

**ALBANY COMMUNITY
DEVELOPMENT AGENCY**
(A BLENDED COMPONENT UNIT OF THE
CITY OF ALBANY, NEW YORK)

AUDITED FINANCIAL STATEMENTS

Year ended December 31, 2022

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Albany Community Development Agency

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Albany Community Development Agency (the "Agency"), a blended component unit of the City of Albany as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of December 31, 2022, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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 Albany Community Development Agency 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.

Change in Accounting Principle

As described in Note 1 to the financial statements, the Agency adopted GASB Statement No. 87, *Leases*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, 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 Albany Community Development Agency'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 of material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 Agency'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 Agency's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 9 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which 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 Agency's basic financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is 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 schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Report on Summarized Comparative Information

We have previously audited the Agency's 2021 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated September 22, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2021 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 26, 2023, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grants agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

UHY LLP

Albany, New York
September 26, 2023

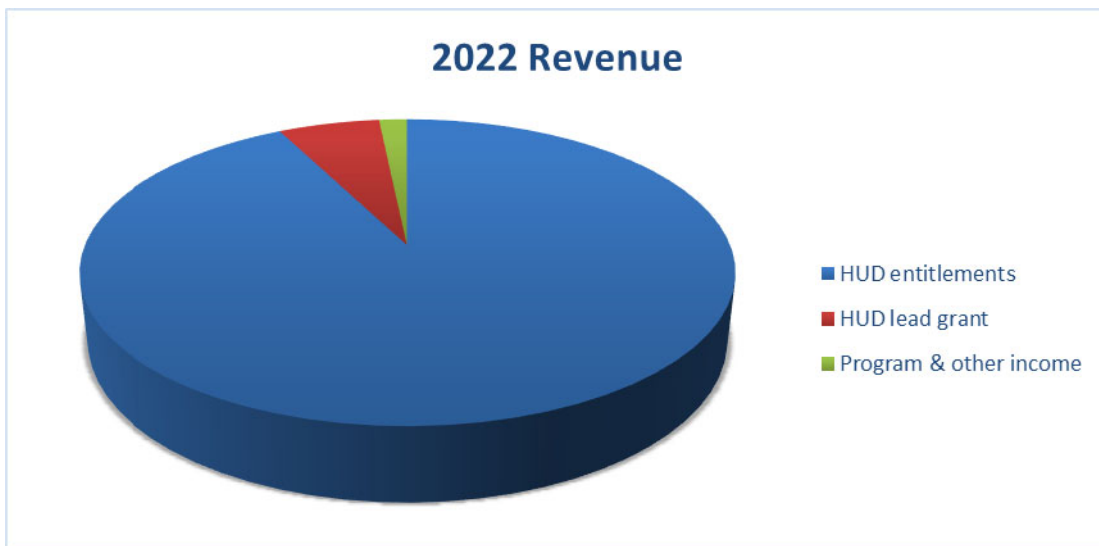
ALBANY COMMUNITY DEVELOPMENT AGENCY (A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK) MANAGEMENT’S DISCUSSION AND ANALYSIS

This management discussion and analysis is offered to assist readers in understanding the financial operations of Albany Community Development Agency (“ACDA”) in conjunction with the financial statements presented on Page 10 for the year ended December 31, 2022. This Discussion and Analysis will provide comparative analysis of data between 2021 and 2022 and the years then ended.

Introduction:

ACDA is a public benefit corporation and is governed by a board of directors as established under General Municipal Law. ACDA is a component entity of the City of Albany and utilizes City of Albany employees to execute its mission to provide suitable living environments and economic opportunities for low to moderate income residents within the City of Albany.

As can be seen in the chart below, the majority of revenue comes from U.S. Department of Housing and Urban Development (“HUD”) entitlements (approximately 91%).



HUD entitlement funds are awarded to the City of Albany and ACDA is then contracted by the City to administer them.

