Home Loan Mortgage Corporation	3,959,800	2,089,134	1,870,666
Federal Farm Credit Bank	4,002,786	2,111,813	1,890,973
Total investments	<u>\$ 25,766,362</u>	<u>\$ 13,593,967</u>	<u>\$ 12,172,395</u>

**Concentration of Credit Risk.** Concentration of credit risk is the risk of loss attributed to the Authority's investment in a single issuer. The Authority places no limit on the amount it may invest in any one approved issuer. Investments in any one issuer that represent five percent or more of the MPHA's investments are as follows:

Investment Type	% of Portfolio
Federal Home Loan Bank	69.10
Federal Farm Credit Bank	15.53
Federal Home Loan Mortgage Corporation	15.37

*Fair Value Measurements*

	Amount	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant observable inputs (Level 3)
Federal Home Loan Bank	\$ 17,803,776	\$ -	\$ 17,803,776	\$ -
Federal Home Loan Mortgage Corporation	3,959,800	-	3,959,800	-
Federal Farm Credit Bank	4,002,786	-	4,002,786	-
	<u>\$ 25,766,362</u>	<u>\$ -</u>	<u>\$ 25,766,362</u>	<u>\$ -</u>

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

2. Receivables, net

As of December 31, 2022, receivables, net, as presented in the accompanying statement of net position consist of:

Due from HUD	\$ 4,604,582
Due from PHA Projects	3,674,006
Due from other governments	1,551,161
Tenant accounts receivable	1,099,738
Lease receivable	407,344
Developer fee receivable from Elliots	1,252,773
Fraud recovery receivable	98,480
Accrued interest receivable	33,542
Other miscellaneous receivables	1,403,909
	<u>14,125,535</u>
Allowance for doubtful accounts - tenants	(557,113)
Allowance for doubtful accounts - fraud	(16,523)
	<u>\$ 13,551,899</u>

3. Notes receivable from discretely presented component units

The Authority has entered into notes receivable agreement with its discretely presented component units. A summary of changes in notes receivable is as follows:

	Receivable at January 1, 2022	Additions	Reductions	Receivable at December 31, 2022
Elliots, LP	\$ 1,000,000	\$ 3,650,430	\$ (811,905)	\$ 3,838,525
Elliots, LP - accrued interest	-	165,201	-	165,201
FHR, LP	-	1,700,000	-	1,700,000
Total notes receivable	<u>\$ 1,000,000</u>	<u>\$ 5,515,631</u>	<u>\$ (811,905)</u>	<u>\$ 5,703,726</u>

a. *Elliots, LP*

On June 10, 2020, the Authority entered into a mortgage note agreement with Elliots, a discrete component unit, in the amount of \$4,650,430. The loan has a maturity date of June 10, 2075 and bears interest at a rate of 4.0% per annum. Commencing April 1, 2023, payments of principal and interest shall be made annually to the extent of available cash flow as defined in the partnership agreement. The note is secured by a mortgage on the real and personal property. During the fiscal year, Elliots, LP made early principal payments on the loan of \$811,905 due to receipt of a sales tax rebate and environmental grant received.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

3. Notes receivable from discretely presented component units (continued)

b. *Family Housing Resources, LP*

On November 22, 2022, the Authority entered into a mortgage note agreement with FHR, a discrete component unit, up to the amount of \$12,800,730. The loan has a maturity date of December 31, 2055 and bears interest at a rate of 3.0% per annum. Payments on principal and interest are due within 120 days of the fiscal year end of the borrower to the extent of available cash flow as defined in the partnership agreement. The note is secured by a mortgage on the real and personal property. As of December 31, 2022, \$1,700,000 of the total amount has been loaned.

4. Capital assets, net

A summary of changes in capital assets is as follows:

	Balance at January 1, 2022	Transfers in/ additions	Transfers out/ deletions	Balance at December 31, 2022
Non-depreciable:				
Land	\$ 33,311,827	\$ -	\$ -	\$ 33,311,827
Construction in progress	33,726,583	27,235,367	(8,883,096)	52,078,854
Total non-depreciable	67,038,410	27,235,367	(8,883,096)	85,390,681
Depreciated:				
Buildings and improvements	530,788,449	9,550,947	(108,700)	540,230,696
Furniture and equipment	13,461,932	917,012	(1,028,243)	13,350,701
Total depreciated	544,250,381	10,467,959	(1,136,943)	553,581,397
Total capital assets	611,288,791	37,703,326	(10,020,039)	638,972,078
Accumulated depreciation:				
Buildings and improvements	(343,430,417)	(15,254,835)	71,421	(358,613,831)
Furniture and equipment	(11,179,338)	(893,918)	1,019,887	(11,053,369)
Less accumulated depreciation	(354,609,755)	(16,148,753)	1,091,308	(369,667,200)
Capital assets, net	\$ 256,679,036	\$ 21,554,573	\$ (8,928,731)	\$ 269,304,878

The additions reflected above consist mainly of fire suppression system installations and building improvements for CHR capital assets and public housing high-rise apartment buildings. The disposals consist mainly of computer servers, ranges and refrigerators.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

5. Lease receivable

The Authority has entered into multiple lease agreements for the usage of its property and space. In accordance with GASB Statement No. 87, the net present value of expected principal and interest payments are being reflected as a lease receivable and the future payments are being reported as deferred inflow of resources. The lease revenue represents the change in deferred inflows of resources for the fiscal year. A summary of agreements in which the Authority is the lessor for the fiscal year ended December 31, 2022 is as follows:

Description	Lease receivable balance	Deferred inflow balance	Lease revenue	Interest income	Interest Rate	Lease end date
Cell Site	\$ 333,801	\$ 320,857	\$ 32,630	\$ 13,785	4.00%	11/1/2027
Cell Site	353,486	336,882	34,259	14,528	4.00%	10/7/2023
Cell Site	225,657	216,907	19,281	9,259	4.00%	4/1/2024
Cell Site	698,852	671,741	35,826	28,149	4.00%	9/1/2041
Cell Site	526,369	510,940	27,743	15,995	3.00%	5/1/2041
Cell Site	892,691	858,058	45,763	35,957	4.00%	9/1/2041
Cell Site	47,503	46,123	2,089	1,412	3.00%	2/1/2044
Cell Site	47,503	46,123	2,089	1,412	3.00%	2/1/2044
Cell Site	428,329	415,775	23,759	13,035	3.00%	6/1/2040
Cell Site	541,585	525,709	26,731	16,427	3.00%	8/1/2042
Cell Site	440,422	428,719	21,799	13,380	3.00%	7/1/2041
Space Use	211,136	196,338	147,254	11,249	4.00%	4/30/2024
Space Use	160,592	156,165	48,051	7,375	4.00%	4/1/2026
Space Use	119,434	107,729	26,932	2,960	4.00%	5/1/2027
Space Use	79,733	68,493	24,906	2,044	4.00%	9/30/2025
Space Use	42,242	41,159	17,031	2,042	4.00%	5/31/2025
	<u>\$ 5,149,335</u>	<u>\$ 4,947,718</u>	<u>\$ 536,143</u>	<u>\$ 189,009</u>		

As of December 31, 2022, \$4,741,991 of the \$5,149,335 total lease receivable is being presented as noncurrent on the statement of net position.

6. Ground lease receivable from discrete component unit

On November 22, 2022, CHR, a blended component unit of the Authority, entered into a 65 year ground lease with Family Housing Resources, LP ("FHR"), a discretely presented component unit. The ground lease requires an annual payment of base rent of \$50,000, which includes interest at 3.8%, which shall be paid from and to the extent of available cash flow of FHR.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

6. Ground lease receivable from discrete component unit (continued)

As of December 31, 2022, land leased to FHR had a historical cost of \$1,149,966 and deferred inflows of resources associated with the ground lease have a balance of \$1,147,021.

7. Noncurrent liabilities

A summary of changes in noncurrent liabilities is as follows:

	Payable at January 1, 2022	Additions	Reductions	Payable at December 31, 2022	Due within one year
Long-term debt:					
Finance Lease	\$ 12,749,033	\$ -	\$ (1,378,933)	\$ 11,370,100	\$ 1,482,487
MFHA POHP Loans	4,419,058	1,095,737	-	5,514,795	-
Hennepin County HRA	600,000	-	-	600,000	-
MHFA AHIF Loan	1,170,475	-	-	1,170,475	-
Otto Bremer Loan	500,000	-	-	500,000	500,000
Total long-term debt	19,438,566	1,095,737	(1,378,933)	19,155,370	1,982,487
Net OPEB liability	626,735	80,713	(312,007)	395,441	-
Other noncurrent liabilities	67,818	132,577	(50,386)	150,009	-
Total noncurrent liabilities	<u>\$ 20,133,119</u>	<u>\$ 1,309,027</u>	<u>\$ (1,741,326)</u>	<u>\$ 19,700,820</u>	<u>\$ 1,982,487</u>

a. *Finance lease*

During the 15-month period ended December 31, 2009, the Authority entered into a 237-month (19.75-year) finance lease to acquire certain energy-efficient assets and make improvements to existing Authority assets designed to improve energy efficiency. Finance lease repayments are financed as a result of savings realized from lowered energy costs and special energy allowances from HUD. As of December 31, 2010, the Authority had acquired \$28,429,608 in land, structures, and equipment through this finance lease. The Authority began repaying on this lease in 2010. In August 2013, the Authority refinanced the finance lease to reduce the original lease interest rate from 5.61% to 3.42%. The refinancing increased the lease amount to \$31,124,546, and it provided \$3,370,000 in additional proceeds for more energy-efficient assets and improvements. Of these proceeds, as of December 31, 2016, the Authority had acquired \$3,353,909 in land, structures, and equipment through this capital lease, for a total to date of \$31,783,517.