During 2020 ACDA was awarded a new Lead grant covering 42 months beginning in December 2020 for \$3.5 million.

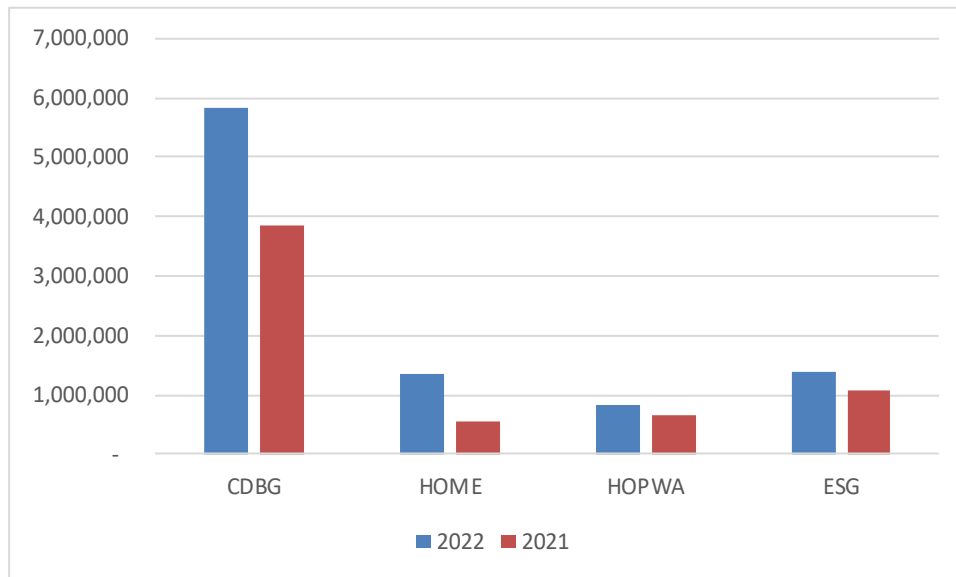
ACDA operates based on HUD’s National Program Objectives and the objectives did not change as a result of COVID-19. Funding decisions, including for the supplemental funds described above, are determined through a process which involves public participation. Included in this process is the submittal of a publicly reviewed Consolidated Plan every 5 years that states broad goals and objectives. The current 5-year plan is in effect for 2020-2024.

Each year an Annual Plan, also subject to public review and comment, is developed and adopted as based on the Consolidated Plan. Any significant changes are required to go through a public review and amendment process.

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
MANAGEMENT’S DISCUSSION AND ANALYSIS

Financial Highlights:

- ACDA’s financial statements are prepared on a calendar year basis, whereas the Federal Aid awards (known as entitlements) that represent almost 90% of total revenue are provided on a program year of June 1 to May 31. The Lead Hazard Reduction grant covered a 3 ½ year period for the grant that began December 2020, does not match a calendar year or the Federal Aid award period.
- Entitlements, based on a calendar year, are broken out as follows:



- While entitlements are awarded on a program year, the financials presented represent when those entitlements are earned, which may be in a different time frame. During 2022, there was approximately a 50% increase in housing related expenditures over the prior year which was the result of a marketing campaign that targeted qualified homeowners within the City of Albany. The pandemic resulted in significant slowdowns in both 2021 and 2022 but homeowners have shown a willingness to continue forward with projects that were paused during this time frame. ACDA continues to regularly market the housing programs in order to continue increased awareness in the City of Albany community and in 2021 has hired an individual whose tasks include aggressively reviewing and marketing the housing programs offered.
- Lead Paint Abatement expenditures were approximately \$755,000 in 2022. 2022 was the second year of the 3.5 year lead grant.
- 2022 Public service expenditures increased by about 227%. This is primarily related to expenditures that occurred in 2022 that did not occur in 2021 due to the COVID-19 pandemic.
- Expenditures in the Homeless category increased approximately 40% in 2022 over 2021. This is primarily due to the continued increased need for homeless outreach and shelter services as a result of the pandemic.
- Economic development expenses decreased by approximately \$393,000 due to grants awarded that were awarded for the reimbursement of COVID-19 related expenses in 2021.

ALBANY COMMUNITY DEVELOPMENT AGENCY
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MANAGEMENT'S DISCUSSION AND ANALYSIS

- Public improvement expenditures were \$160,117 in 2022 and 2021 for street and sidewalk improvements.
- During 2016, ACDA collected over \$4 million of program income in payment of two significant loan balances. ACDA has subsequently been able to fund projects that meet ACDA's purpose for assisting low-to-moderate income individuals, both directly and indirectly, from these monies. The use of these funds reduces overall unrestricted net assets. The most material examples for 2021 include \$156,000 that occurred for the vacant buildings program and \$128,000 for the fire victims relocation program. In 2022 continued expenditures in the amount of approximately \$99,000 occurred for the vacant buildings program and \$91,000 for fire victims' relocation program. The use of these funds reduces overall unrestricted net assets.

Overview of the Financial Statements:

The financial statements presented include both general purpose statements as well as government-wide statements. Net position increases when revenues exceed expenditures and decreases when expenditures exceed revenues. ACDA has no objective to accumulate profits, however, due to timing differences related primarily to the receipt of program income or non-Federal revenue receipts and expenditures, net position can fluctuate. For Federal funds, ACDA adheres to Federal guidelines with respect to only having access to funds when valid incurrence of expenditures has taken place and whereby funds drawn from funding sources must be disbursed timely.

During 2016, as described elsewhere in this Management Discussion and Analysis, ACDA received significant repayments on loans that were included as program income. This resulted in an unusually large increase to ACDA's net position as of December 31, 2016. Several commitments, such as for the vacant building program and the commercial façade program, have been made from these program income monies. As those monies are expended future periods will show a decrease. Such a decrease has occurred in all years beginning in 2017.

Administration includes functions such as accounting, clerical functions, overall operational management, and budgeting. HUD institutes maximum percentage caps for administrative expenses by type of funding that range from 3% on HOPWA monies to 20% for CDBG monies. For both years presented ACDA administrative costs were within the HUD requirements. Administration costs in 2022 were lower than 2021 due to some positions being allocated to the Neighborhood and Community Development Department which was created in 2022.

It is important for a reader of ACDA's financial statements to read the Statements themselves, the notes to the Statements, and this Discussion and Analysis in order to have a full understanding of ACDA's financial condition.

ALBANY COMMUNITY DEVELOPMENT AGENCY
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MANAGEMENT'S DISCUSSION AND ANALYSIS

Condensed Financial Information:

The following condensed financial information summarizes ACDA's net position at December 31, 2022 and 2021 revenues and expenses for the years then ended:

	<u>2022</u>	<u>2021</u>
Current and Other Assets	\$ 4,099,000	\$ 3,547,000
Mortgage Loans Receivable, Net	10,922,000	8,665,000
Capital Assets, Net	1,466,000	1,664,000
Total Assets	<u>\$ 16,487,000</u>	<u>\$ 13,876,000</u>
Deferred Outflows of Resources	\$ -	\$ -
Current Liabilities	\$ 2,384,000	\$ 1,628,000
Deferred Revenues	10,894,000	8,629,000
Other Liabilities	18,000	32,000
Total Liabilities	<u>\$ 13,296,000</u>	<u>\$ 10,289,000</u>
Deferred Inflows of Resources	\$ 17,000	\$ -
Net Position	<u>\$ 3,174,000</u>	<u>\$ 3,587,000</u>
Revenues:		
Grant Revenue	\$ 9,426,000	\$ 6,127,000
Program Income	73,000	147,000
Other	12,000	154,000
Expenses:		
Program Related	9,403,000	6,282,000
Administrative	472,000	678,000
Loss on Sale	49,000	130,000
Total Governmental Activities	<u>\$ (413,000)</u>	<u>\$ (662,000)</u>
Change in Net Position	(413,000)	(662,000)
Net Position, Beginning of Year	<u>3,587,000</u>	<u>4,249,000</u>
Net Position, End of Year	<u>\$ 3,174,000</u>	<u>\$ 3,587,000</u>