**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

7. Noncurrent liabilities (continued)

a. *Finance lease (continued)*

The future minimum lease obligations as of December 31, 2022, are as follows:

December 31,	Principal	Interest	Total
2023	\$ 1,482,487	\$ 365,763	\$ 1,848,250
2024	1,591,751	313,360	1,905,111
2025	1,616,078	258,543	1,874,621
2026	1,733,554	201,443	1,934,997
2027	1,857,478	140,225	1,997,703
2028-2032	3,088,752	90,406	3,179,158
	<u>\$ 11,370,100</u>	<u>\$ 1,369,740</u>	<u>\$ 12,739,840</u>

b. *MFHA Publicly Owned Housing Program Loans*

Beginning in 2014, the Authority has entered into multiple deferred loan repayment agreements and mortgages with the Minnesota Housing Finance Agency for rehabilitation of certain properties. Each individual loan is for a period of 20 years, carries no interest and is forgivable upon the Authority continuing to operate the property pursuant to Minnesota State Laws and Minnesota Statue § 462A.202, as amended. The loans are either construction loans and the Authority draws against the full loan amount as rehabilitation projects occur or end loans and the Authority receives the funds after project work is completed. During the fiscal year, the balance of the loans increased by \$1,095,737 bringing the total forgivable balance to \$5,514,795.

c. *Hennepin County HRA*

On June 26, 2018, the Authority entered into a deferred loan repayment agreement and mortgage with the Hennepin County Housing and Redevelopment Authority to borrow \$600,000 for the construction of 16 units of supportive rental housing at 5342, 5350, 5362, and 5370 Riverview Road. The \$600,000 loan is a 30-year loan that requires no repayment or interest prior to the maturity of the loan provided the Authority continues to meet the loan requirements and houses tenants that meet the Affordable Housing Incentive Fund Program affordability requirements. The loan principal is fully due at maturity.

d. *MHFA AHIF Loan*

On June 26, 2018, the Authority entered into a mortgage note with the Minnesota Housing Finance Agency as part of the Affordable Housing Investment Fund program for the construction of 16 units of supportive rental housing.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

7. Noncurrent liabilities (continued)

d. *MHFA AHIF Loan (continued)*

The first advance from this loan occurred on February 8, 2019. The full loan amount was advanced as of September 12, 2019. The \$1,170,475 loan is a 30-year loan that requires no repayment or interest prior to the maturity of the loan provided the Authority continues to meet the loan requirements. The loan matures on June 26, 2048. The loan principal is fully due at maturity.

e. *Otto Bremer Loan*

On November 1, 2018, the MPHA entered into a promissory note with Otto Bremer Trust for \$500,000 for the purposes of meeting the legal mission and framework of the MPHA. The note carries a 3.00% simple annual interest rate on the outstanding balance, \$15,000 annually, and the principal balance is due on November 1, 2023. As of December 31, 2022 the principal balance of \$500,000 and is presented as a current liability.

8. Defined Contribution Retirement Plan

The MPHA provides retirement benefits for all full-time employees through a single employer defined contribution plan administered by Wells Fargo Bank of Minnesota, N.A. The plan is a 401(a) money purchase plan. Any full-time employee is eligible to participate in the plan after working 500 hours within a six consecutive month period and after reaching age 20½. Participants are vested at a rate of 20 percent per year for the employer's share of contributions and 100 percent vested for individual contributions immediately.

Contribution rates were 7.5 percent for the MPHA and 5.0 percent for participants. The contributions made by the MPHA for the year ended December 31, 2022, were \$1,282,551.

9. Accrued Other Post-Employment Benefits ("OPEB")

*Plan description*

The Authority administers an OPEB Plan as a single-employer defined benefit health care plan for eligible retired employees and their dependents. The Plan does not accumulate assets in a trust that meets the criteria of paragraph 4 of GASB Statement 75 and does not issue a stand-alone report.

*Benefits provided*

The Authority provides medical, dental, and life insurance benefits for retirees as required by Minn. Stat. § 471.61, subd. 2b. Retirees are required to pay 100 percent of the total premium cost. Since the premium is determined on the entire active and retiree population, the retirees are receiving an implicit rate subsidy.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

9. Accrued Other Post-Employment Benefits ("OPEB") (continued)

*Benefits provided (continued)*

However, the implicit rate liability is not significant for dental or life insurance and has not been included in the actuarial valuation or the total OPEB liability.

*Contributions*

The contribution requirements of the plan members and the Authority are established and may be amended by the Authority's Board of Commissioners. The required contributions are based on projected pay-as-you-go financing requirements.

A summary of members participating in the plan as of the January 1, 2022 actuarial valuation, is as follows:

Inactive employees entitled to but not yet receiving benefits	1
Active employees	<u>265</u>
	<u><u>266</u></u>

The Authority's total OPEB liability of \$395,441 was determined by an actuarial valuation as of the January 1, 2022 measurement date.

*Actuarial assumptions*

The total OPEB liability was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.00%
Salary increases	Service graded table
Discount rate	2.00%
Healthcare cost trend rates	6.50% as of January 1, 2022, grading to 5.00% over six years and then to 4.00% over the next forty-eight years

The discount rate is based on the published rate information for 20-year high quality, tax-exempt, general obligation municipal bonds as of January 1, 2022.

The salary increase rates were updated to the most recent four-year experience study completed in 2019.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

9. Accrued other post-employment benefits ("OPEB") (continued)

*Actuarial assumptions (continued)*

Retirement and withdrawal assumptions used are similar to those used to value pension liabilities for Minnesota public employees based on the most recent four-year experience study completed in 2019.

The economic assumptions are currently based on input from a variety of published sources of historical and projected future financial data.

Mortality rates are based on Pub-2010 Public Retirement Plans General Headcount-Weighed Mortality Tables with MP-2021 Generational Improvement Scale.

*Changes in actuarial assumptions*

In 2022, the following assumptions were changed:

The mortality tables were updated from the Pub-2010 Public Retirement Plans General Headcount-Weighted Mortality Tables with MP-2019 Generational Improvement Scale to the Pub-2010 Public Retirement Plans General Headcount-Weighted Mortality Tables with MP-2021 Generational Improvement Scale.

The salary increase rates were updated to reflect the latest experience study.

The retirement and withdrawal rates were updated to reflect the latest experience study.

The percentage of future retirees who are assumed to elect post-employment medical coverage was reduced from 45% to 35%.

The inflation rate was changed from 2.50% to 2.00%.

The discount rate was changed from 2.90% to 2.00%.

These changes decreased the liability \$103,655.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

9. Accrued other post-employment benefits ("OPEB") (continued)

*Changes in actuarial assumptions (continued)*

Changes in the OPEB Liability

	Total OPEB liability
Balance at December 31, 2021	<u>\$ 626,735</u>
Changes for the year:	
Service cost	61,265
Interest	19,448
Differences between expected and actual experience	(173,255)
Changes in assumptions	(103,655)
Benefit payments, including refunds of employee contributions	<u>(35,097)</u>
Net changes	<u>(231,294)</u>
Balance at December 31, 2022	<u><u>\$ 395,441</u></u>

*Sensitivity of the total OPEB liability to changes in the discount rate:*

The following presents the total OPEB liability of the Authority using the discount rate of 2.00%, as well as what the Authority's total OPEB liability would be if it were calculated using a discount rate that is 1.00 percentage point lower or 1.00 percentage point higher than the current discount rate:

	1% Decrease (1.00%)	Current discount rate (2.00%)	1% Increase (3.00%)
Total OPEB Liability	\$ (424,171)	\$ (395,441)	\$ (368,054)

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

9. Accrued other post-employment benefits ("OPEB") (continued)

*Sensitivity of the total OPEB liability to changes in the discount rate (continued):*

The following presents the total OPEB liability of the Authority using the health care cost trend rate of 6.50%, as well as what the Authority's total OPEB liability would be if it were calculated using a discount rate that is 1.00 percentage point lower or 1.00 percentage point higher than the current health care cost trend rate:

	<u>1% Decrease</u>	<u>Current discount rate</u>	<u>1% Increase</u>
	5.50%	6.50%	7.50%
	decreasing to 4.00%	decreasing to 5.00%	decreasing to 6.00%
Total OPEB Liability	\$ (349,670)	\$ (395,441)	\$ (450,048)

*OPEB expense*

For the year ended December 31, 2022, the Authority recognized OPEB expense of (\$47,274) as a result of the changes in the total OPEB liability.

*Deferred outflows of resources and deferred inflows of resources related to OPEB*

For the year ended December 31, 2022, 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>
Differences between expected and actual experience	\$ -	\$ 282,439
Changes in assumptions	-	96,200
Contributions subsequent to the measurement date of January 1, 2022	<u>20,233</u>	<u>-</u>
Total	<u><u>\$ 20,233</u></u>	<u><u>\$ 378,639</u></u>

The \$20,233 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the OPEB liability in the year ended December 31, 2023.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

9. Accrued other post-employment benefits ("OPEB") (continued)

*Deferred outflows of resources and deferred inflows of resources related to OPEB (continued)*

Other amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31:		
2023	\$	(107,754)
2024		(107,754)
2025		(107,750)
2026		(55,381)
2027		-
Thereafter		-

10. Risk management

The Authority is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees, and natural disasters. As part of the Authority's risk management program, certain commercial insurance policies are purchased. The insurance pool and risk retention group are reinsured through other reinsurance companies and are not retrospectively rated and do not pass on risk of loss to participants.

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

The Authority discontinued being self-insured in April of 2019, but there remains an unpaid claims liability from when the Authority was self-insured. Self-insurance liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claims liabilities are calculated considering the effects of inflation, recent claims settlement trends including frequency and amount of payouts, and other economic and social factors.

Changes in the balances of self-insurance claims liabilities during the fiscal years ended December 31, 2022 and 2021, are as follows:

	2022	2021
Balance at January 1	\$ 122,250	\$ 378,750
Incurred claims	56,000	-
Claim payments	-	(256,500)
Balance at December 31	<u>\$ 178,250</u>	<u>\$ 122,250</u>

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

11. Commitments and contingencies

*a. Legal*

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

*b. Grants and contracts*

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

*c. Funds awarded*

The Authority receives funding from HUD through various programs to help subsidize the cost of redevelopment of projects, project repairs, improvements, component unit developments, and certain operating costs. HUD requires that these funds are obligated within 24 months and expended within 48 months of the grants execution date. Remaining unspent awards not yet received as of December 31, 2022, are \$5,325,544 for the Capital Fund Program awarded on February 23, 2021 and \$20,050,584 for the Capital Fund Program awarded on May 12, 2022.

12. Concentrations

For the year ended December 31, 2022, approximately 72% of revenues and 34% of receivables reflected in the basic financial statements are from HUD.

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



**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

13. Financial data schedule

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

14. Subsequent events

Management has evaluated events through September 20, 2023, the date the financial statements were available to be issued, and has determined that no additional material events have occurred that would require disclosure.

15. Condensed blended component unit information

Condensed component unit information for the Authority's blended component units as listed in Note A-1, follows:

*Condensed Statement of Net Position*

	CHR	Elliot's Mgmt LLC	FHR Mgmt LLC	MPHA Hold Co.	MPHA Dev Co.	Total Blended Component Units
<b>ASSETS</b>						
Current assets	\$ 4,071,732	\$ 13,531	\$ 200	\$ 1,676	\$ 2,851,920	\$ 6,939,059
Capital assets, net	38,341,462	-	-	-	-	38,341,462
Other noncurrent assets	1,155,977	-	-	-	111,028	1,267,005
Total assets	43,569,171	13,531	200	1,676	2,962,948	46,547,526
<b>LIABILITIES</b>						
Current liabilities	2,352,655	-	-	-	-	2,352,655
Noncurrent liabilities	1,115	-	-	-	-	1,115
Total liabilities	2,353,770	-	-	-	-	2,353,770
<b>DEFERRED INFLOWS OF RESOURCES</b>	1,147,021	-	-	-	-	1,147,021
<b>NET POSITION</b>						
Net investment in capital assets	38,341,462	-	-	-	-	38,341,462
Restricted	-	-	-	-	-	-
Unrestricted	1,726,918	13,531	200	1,676	2,962,948	4,705,273
Total net position	\$ 40,068,380	\$ 13,531	\$ 200	\$ 1,676	\$ 2,962,948	\$ 43,046,735

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

12. Condensed blended component unit information (continued)

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

	CHR	Elliot's Mgmt LLC	FHR Mgmt LLC	MPHA Hold Co.	MPHA Dev Co.	Total Blended Component Units
<b>OPERATING REVENUES</b>						
Tenant revenue, net	\$ 4,667,405	\$ -	\$ -	\$ -	\$ -	\$ 4,667,405
Other operating revenue	9,421,702	9,477	-	-	181,249	9,612,428
Total operating revenues	14,089,107	9,477	-	-	181,249	14,279,833
<b>OPERATING EXPENSES</b>						
Administrative	2,603,946	96	96	-	1,168,099	3,772,237
Tenant services	53,326	-	-	-	-	53,326
Utilities	2,576,035	-	-	-	-	2,576,035
Maintenance	5,958,950	-	-	-	-	5,958,950
General	782,214	450	100	-	-	782,764
Depreciation	1,332,368	-	-	-	-	1,332,368
Total operating expenses	13,306,839	546	196	-	1,168,099	14,475,680
<b>OPERATING INCOME (LOSS)</b>	782,268	8,931	(196)	-	(986,850)	(195,847)
<b>NONOPERATING REVENUES (EXPENSES)</b>						
Loss on disposal of capital assets	(37,279)	-	-	-	-	(37,279)
Interest income - unrestricted	7,448	-	-	-	-	7,448
Total nonoperating expenses	(29,831)	-	-	-	-	(29,831)
<b>TRANSFERS</b>						
Transfers to the Authority	(53,784)	-	-	-	-	(53,784)
Change in net position	698,653	8,931	(196)	-	(986,850)	(279,462)
Total net position - beginning of the year	39,369,727	4,600	-	2,072	3,949,798	43,326,197
Equity transfers	-	-	396	(396)	-	-
Total net position - beginning, restated	39,369,727	4,600	396	1,676	3,949,798	43,326,197
Total net position - ending of the year	\$ 40,068,380	\$ 13,531	\$ 200	\$ 1,676	\$ 2,962,948	\$ 43,046,735

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE B - DETAILED NOTES (continued)**

12. Condensed blended component unit information (continued)

*Condensed Statement of Cash Flows*

	CHR	Elliot's Mgmt LLC	FHR Mgmt LLC	MPHA Hold Co.	MPHA Dev Co.	Total Blended Component Units
Net cash provided by (used in) operating activities	\$ 5,540,111	\$ 13,531	\$ (1,872)	\$ -	\$ 181,249	\$ 5,733,019
Net cash used in capital and related financing activities	(3,442,738)	-	-	(248,122)	1,168,100	(2,522,760)
Net cash provided by investing activities	7,448	-	-	-	-	7,448
<b>Net increase (decrease)</b>	2,104,821	13,531	(1,872)	(248,122)	1,349,349	3,217,707
Cash and cash equivalents at beginning of year	1,373,085	-	2,072	249,798	249,798	1,874,753
<b>Cash and cash equivalents at end of year</b>	<b>\$ 3,477,906</b>	<b>\$ 13,531</b>	<b>\$ 200</b>	<b>\$ 1,676</b>	<b>\$ 1,599,147</b>	<b>\$ 5,092,460</b>

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE C - DISCRETELY PRESENTED COMPONENT UNITS**

1. Condensed discrete component unit information

Condensed component unit information for the Authority's discrete component units' December 31, 2022 year-ends, as listed in Note A-1, is presented below.

Statement of net position

	Elliot's, LP	Family Housing Resources, LP	Total Discrete Component Units
<b>ASSETS</b>			
Current assets	\$ 1,683,148	\$ -	\$ 1,683,148
Capital assets, net	47,470,407	4,345,035	51,815,442
Other noncurrent assets	32,339	1,147,021	1,179,360
Total assets	<u>49,185,894</u>	<u>5,492,056</u>	<u>54,677,950</u>
 <b>LIABILITIES</b>			
Current liabilities	1,714,383	602,852	2,317,235
Noncurrent liabilities	35,848,141	3,444,054	39,292,195
Total liabilities	<u>37,562,524</u>	<u>4,046,906</u>	<u>41,609,430</u>
 <b>NET POSITION</b>			
Net investment in capital assets	10,132,174	1,445,243	11,577,417
Restricted	1,006,194	-	1,006,194
Unrestricted	485,002	(93)	484,909
Total net position	<u>\$ 11,623,370</u>	<u>\$ 1,445,150</u>	<u>\$ 13,068,520</u>