Financial Analysis

ACDA's most significant asset other than cash is mortgage loans receivable which at December 31, 2021 and 2022, represented approximately 62% and 66% of totals, respectively. Cash represents a significant portion of total assets for both years; however, cash did decrease about 34% between the year-end 2021 and 2022 time frame. While some of this represents timing differences, the decrease also relates to the use of the program income monies collected in 2016 as described elsewhere.

Mortgage loans receivable primarily represent the amounts outstanding in mortgages that encourage homeownership and rehabilitation of housing for low to moderate income individuals. The substantial portion of the loans are in the form of grants and deferred pro-rated loans where upon meeting certain conditions, such as length of ownership or occupancy and income levels, the loans are forgiven ratably over time. With respect to the deferred (forgiven) loans, in the event of non-compliance a pro-rated portion of the loan is to be repaid to ACDA. In the event of default on a repayable loan, the remaining balance on the loan becomes immediately due.

ALBANY COMMUNITY DEVELOPMENT AGENCY
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MANAGEMENT’S DISCUSSION AND ANALYSIS

ACDA’s most significant liability is unearned revenues. Unearned revenues consist almost entirely of outstanding deferred loans as outlined above. Accounts payable and accrued expenses represented approximately 15% of total liabilities at December 31, 2022.

An overview of the mortgage programs is arrayed in the table below:

Type of Assistance	Information about the Terms
Home Owner Assistance Program (HOAP)	Assists low-income owner occupants in rehabilitating their homes to meet local housing standards and codes.
Home Acquisition Program (HAP)	Decreases the barriers to homeownership for low-income households for those who currently do not own a home and desire to purchase and rehabilitate a 1-to-4-unit building, condominium or cooperative unit. Assistance is provided for down payment and/or closing costs up to 5% of the purchase price, or a maximum of \$10,000.
Senior Housing Rehabilitation Program (SRP)	Provides low-to-moderate income persons over the age of 62 owning homes in the City of Albany up to \$5,000 for substantial repairs. Assistance is in the form of a deferred grant to be forgiven over a 3-year period unless the occupant must vacate the property to reside in a nursing home or becomes deceased, in which case the grant is immediately forgiven.
Rehabilitation Assistance Program (RAP)	Provides low-to-moderate income persons owning homes in the City of Albany up to \$5,000 for substantial repairs to housing. Assistance is in the form of a deferred grant to be forgiven over a 3-year period.
Rehabilitation Assistance Program II (RAP II)	Similar to RAP as described above; however, is available for those with incomes up to 125% of the HUD guidelines.
Tenant Assistance Rehabilitation Program (TARP)	Provides owners of buildings, with low-income tenants, assistance to rehabilitate the property via prorated deferred loans with a length of between 5 and 15 years. TARP requires owner funds also be invested.
Choose Albany	Encourages diverse home ownership within the City of Albany. Assistance is up to 5% of the purchase price or a maximum of \$8,500 in the form of a grant/forgivable loan.
Vacant Building Rehabilitation Program (VBRP)	Assists with the rehabilitation of vacant/abandoned residential properties with up to \$50,000 of gap funding provided in the form of a grant/forgivable loan.
Albany ACCESS Program	Provides up to \$25,000 per unit of assistance targeting low-to-moderate income individuals with disabilities who are in need of disability related housing improvements.
Lead-Based Paint Program	Identifies and controls LEAD-based paint hazards in eligible rental and owner-occupied housing units.

Fixed assets consist primarily of land and buildings. Included in land and buildings are condominium units used to provide temporary housing for income eligible households. Properties are retained in order to reclaim substandard neighborhoods and discourage the use of vacant sites for negative activities.