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)**

1. Condensed discrete component unit information (continued)

Statement of revenues, expenses and changes in net position

	Elliots, LP	Family Housing Resources, LP	Total Discrete Component Units
<b>OPERATING REVENUES</b>			
Tenant revenue, net	\$ 628,119	\$ -	\$ 628,119
Other operating revenue	14,853,176	1,445,243	16,298,419
Total operating revenues	<u>15,481,295</u>	<u>1,445,243</u>	<u>16,926,538</u>
<b>OPERATING EXPENSES</b>			
Administrative	408,072	93	408,165
Tenant services	24,510	-	24,510
Utilities	288,938	-	288,938
Maintenance	315,417	-	315,417
Protective services	110,195	-	110,195
General	138,774	-	138,774
Depreciation	1,814,704	-	1,814,704
Total operating expenses	<u>3,100,610</u>	<u>93</u>	<u>3,100,703</u>
<b>OPERATING INCOME</b>	<u>12,380,685</u>	<u>1,445,150</u>	<u>13,825,835</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>			
Interest income - unrestricted	2,893	-	2,893
Interest expense	(1,554,504)	-	(1,554,504)
Total nonoperating expenses	<u>(1,551,611)</u>	<u>-</u>	<u>(1,551,611)</u>
Change in net position	10,829,074	1,445,150	12,274,224
Total net position - beginning of the year	<u>794,296</u>	<u>-</u>	<u>794,296</u>
Total net position - ending of the year	<u><u>\$ 11,623,370</u></u>	<u><u>\$ 1,445,150</u></u>	<u><u>\$ 13,068,520</u></u>

# Minneapolis Public Housing Authority

## NOTES TO BASIC FINANCIAL STATEMENTS

December 31, 2022

### NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

#### 2. Capital assets

Capital assets consist of the following as of the component units' year ended December 31, 2022:

	<u>Elliot's, LP</u>	<u>Family Housing Resources, LP</u>	<u>Total Discrete Component Units</u>
Non-depreciable:			
Land	\$ 896,415	\$ -	\$ 896,415
Construction in progress	-	4,345,035	4,345,035
Total non-depreciable	<u>896,415</u>	<u>4,345,035</u>	<u>5,241,450</u>
Depreciated:			
Buildings and improvements	49,661,156	-	49,661,156
Furniture and equipment	561,414	-	561,414
Total depreciated	<u>50,222,570</u>	<u>-</u>	<u>50,222,570</u>
Total capital assets	<u>51,118,985</u>	<u>4,345,035</u>	<u>55,464,020</u>
Less accumulated depreciation	<u>(3,648,578)</u>	<u>-</u>	<u>(3,648,578)</u>
Capital assets, net	<u>\$ 47,470,407</u>	<u>\$ 4,345,035</u>	<u>\$ 51,815,442</u>

#### 3. Non-current liabilities

Noncurrent liabilities consist of the following as of the component units' year ended December 31, 2022:

	<u>Elliot's, LP</u>	<u>Family Housing Resources, LP</u>	<u>Total Discrete Component Units</u>
Long-term debt:			
Hennepin County HRA loan	\$ 11,175,486	\$ -	\$ 11,175,486
Authority loan	3,838,525	1,700,000	5,538,525
Authority loan - accrued interest	165,201	-	165,201
City of Minneapolis note	2,300,000	-	2,300,000
Other accrued interest	1,738,929	-	1,738,929
US Bank construction loan	-	588,077	588,077
Lease obligation	16,630,000	1,155,977	17,785,977
Total long-term debt	<u>\$ 35,848,141</u>	<u>\$ 3,444,054</u>	<u>\$ 39,292,195</u>

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**December 31, 2022**

**NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)**

3. Non-current liabilities (continued)

Elliot's - Hennepin County HRA Loan

Loan payable to the Hennepin County Housing and Redevelopment Authority ("HRA") up to \$26,500,000 dated June 11, 2020. There are two phases of the loan consisting of the construction phase and the permanent phase.

During the construction phase of the loan, Bremer Bank will service the loan. Interest during the construction phase is variable based on the one-month LIBOR plus 1.56 percent with a floor of 2.75 percent (2.75 percent at December 31, 2020). Monthly payments of interest only are due. A prepayment fee of four to five percent will be assessed for prepayments through June 12, 2022, after which no fee will be assessed. On July 1, 2022, the loan was paid down to \$11,808,000 and the Federal Home Loan Mortgage Corporation (Freddie Mac) purchased the loan commencing the permanent phase of the loan, under the Multifamily Direct Purchase of Tax-Exempt Loan ("TEL") Program.

During the permanent phase of the loan, Lument capital will service the loan. There interest rate is fixed at 4.02%. Monthly payments of \$50,383 are due through July 1, 2040, when all remaining principal and interest is due.

The loan is secured by mortgage on the leased property, an assignment of rents and leases, and an assignment of the Housing Assistance Payment Contract. The Authority has guaranteed the repayment of this loan during the construction phase.

Elliot's - Authority loan

Loan payable to Authority in the original amount of \$4,650,430 dated June 10, 2020, with interest compounding at four percent. On or before the permanent phase of the Hennepin County HRA Loan, a payment equal to any sales tax or energy rebates or environmental grant funds up to \$1,000,000 is required. Beginning April 1, 2023, annual payments are due solely from available net cash flow as defined by the partnership agreement through June 10, 2075, when any remaining principal and interest are due. Interest was \$40,000 in 2021, of which \$24,190 was capitalized. Accrued interest was \$62,466 at December 31, 2021. The loan is secured by a mortgage on the leased property.

Elliot's - City of Minneapolis note

Note payable to the City of Minneapolis under the Community Development Block Grant (CDBG) program in the amount of \$2,300,000 dated June 10, 2020, with interest at one percent. Beginning April 1, 2023, annual payments are due solely from available net cash flow as defined by the partnership agreement through June 10, 2075, when any remaining principal and interest are due. The loan is secured by a mortgage on the leased property and an assignment of rents and leases.

**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)**

3. Non-current liabilities (continued)

Elliot's - City of Minneapolis note (continued)

The loan agreements require that the debt be repaid if the Property is sold or transferred without the lenders' approval; no longer used as low-income housing; in violation of any federal, state or local law, statute or ordinance; or if the Partnership is in default or declares bankruptcy, unless the lender permits the debt to remain outstanding.

The annual minimum payment requirements for loans and notes outstanding for Elliot's, LP based on the current balance of the Hennepin County HRA loan converting to the permanent phase are as follows, as of December 31, 2022:

<u>December 31,</u>	<u>Principal</u>
2023	\$ 112,997
2024	116,452
2025	122,816
2026	128,071
2027	133,552
Thereafter	<u>17,288,182</u>
	<u>\$ 17,902,070</u>

FHR - Authority note

On November 22, 2022, the FHR entered into a mortgage note agreement with the Authority in an amount up to \$12,800,730. The loan has a maturity date of December 31, 2055 and bears interest at a rate of 3.0% per annum. Payments on principal and interest are due within 120 days of the fiscal year end to the extent of available cash flow as defined in the partnership agreement. The note is secured by a mortgage on the real and personal property. As of December 31, 2022, \$1,700,000 of the total amount has been loaned.

FHR - U.S. Bank construction loan

On November 22, 2022, the FHR entered into a 24-month agreement with the Authority for a maximum amount of \$25,225,000. The loan bears interest at the secured overnight financing rate when the funds are drawn. As of December 31, 2022, \$588,077 of the total amount has been loaned.

FHR - lease obligation

On November 22, 2022, CHR, an entity related through the lessor, entered into a 65 year ground lease FHR. The ground lease requires an annual payment of base rent of \$50,000, which includes interest at 3.8%, which shall be paid from and to the extent of available cash flow of FHR. As of December 31, 2022, the lease obligation is calculated at \$1,155,977.



**Minneapolis Public Housing Authority**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**December 31, 2022**

**NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)**

4. Ground lease

Elliot's has entered into a 99-year ground lease with the Authority to lease the property for \$16,630,000. The lease period expires June 1, 2119. Accumulated depreciation of \$1,432,028 relates to the leased property at December 31, 2021. Payments commence on April 1, 2023, and are payable solely from net cash-flow as defined by the partnership agreement. Interest at 4% compounding will accrue from the date of commencement. Interest expense on the lease was \$665,200 in 2022. Accrued interest at December 31, 2022, was \$1,695,911.

All costs related to development, ownership, leasing, operation, maintenance or repair are the responsibility of the Partnership. The lease is subordinate to the mortgages on the Property. Upon termination of the lease, the land and building will become the sole property of the Authority. Any transfers during the compliance period are subject to HUD restrictions.