Due from Federal government represents the amount the Federal government would owe ACDA for expenditures incurred but not yet reimbursed by entitlement.

ALBANY COMMUNITY DEVELOPMENT AGENCY
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MANAGEMENT'S DISCUSSION AND ANALYSIS

Program income is income generated outside the entitlement monies which can then be utilized to further the mission of ACDA. The primary sources of program income consist of repayments of mortgage loans and rental income.

ACDA's entitlement program budgets are approved by the City of Albany Common Council. ACDA practices zero-based budgeting whereby expected income is fully budgeted for expenditure. Typically, approximately 80% - 85% of expenditures are for program and project related purposes. During 2020 ACDA was awarded a \$3.5 million Lead 2020 grant due to run from December 2020 through the succeeding 42 months. Lead grants entail match funds. Match funds are mainly provided through CDBG covered lead put-back costs and salaries and fringe benefits of personnel working on the lead grant but not covered by the lead grant.

Capital Asset Activity and Long-term Debt Activity

ACDA did not have significant changes to capital assets or incur long-term debt during 2021 or 2022.

Currently Known Facts, Decisions, and Conditions

The HUD entitlements for Program Year 49 (June 1, 2023 – May 31, 2024) are:

- \$3,148,475 for CDBG (3.1% decrease over prior program year)
- \$27,880 for HOME (2.8% increase from prior program year)
- \$285,615 for ESG (2% decrease from prior program year)
- \$813,499 for HOPWA (8.6% increase over prior program year)

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
STATEMENT OF NET POSITION
December 31, 2022

	<u>2022</u>	<u>2021 (For Comparative Purposes Only)</u>
ASSETS		
Cash and cash equivalents	\$ 1,498,385	\$ 2,272,880
Mortgage loans receivable, net of allowance for loan losses of \$2,070,307	10,922,360	8,665,407
Lease receivable	16,839	-
Due from federal government	2,478,579	1,154,015
Due from New York State	91,930	91,930
Due from the City of Albany	9,965	9,965
Capital assets, net of depreciation	1,466,275	1,664,387
Other assets	2,852	17,739
Total assets	<u>\$ 16,487,185</u>	<u>\$ 13,876,323</u>
DEFERRED OUTFLOWS OF RESOURCES		
	<u>\$ -</u>	<u>\$ -</u>
LIABILITIES		
Accounts payable and accrued liabilities	\$ 2,048,171	\$ 1,345,741
Long-term obligations	17,976	31,685
Unearned revenues	10,894,163	8,629,479
Due to the City of Albany	335,519	282,038
Total liabilities	<u>\$ 13,295,829</u>	<u>\$ 10,288,943</u>
DEFERRED INFLOWS OF RESOURCES		
	<u>\$ 16,687</u>	<u>\$ -</u>
NET POSITION		
Net invested in capital assets	\$ 1,448,299	\$ 1,632,702
Unrestricted	1,726,370	1,954,678
Total net position	<u>\$ 3,174,669</u>	<u>\$ 3,587,380</u>

See notes to financial statements.