## **REQUIRED SUPPLEMENTARY INFORMATION**

**Minneapolis Public Housing Authority**

**SCHEDULE OF CHANGES IN THE AUTHORITY'S TOTAL OPEB LIABILITY AND RELATED RATIOS**

**For the year ended December 31, 2022**

<i>Total OPEB Liability</i>	2022	2021	2020	2019	2018
Service cost	\$ 61,265	\$ 79,931	\$ 77,415	\$ 71,078	\$ 69,008
Interest	19,448	17,908	28,211	25,959	23,610
Differences between expected and actual experience	(173,255)	-	(287,670)	-	-
Changes in assumptions and other inputs	(103,655)	-	(26,558)	-	-
Benefit payments	(35,097)	(17,263)	(45,026)	(25,410)	(21,643)
<i>Net changes in total OPEB liability</i>	<u>(231,294)</u>	<u>80,576</u>	<u>(253,628)</u>	<u>71,627</u>	<u>70,975</u>
Total OPEB liability - beginning	626,735	546,159	799,787	728,160	657,185
Total OPEB liability - ending	<u>\$ 395,441</u>	<u>\$ 626,735</u>	<u>\$ 546,159</u>	<u>\$ 799,787</u>	<u>\$ 728,160</u>
Covered-employee payroll	<u>\$ 17,978,925</u>	<u>\$ 17,637,132</u>	<u>\$ 17,081,968</u>	<u>\$ 16,711,846</u>	<u>\$ 16,225,093</u>
Total OPEB liability as a percentage of covered-employee payroll	2.20%	3.55%	3.20%	4.79%	4.49%

*Changes in benefits.*  
None

*Changes of assumptions and other inputs.*

Year ended December 31, 2022

The health care trend rates, mortality tables, salary increase rates, retirement and withdrawal rates, and the percentage of future retirees who are assumed to elect post-employment medical coverage were updated

The inflation rate was changed from 2.50% to 2.00%.

The discount rate was changed from 2.90% to 2.00%.

Year ended December 31, 2021

No changes in actuarial methods or assumptions

Year ended December 31, 2020

The health care trend rates were changed to better anticipate short term and long term medical increases

The mortality tables were updated from the RP-2014 white Collar Mortality Tables with MP-2017 Generational Improvement Scale to the Pub-2010 Public Retirement Plans Headcount-Weighted Mortality Tables with MP-2019 Generational Improvement Scale.

The salary increase rates were changed from a flat 3.00% per year for all employees to rates which vary by service.

The percent of married retirees electing post-employment spouse medical coverage was reduced from 70 percent to 25 percent.

The discount rate was changed from 3.30% to 2.90%.

Year ended December 31, 2019

No changes in actuarial methods or assumptions

Year ended December 31, 2018

The discount rate was changed from 3.00% to 3.30%.

The mortality tables were updated from the RP-2014 White Collar Mortality Tables with MP-2015 Generational Improvement Scale to the RP-2014 White Collar Mortality Tables with MP-2017 Generational Improvement Scale

The retirement and withdrawal tables for all employees were updated.

*No assets are accumulated in a trust to pay related benefits. Ten years of information is required to be presented; however, only 5 years of information is available. Additional years will be presented as information becomes available.*

See independent auditor's report.

## **SUPPLEMENTARY INFORMATION**

Minneapolis Public Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2022

PHA: MN002    FYED: 12/31/22																								
Line Item No.	Account Description	Total AMPs	Business Activities	Section 8 Housing Choice Voucher Program 14.871	Emergency Housing Voucher 14.EHV	Mainstream Voucher Program 14.879	Section 8 New Construction 14.182	Section 8 Mod Rehab 14.856	Continuum of Care 14.267	Community Development Block Grant 14.218	Central Office Cost Center	FSS Escrow Forfeiture Account 14.EFA	Emergency Rental Assistance Program 21.023	State and Local	14.OPS	14.CFP	14.HCV	MTW 14.881	Blended Component Units	Elimination	Primary Government Subtotal	Discrete Component Units	Total	
111	Cash - Unrestricted	1,526,950	-	92,110	39,225	-	160,642	133,785	6,968	-	1,737,490	-	-	-	-	-	-	51	4,867,575	-	8,564,796	503,116	9,067,912	
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
113	Cash - Other Restricted	124,691	208,387	44,606	364,572	-	509	64	2,326	-	1,300	13,119	-	77,066	-	-	-	793,773	1,115	-	1,631,528	1,006,194	2,637,722	
114	Cash - Tenant Security Deposits	752,714	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	223,770	-	976,484	27,180	1,003,664	
115	Cash - Restricted for payment of current liability	7,928	-	678	-	-	-	7	-	-	-	-	-	-	-	-	-	22,504	-	-	31,117	-	31,117	
100	Total Cash	2,412,283	208,387	137,394	403,797	-	161,151	133,856	9,294	-	1,738,790	13,119	-	77,066	-	-	-	816,328	5,092,460	-	11,203,925	1,536,490	12,740,415	
121	Accounts Receivable - PHA Projects	-	-	-	2,534	-	-	-	-	-	-	-	-	-	-	-	-	3,671,472	-	-	3,674,006	-	3,674,006	
122	Accounts Receivable - HUD	4,297,475	-	602	-	203,399	1,460	-	-	-	5,291	-	-	-	-	-	-	96,355	-	-	4,604,582	-	4,604,582	
124	Accounts Receivable - Other Government	375,162	-	-	-	-	-	-	-	86,011	-	-	-	705,967	-	-	-	384,021	-	-	1,551,161	92,249	1,643,410	
125	Accounts Receivable - Miscellaneous	1,357,095	1,984,453	26,896	2,707	7,514	-	-	-	-	1,544	-	-	2,686	-	-	-	302,564	1,254,211	(1,875,644)	3,064,026	-	3,064,026	
126	Accounts Receivable - Tenants Dwelling Rents	769,892	-	460	-	-	424	1,186	-	-	-	-	-	-	-	-	-	-	327,776	-	1,099,738	22,377	1,122,115	
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(391,297)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(165,816)	-	(557,113)	(9,185)	(566,298)	
128	Fraud recovery	86,583	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,690	5,207	-	98,480	-	98,480	
128.1	Allowance for doubtful accounts - fraud	(15,586)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(937)	-	(16,523)	-	(16,523)	
129	Accrued interest receivable	2,517	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,025	-	-	33,542	-	33,542	
120	Total Receivables, net of allowances for doubtful accounts	6,481,841	1,984,453	27,958	5,241	210,913	1,884	1,186	-	86,011	6,835	-	-	708,653	-	-	-	4,492,127	1,420,441	(1,875,644)	13,551,899	105,441	13,657,340	
131	Investments - unrestricted	16,144,882	1,346,843	71,804	-	-	952,715	717,347	5	-	5,472,083	-	-	-	-	-	-	-	-	-	24,705,679	-	24,705,679	
132	Investments - restricted	-	1,882	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,058,801	-	-	1,060,683	-	1,060,683	
142	Prepaid Expenses and Other Assets	1,048,606	158,371	-	-	-	-	-	-	-	73,047	-	-	-	-	-	-	76,354	426,158	-	1,782,536	41,217	1,823,753	
144	Interprogram due from	-	4,030,608	-	-	-	-	-	-	-	52,697	-	-	-	-	-	-	-	-	(4,083,305)	-	-	-	
150	Total Current Assets	26,087,612	7,730,544	237,156	409,038	210,913	1,115,750	852,389	9,299	86,011	7,343,452	13,119	-	785,719	-	-	-	6,443,610	6,939,059	(5,958,949)	52,304,722	1,683,148	53,987,870	
161	Land	17,124,790	156,272	-	-	-	-	-	-	-	4,349,128	-	-	-	-	-	-	-	-	11,681,637	-	33,311,827	896,415	34,208,242
162	Buildings	440,189,977	15,710,573	-	-	-	-	-	-	-	9,027,030	-	-	-	-	-	-	-	75,303,116	-	-	540,230,696	49,661,156	589,891,852
163	Furniture, Equipment & Machinery - Dwellings	5,329,866	-	-	-	-	-	-	-	-	4,715	-	-	-	-	-	-	-	795,628	-	6,130,209	561,414	6,691,623	
164	Furniture, Equipment & Machinery - Administration	5,434,307	169,597	-	-	-	-	-	-	-	1,490,095	-	-	-	-	-	-	126,493	-	-	7,220,492	-	7,220,492	
166	Accumulated Depreciation	(296,593,177)	(12,175,119)	-	-	-	-	-	-	-	(8,013,506)	-	-	-	-	-	-	(107,599)	(52,777,799)	-	(369,667,200)	(3,648,578)	(373,315,778)	
167	Construction In Progress	47,624,781	-	-	-	-	-	-	-	1,109,901	5,292	-	-	-	-	-	-	-	3,338,880	-	52,078,854	4,345,035	56,423,889	
160	Total Fixed Assets, Net of Accumulated Depreciation	219,110,544	3,861,323	-	-	-	-	-	-	1,109,901	6,862,754	-	-	-	-	-	-	18,894	38,341,462	-	269,304,878	51,815,442	321,120,320	
171	Notes, loans, and mortgages receivable - Noncurrent	5,703,726	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,703,726	-	5,703,726	
174	Other Assets	4,741,989	-	-	-	-	-	-	-	-	25,629	-	-	-	-	-	-	10,745	1,267,005	-	6,045,368	1,179,360	7,224,728	
180	Total Non-Current Assets	229,556,259	3,861,323	-	-	-	-	-	-	1,109,901	6,888,383	-	-	-	-	-	-	29,639	39,608,467	-	281,053,972	52,994,802	334,048,774	
190	Total Assets	255,643,871	11,591,867	237,156	409,038	210,913	1,115,750	852,389	9,299	1,195,912	14,231,835	13,119	-	785,719	-	-	-	6,473,249	46,547,526	(5,958,949)	333,358,694	54,677,950	388,036,644	
200	Deferred outflows of resources	11,178	2,204	-	-	-	-	-	-	-	4,316	-	-	-	-	-	-	2,535	-	-	20,233	-	20,233	
290	Total Assets and Deferred outflows of resources	255,655,049	11,594,071	237,156	409,038	210,913	1,115,750	852,389	9,299	1,195,912	14,236,151	13,119	-	785,719	-	-	-	6,475,784	46,547,526	(5,958,949)	333,378,927	54,677,950	388,056,877	

See independent auditor's report.

Minneapolis Public Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2022

PHA: MN002    FYED: 12/31/22																							
Line Item No.	Account Description	Total AMPs	Business Activities	Section 8 Housing Choice Voucher Program 14.871	Emergency Housing Voucher 14.EHV	Mainstream Voucher Program 14.879	Section 8 New Construction 14.182	Section 8 Mod Rehab 14.856	Continuum of Care 14.267	Community Development Block Grant 14.218	Central Office Cost Center	FSS Escrow Forfeiture Account 14.EFA	Emergency Rental Assistance Program 21.023	State and Local	14.OPS	14.CFP	14.HCV	MTW 14.881	Blended Component Units	Elimination	Primary Government Subtotal	Discrete Component Units	Total
312	Accounts Payable <= 90 Days	6,706,652	570,920	57,890	1,161	1,027	1,202	645	-	86,011	159,015	-	-	138,643	-	-	-	34,026	111,349	-	7,868,541	635,379	8,503,920
321	Accrued Wage/Payroll Taxes Payable	-	-	-	-	-	-	-	-	-	902,245	-	-	-	-	-	-	-	-	-	902,245	-	902,245
322	Accrued Compensated Absences	804,480	239,911	35,869	3,480	4,671	5,464	2,930	-	-	1,081,694	-	-	-	-	-	-	136,667	-	-	2,315,166	-	2,315,166
324	Accrued contingency liability	-	178,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	178,250	-	178,250
325	Accrued interest payable	16,202	2,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,702	41,937	60,639
331	Accounts Payable - HUD	141,003	-	-	-	-	50,006	50,486	-	-	-	-	-	-	-	-	-	-	-	-	241,495	-	241,495
333	Accounts Payable - Other Government	499,766	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,976,830	(1,875,644)	600,952	88,117	689,069
341	Tenant Security Deposits	752,714	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	223,770	-	976,484	27,180	1,003,664
342	Unearned Revenues	129,354	-	16	344,771	1,981	-	-	-	-	-	-	-	142,162	-	-	-	38,564	40,706	-	697,554	2,620	700,174
343	Current portion of L-T debt - capital projects	1,482,487	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,482,487	112,997	1,595,484
344	Current portion of L-T debt - operating borrowings	-	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000	-	500,000
345	Other Current Liabilities	1,035,732	1,896	678	-	-	-	7	-	-	23,282	-	-	-	-	-	-	28,117	-	-	1,089,712	45,203	1,134,915
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-	335,381	-	-	-	-	-	-	-	-	-	335,381	1,363,802	1,699,183
347	Interprogram Due To	71,109	-	-	-	21,683	-	-	-	-	-	-	-	503,986	-	-	-	3,486,527	-	(4,083,305)	-	-	-
310	Total Current Liabilities	11,639,499	1,493,477	94,453	349,412	29,362	56,672	54,068	-	86,011	2,501,617	-	-	784,791	-	-	-	3,723,901	2,352,655	(5,958,949)	17,206,969	2,317,235	19,524,204
351	Long-term debt, net of current - capital projects	17,172,883	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,172,883	38,136,218	55,309,101
353	Noncurrent Liabilities - Other	79,508	-	269	-	-	509	124	-	-	14,175	-	-	-	-	-	-	54,309	1,115	-	150,009	1,155,977	1,305,986
357	Accrued pension and OPEB liabilities	243,204	48,218	7,292	707	950	1,111	596	-	-	65,577	-	-	-	-	-	-	27,786	-	-	395,441	-	395,441
350	Total Noncurrent Liabilities	17,495,595	48,218	7,561	707	950	1,620	720	-	-	79,752	-	-	-	-	-	-	82,095	1,115	-	17,718,333	39,292,195	57,010,528
300	Total Liabilities	29,135,094	1,541,695	102,014	350,119	30,312	58,292	54,788	-	86,011	2,581,369	-	-	784,791	-	-	-	3,805,996	2,353,770	(5,958,949)	34,925,302	41,609,430	76,534,732
400	Deferred Inflows of resources	5,149,786	45,696	-	-	-	-	-	-	-	75,605	-	-	-	-	-	-	55,270	1,147,021	-	6,473,378	-	6,473,378
508.4	Net investment in capital assets	200,455,172	3,861,323	-	-	-	-	-	-	1,109,901	6,862,753	-	-	-	-	-	-	18,894	38,341,462	-	250,649,505	11,577,417	262,226,922
511.4	Restricted net position	45,187	210,268	44,421	19,801	-	-	-	2,326	-	-	13,119	-	-	-	-	-	1,825,584	-	-	2,160,706	1,006,194	3,166,900
512.4	Unrestricted net position	20,869,810	5,935,089	90,721	39,118	180,601	1,057,458	797,601	6,973	-	4,716,424	-	-	928	-	-	-	770,040	4,705,273	-	39,170,036	484,909	39,654,945
513	Total Equity	221,370,169	10,006,680	135,142	58,919	180,601	1,057,458	797,601	9,299	1,109,901	11,579,177	13,119	-	928	-	-	-	2,614,518	43,046,735	-	291,980,247	13,068,520	305,048,767
600	Total Liabilities, Deferred inflows of resources and Equity	255,655,049	11,594,071	237,156	409,038	210,913	1,115,750	852,389	9,299	1,195,912	14,236,151	13,119	-	785,719	-	-	-	6,475,784	46,547,526	(5,958,949)	333,378,927	54,677,950	388,056,877

See independent auditor's report.

Minneapolis Public Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2022

PHA: MN002    FYED: 12/31/22																							
Line Item No.	Account Description	Total AMPs	Business Activities	Section 8 Housing Choice Voucher Program 14.871	Emergency Housing Voucher 14.EHV	Mainstream Voucher Program 14.879	Section 8 New Construction 14.182	Section 8 Mod Rehab 14.856	Continuum of Care 14.267	Community Development Block Grant 14.218	Central Office Cost Center	FSS Escrow Forfeiture Account 14.EFA	Emergency Rental Assistance Program 21.023	State and Local	14.OPS	14.CFP	14.HCV	MTW 14.881	Blended Component Units	Elimination	Primary Government Subtotal	Discrete Component Units	Total
70300	Net Tenant Rental Revenue	17,424,223	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,655,203	-	22,079,426	632,091	22,711,517
70400	Tenant Revenue - Other	289,055	-	-	-	-	424	-	-	-	-	-	-	-	-	-	-	-	77,723	-	367,202	2,578	369,780
70500	Total Tenant Revenue	17,713,278	-	-	-	-	424	-	-	-	-	-	-	-	-	-	-	-	4,732,926	-	22,446,628	634,669	23,081,297
70600	HUD PHA Grants	-	-	13,783,174	134,930	1,758,053	1,306,455	879,679	-	-	-	-	-	-	23,766,848	3,058,735	61,159,720	-	-	-	105,847,594	-	105,847,594
70610	HUD PHA Capital Grants	201,208	-	-	-	-	-	-	-	-	-	-	-	-	-	13,228,760	-	-	-	-	13,429,968	-	13,429,968
70710	Management Fee	-	-	-	-	-	-	-	-	-	7,848,668	-	-	-	-	-	-	-	-	(7,848,668)	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	607,680	-	-	-	-	-	-	-	-	(607,680)	-	-	-
70730	Book-keeping Fee	-	-	-	-	-	-	-	-	-	964,538	-	-	-	-	-	-	-	-	(964,538)	-	-	-
70750	Other Fees	-	1,413,269	-	-	-	-	-	-	-	2,581,368	-	-	-	-	-	-	-	-	(3,870,482)	124,155	-	124,155
70800	Other government grants	377,977	-	-	-	-	-	-	-	1,120,874	-	-	588,299	1,212,595	-	-	-	766,432	9,186,460	(9,186,460)	4,066,177	1,419,383	5,485,560
71100	Investment Income - Unrestricted	3,522	(102,082)	(3,154)	(19,701)	-	(17,494)	(13,379)	(121)	-	(114,668)	-	-	-	-	-	-	-	7,448	-	(259,629)	2,893	(256,736)
71400	Fraud recovery	-	-	918	-	113	-	-	-	-	-	-	-	-	-	-	-	40,281	-	-	41,312	-	41,312
71500	Other revenue	1,940,429	10,988,794	-	187,002	-	-	-	-	-	26,172	13,119	-	-	-	-	-	15,946,381	425,969	(10,181,473)	19,346,393	14,879,036	34,225,429
71600	Gain/Loss on Sale of Fixed Assets	9,763	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(37,279)	-	(27,516)	-	(27,516)
72000	Investment income - restricted	-	(3,027)	(5,956)	-	-	(850)	(1,199)	(41)	-	-	-	-	-	-	-	-	(225)	-	-	(11,298)	-	(11,298)
70000	Total Revenue	20,246,177	12,296,954	13,774,982	302,231	1,758,166	1,288,535	865,101	(162)	1,120,874	11,913,758	13,119	588,299	1,212,595	23,766,848	16,287,495	61,159,720	16,752,869	14,315,524	(32,659,301)	165,003,784	16,935,981	181,939,765
91100	Administrative Salaries	4,451,786	941,603	544,169	46,683	65,942	77,704	41,690	-	1,399	6,195,993	-	7,190	57,862	-	-	-	1,985,127	-	-	14,417,148	-	14,417,148
91200	Auditing Fees	130,540	-	3,096	300	403	472	250	-	-	16,320	-	-	-	-	-	-	11,795	28,634	-	191,810	9,413	201,223
91300	Management Fees	6,212,566	1,413,269	159,192	15,468	20,736	22,692	11,256	-	-	-	-	-	-	-	-	-	1,457,398	2,457,213	(11,719,150)	50,640	133,631	184,271
91310	Book-keeping Fee	442,155	-	99,495	9,668	12,960	14,182	7,035	-	-	-	-	-	-	-	-	-	379,043	-	(964,538)	-	-	-
91400	Advertising and Marketing	6,519	710	-	-	-	-	-	-	-	23,796	-	-	-	-	-	-	90	-	-	31,115	-	31,115
91500	Employee Benefit Contributions - Administrative	1,752,951	394,382	172,805	15,753	21,180	24,781	13,291	-	504	1,880,886	-	1,777	34,570	-	-	-	626,885	-	-	4,939,765	-	4,939,765
91600	Office Expenses	1,001,283	117,682	117,946	11,440	15,357	17,969	9,638	-	2,116	1,216,369	-	37,945	712	-	-	-	444,107	192	-	2,992,756	19,112	3,011,868
91700	Legal Expense	53,290	21,173	-	-	-	-	-	-	-	60,335	-	-	-	-	-	-	15,593	-	-	150,391	15,218	165,609
91800	Travel	14,082	1,045	2,761	268	360	421	226	-	-	41,486	-	-	-	-	-	-	10,521	-	-	71,170	-	71,170
91900	Other	473,298	141,924	157,117	11,382	14,709	3,852	2,067	-	6,954	824,658	-	20,999	507,742	-	-	-	419,578	1,286,199	(1,279,603)	2,590,876	221,315	2,812,191
92000	Asset Management Fee	607,680	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(607,680)	-	9,476	9,476
92200	Relocation Costs	1,450	2,955	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,955	(2,955)	4,405	-	4,405
92400	Tenant Services - Other	1,138,835	47,320	-	85,729	-	106	-	-	-	-	-	-	-	-	-	-	11,329	50,371	(32,475)	1,301,215	24,510	1,325,725
93100	Water	1,665,211	-	-	-	-	-	-	-	-	28,020	-	-	-	-	-	-	-	707,346	-	2,400,577	86,387	2,486,964
93200	Electricity	3,072,708	-	-	-	-	-	-	-	-	97,317	-	-	-	-	-	-	-	858,783	-	4,028,808	122,579	4,151,387
93300	Gas	2,305,695	-	-	-	-	-	-	-	-	22,543	-	-	-	-	-	-	-	1,009,906	-	3,338,144	79,880	3,418,024
93500	Labor	322,882	11,647	-	-	-	-	-	-	-	15,149	-	-	-	-	-	-	-	-	-	349,678	-	349,678
93700	Employee benefit contributions - utilities	127,217	3,934	-	-	-	-	-	-	-	4,599	-	-	-	-	-	-	-	-	-	135,750	-	135,750
93800	Other utilities expense	23,455	92	-	-	-	-	-	-	-	600	-	-	-	-	-	-	-	-	-	24,147	92	24,239
94100	Ordinary Maintenance and Operations - Labor	5,526,653	1,675,012	-	-	-	-	-	-	-	17,636	-	-	-	-	-	-	-	-	-	7,219,301	-	7,219,301
94200	OMO - Materials and Other	1,160,286	912,473	1,170	114	152	73	97	-	-	11,755	-	-	-	-	-	-	4,458	-	-	2,090,578	18,211	2,108,789
94300	Ordinary Maintenance and Operations - Contract Costs	3,700,151	2,145,798	-	-	-	-	-	-	-	242,362	-	-	-	-	-	-	-	5,693,196	(5,710,920)	6,070,587	297,206	6,367,793
94500	Employee Benefit Contributions - Ordinary Maintenance	2,174,151	725,665	-	-	-	-	-	-	-	5,353	-	-	-	-	-	-	-	-	-	2,905,169	-	2,905,169

See independent auditor's report.

Minneapolis Public Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2022

PHA: MN002    FYED: 12/31/22																							
Line Item No.	Account Description	Total AMPs	Business Activities	Section 8 Housing Choice Voucher Program	Emergency Housing Voucher	Mainstream Voucher Program	Section 8 New Construction	Section 8 Mod Rehab	Continuum of Care	Community Development Block Grant	Central Office Cost Center	FSS Escrow Forfeiture Account	Emergency Rental Assistance Program	State and Local	14.OPS	14.CFP	14.HCV	MTW 14.881	Blended Component Units	Elimination	Primary Government Subtotal	Discrete Component Units	Total
		14.871		14.EHV		14.879	14.182	14.856	14.267	14.218		14.EFA	21.023										
95100	Protective Services - labor	88,201	-	-	-	-	-	-	-	-	3,259	-	-	-	-	-	-	-	-	-	91,460	-	91,460
95200	Protective Services - Other Contract Costs	3,095,551	82,318	-	-	-	-	-	-	-	60,699	-	-	-	-	-	-	-	-	-	3,238,568	108,594	3,347,162
95300	Protective Services - Other	21,527	2,163	-	-	-	-	-	-	-	852	-	-	-	-	-	-	-	-	-	24,542	1,601	26,143
95500	Employee benefit contributions - protective services	34,230	-	-	-	-	-	-	-	-	989	-	-	-	-	-	-	-	-	-	35,219	-	35,219
96110	Property Insurance	603,576	-	-	-	-	-	-	-	-	13,869	-	-	-	-	-	-	-	-	-	1,082,713	81,778	1,164,491
96120	Liability Insurance	227,389	39,982	-	-	-	-	-	-	-	3,283	-	-	-	-	-	-	-	-	-	335,099	18,075	353,174
96130	Workmen's Compensation	487,649	141,519	2,888	280	376	440	236	-	-	40,198	-	-	-	-	-	-	11,005	-	-	684,591	-	684,591
96140	All Other Insurance	199,806	79,536	5,381	522	701	820	440	-	-	48,391	-	-	-	-	-	-	20,504	2,605	-	358,706	-	358,706
96200	Other General Expenses	3,398,416	3,012,636	38,147	215	506	59	1,108	-	-	29,864	-	520,388	245,407	-	-	-	213,292	149,260	(3,002,185)	4,607,113	26,613	4,633,726
96210	Compensated Absences	22,885	(25,627)	10,626	3,478	1,396	1,083	565	-	-	103,940	-	-	-	-	-	-	20,325	-	-	138,671	-	138,671
96300	Payments in Lieu of Taxes	499,766	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	101,186	-	600,952	12,308	613,260
96400	Bad Debt - Tenant Rents	267,421	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65,521	-	332,942	6,550	339,492
96720	Interest on Notes Payable (Short and Long)	412,551	15,000	-	-	-	-	-	-	-	1,661	-	-	-	-	-	-	696	-	-	429,908	1,480,762	1,910,670
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	73,742	73,742
96900	Total Operating Expenses	45,723,812	11,904,211	1,314,793	201,300	154,778	164,654	87,899	-	10,973	11,012,182	-	588,299	846,293	-	-	-	5,631,746	12,943,080	(23,319,506)	67,264,514	2,847,053	70,111,567
97000	Excess Operating Revenue over Operating Expenses	(25,477,635)	392,743	12,460,189	100,931	1,603,388	1,123,881	777,202	(162)	1,109,901	901,576	13,119	-	366,302	23,766,848	16,287,495	61,159,720	11,121,123	1,372,444	(9,339,795)	97,739,270	14,088,928	111,828,198
97200	Casualty Losses - Non-Capitalized	1,453,919	243,622	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265,754	(153,335)	1,809,960	-	1,809,960
97300	Housing Assistance Payments	-	-	13,254,264	1,094,117	1,496,919	1,097,710	767,852	-	-	-	-	-	71,302	-	-	-	44,968,063	-	(9,186,460)	53,563,767	-	53,563,767
97350	HAP Portability-in	-	-	-	176,619	-	-	-	-	-	-	-	-	-	-	-	-	15,106,730	-	-	15,283,349	-	15,283,349
97400	Depreciation Expense	14,072,575	416,927	-	-	-	-	-	-	-	307,924	-	-	-	-	-	-	18,959	1,332,368	-	16,148,753	1,814,704	17,963,457
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
90000	Total Expenses	61,250,306	12,564,760	14,569,057	1,472,036	1,651,697	1,262,364	855,751	-	10,973	11,320,106	-	588,299	917,595	-	-	-	65,725,498	14,541,202	(32,659,301)	154,070,343	4,661,757	158,732,100
10010	Operating transfers in	1,700,000	15,000	119	-	-	-	-	-	-	8,126	-	-	-	-	-	-	101,559,063	-	(103,282,308)	-	-	-
10020	Operating transfers out	(1,700,000)	(52,456)	-	-	-	-	-	-	-	(15,000)	-	-	(295,000)	(23,766,848)	(16,287,495)	(61,159,720)	(5,789)	-	103,282,308	-	-	-
10030	Operating transfers from/to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	53,784	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(53,784)	-	-	-	-
10091	Inter Project Excess Cash Transfer In	3,101,110	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,101,110)	-	-	-
10092	Inter Project Excess Cash Transfer Out	(3,101,110)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,101,110	-	-	-
10093	Transfer between programs and projects in	52,810,553	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(52,810,553)	-	-	-
10094	Transfer between programs and projects out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(52,810,553)	-	52,810,553	-	-	-
10100	Total other financing sources (Uses)	52,864,337	(37,456)	119	-	-	-	-	-	-	(6,874)	-	-	(295,000)	(23,766,848)	(16,287,495)	(61,159,720)	48,742,721	(53,784)	-	-	-	-
	Excess (deficiency) of total revenue over (under) total expenses	11,860,208	(305,262)	(793,956)	(1,169,805)	106,469	26,171	9,350	(162)	1,109,901	586,778	13,119	-	-	-	-	-	(229,908)	(279,462)	-	10,933,441	12,274,224	23,207,665
11020	Required annual debt principal payment	1,378,931	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,378,931	44,455	1,423,386
11030	Beginning Equity	209,511,937	10,309,966	929,098	1,228,724	74,132	1,031,287	788,251	9,461	-	10,992,399	-	-	928	-	-	-	2,844,426	43,326,197	-	281,046,806	794,296	281,841,102
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	(1,976)	1,976	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	63,151	-	15,460	2,952	2,700	2,016	1,080	-	-	-	-	-	72	-	-	-	54,156	8,242	-	149,829	2,208	152,037
11210	Number of Unit Months Leased	61,175	-	13,266	1,289	1,728	1,892	933	-	-	-	-	-	72	-	-	-	50,539	7,819	-	138,713	2,193	140,906
11170	Administrative Fee Equity	-	-	90,721	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90,721	-	90,721
11180	Housing Assistance Payments Equity	-	-	44,421	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	44,421	-	44,421
11270	Excess Cash	9,849,526	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,849,526	-	9,849,526
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	13,218,607	-	-	-	-	-	-	-	-	5,292	-	-	-	-	-	-	-	-	-	13,223,899	-	13,223,899
11630	Furniture & Equipment - Dwelling Purchases	196,630	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	196,630	-	196,630
11640	Furniture & Equipment - Administrative Purchases	9,438	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,438	-	9,438

See independent auditor's report.



## **SINGLE AUDIT SECTION**

**Minneapolis Public Housing Authority**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**For the year ended December 31, 2022**

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Assistance Listing Number		Federal Expenditures
<b>FEDERAL AWARDS</b>			
<u>Direct from the U.S. Department of Housing and Urban Development ("HUD"):</u>			
Moving to Work Demonstration Program	14.881		\$ 101,214,063
Section 8 Project-Based Cluster:			
Section 8 New Construction	14.182	\$ 1,306,455	
Section 8 Modern Rehabilitation	14.856	879,679	
Subtotal Section 8 Project-Based Cluster			2,186,134
Housing Voucher Cluster:			
Section 8 Housing Choice Voucher Program	14.871	13,783,174	
Emergency Housing Vouchers	14.871	134,930	
Mainstream Vouchers	14.879	1,758,053	
Subtotal Housing Voucher Cluster			15,676,157
Public Housing Capital Fund Program	14.872		201,208
			119,277,562
<u>Pass through from the City of Minneapolis, Minnesota:</u>			
CDBG - Entitlement Grants Cluster:			
Community Development Block Grant	14.218		1,120,874
<u>U.S. Department of Treasury</u>			
Pass through the City of Minneapolis, Minnesota:			
Emergency Rental Assistance Program	21.023		588,299
<b>TOTAL EXPENDITURES OF FEDERAL AWARDS</b>			<b>\$ 120,986,735</b>

**NOTE A - BASIS OF PRESENTATION**

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

In accordance with HUD regulations, HUD considers the Annual Budget Authority for the Moving to Work Demonstration Program AL No. 14.881 and Section 8 Housing Choice Voucher Program ("HCV"), AL No. 14.871, to be an expenditure for the purposes of this schedule. Therefore, the amount in this schedule is the total amount received directly from HUD and not the total expenditures paid by the Authority.

**NOTE B - INDIRECT COST RATE**

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

**NOTE C - SUB-RECIPIENTS**

During the year ended December 31, 2022, the Authority had no sub-recipients.

**NOTE D - NONCASH ASSISTANCE AND OTHER**

The Authority did not receive any noncash assistance, federal loans, or federally funded insurance during the year ended December 31, 2022.

See independent auditor's report.



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

Board of Commissioners  
Minneapolis Public Housing Authority  
Minneapolis, Minnesota

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Minneapolis Public Housing Authority (the "Authority"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated September 20, 2023. Our report includes a reference to other auditors who audited the financial statements of Elliotts, LP as described in our report on the Authority's financial statements. The financial statements of Elliotts, LP and Family Housing Resources, LP were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or compliance and other matters associated with Elliotts, LP and Family Housing Resources, LP or that are reported on separately by those auditors who audited the financial statements of Elliotts, LP.

**Report on Internal Control over Financial Reporting**

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

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

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

## **Report on Compliance and Other Matters**

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

## **Minnesota Legal Compliance**

In connection with our audit, nothing came to our attention that caused us to believe that the Authority failed to comply with the provisions of the depositories of public funds and public investments, conflicts of interest, claims and disbursements, and miscellaneous provisions sections of the *Minnesota Legal Compliance Audit Guide for Other Political Subdivisions*, promulgated by the State Auditor pursuant to Minn. Stat. § 6.65, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Authority's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

## **Purpose of this Report**

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

September 20, 2023  
Melbourne, Florida

*Berman Hopkins Wright & LaHam*  
*CPAs and Associates, LLP*



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR THE MAJOR PROGRAM  
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE  
UNIFORM GUIDANCE**

Board of Commissioners  
Minneapolis Public Housing Authority  
Minneapolis, Minnesota

**Report on Compliance for the Major Federal Program**

***Opinion on the Major Federal Program***

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

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

***Basis for Opinion on the Major Federal Program***

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

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

## ***Responsibilities of Management for Compliance***

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

## ***Auditor's Responsibilities for the Audit of Compliance***

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

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

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

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

## Report on Internal Control Over Compliance

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

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

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

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

September 30, 2023  
Melbourne, Florida

*Berman Hopkins Wright & LaHam*  
*CPAs and Associates, LLP*

**Minneapolis Public Housing Authority**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**December 31, 2022**

**A. SUMMARY OF AUDITOR'S RESULTS**

Financial Statements

Type of auditor's report issued: **Unmodified**

Internal control over financial reporting:

Material weakness identified? **No**

Significant deficiency identified? **None Reported**

Noncompliance material to financial statements noted? **No**

Federal Awards

Internal control over major program:

Material weakness identified? **No**

Significant deficiency identified? **None Reported**

Type of auditor's report issued on compliance for major program: **Unmodified**

There are no audit findings that are required to be reported in accordance with 2 CFR 200.516(a).

The programs tested as major program are as follows:

- Moving to Work Demonstration AL No. 14.881

The threshold for distinguishing types A and B programs was **\$3,629,602**

Did the auditee qualify as a low-risk auditee? **No**

**B. FINDINGS - FINANCIAL STATEMENTS AUDIT**

**None.**

**C. FINDINGS - FEDERAL AWARD PROGRAMS AND QUESTIONED COSTS**

**None.**



**Minneapolis Public Housing Authority**

**SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS**

**December 31, 2022**

**SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS**

**2021-001 Bank Reconciliation**

*Significant Deficiency*

Condition: The Authority's 2021 bank reconciliations were not performed in a timely fashion and there was no formal review performed on them. Additionally, the reconciliations being performed were only for the respective month's activity, unreconciled differences in previous months were not consistently addressed in subsequent months, and reconciling beginning and ending balances were not part of the bank reconciliations.

Recommendation: We recommend that the bank reconciliation process be fully implemented to ensure bank reconciliations and reviews are accurately completed in a timely manner. The Minneapolis Public Housing Authority should continue to review the related accounting records to identify the source of previous unreconciled differences and resolve them as appropriate.

Current year status: Cleared.