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2022

	<u>Governmental Activities</u>			2021 (For Comparative Purposes Only)	
	<u>Expenses</u>	<u>Program Revenues</u>			
		<u>Charges for</u> <u>Services</u>	<u>Operating</u> <u>Grants</u>	<u>2022</u>	
Lead Paint Abatement Program	\$ 755,503	\$ -	\$ 755,503	\$ -	\$ -
Housing	4,317,189	-	-	(4,317,189)	(2,768,381)
Public service	1,284,323	-	-	(1,284,323)	(509,191)
Public service - neighborhood revitalization	413,054	-	-	(413,054)	(8,834)
Housing direct delivery	1,540,327	-	-	(1,540,327)	(1,177,306)
Economic development	115,843	-	-	(115,843)	(509,006)
Homeless	1,478,635	-	-	(1,478,635)	(1,056,607)
Public improvements	160,117	-	-	(160,117)	(160,117)
Administration	471,678	-	-	(471,678)	(678,417)
Environmental restoration	13,632	-	-	(13,632)	(9,740)
Interest expense	1,082	-	-	(1,082)	(3,859)
Depreciation	78,971	-	-	(78,971)	(78,971)
	\$ 10,630,354	\$ -	\$ 755,503	\$ (9,874,851)	\$ (6,960,429)
General revenues:					
Grants not restricted to specific programs				\$ 9,425,990	\$ 6,127,328
Program income				73,058	147,337
Loss on sale of capital assets				(49,141)	(129,986)
Other				12,233	153,812
Total general revenues				9,462,140	6,298,491
Change in net position				(412,711)	(661,938)
Net position - beginning				3,587,380	4,249,318
Net position - ending				\$ 3,174,669	\$ 3,587,380

See notes to financial statements.

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
BALANCE SHEET - GOVERNMENTAL FUND
December 31, 2022

	2022	2021 (For Comparative Purposes Only)
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES		
ASSETS		
Cash and cash equivalents	\$ 1,498,385	\$ 2,272,880
Mortgage loans receivable, net of allowance for loan loan losses of \$2,070,297	10,922,360	8,665,407
Lease receivable	16,839	-
Due from federal government	2,478,579	1,154,015
Due from New York State	91,930	91,930
Due from the City of Albany	9,965	9,965
Other assets	2,852	17,739
Total assets	<u>15,020,910</u>	<u>12,211,936</u>
DEFERRED OUTFLOWS OF RESOURCES		
Total assets plus deferred outflows of resources	<u>\$ 15,020,910</u>	<u>\$ 12,211,936</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
Liabilities		
Accounts payable and accrued liabilities	\$ 1,980,968	\$ 1,287,090
Unearned revenues	10,894,163	8,629,479
Due to the City of Albany	335,519	282,038
Total liabilities	<u>13,210,650</u>	<u>10,198,607</u>
DEFERRED INFLOWS OF RESOURCES		
Total fund balances	<u>16,687</u>	<u>-</u>
Fund Balances		
Nonspendable:		
Prepays (included in other assets)	3,655	3,151
Committed for:		
ACCESS program	120,094	207,225
Strategic acquisition	40,148	40,148
Choose Albany Program	50,028	42,871
Neighborhood Commercial Façade Program	75,000	75,000
West Hill Neighborhood Strategic Plan	35,000	35,000
Vacant Buildings	16,497	132,798
Rehabilitation Assistance Program	114,026	129,426
Land Bank	50,000	50,000
Fire victims relocation program	86,028	102,900
Unassigned	1,203,097	1,194,810
Total fund balances	<u>1,793,573</u>	<u>2,013,329</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 15,020,910</u>	<u>\$ 12,211,936</u>
Reconciliation of the balance sheet, governmental fund to the statement of net position:		
Fund balance of the governmental fund	\$ 1,793,573	\$ 2,013,329
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	1,466,275	1,664,387
Other assets used in governmental activities that are not financial resources and, therefore, are not reported in the funds.	-	-
Non-current liabilities are not due and payable currently and, therefore, are not reported in the funds.	(67,203)	(58,651)
Long-term obligations are not due and payable currently and, therefore, are not reported in the funds.	(17,976)	(31,685)
Net position of governmental activities	<u>\$ 3,174,669</u>	<u>\$ 3,587,380</u>

See notes to financial statements.

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
GOVERNMENTAL FUND
For the Year Ended December 31, 2022

	<u>2022</u>	<u>2021 (For Comparative Purposes Only)</u>
REVENUES		
Grant income	\$ 10,181,493	\$ 6,797,025
Program income	73,058	147,337
Other	82,233	546,739
Total revenues	<u>10,336,784</u>	<u>7,491,101</u>
EXPENDITURES		
Grant programs:		
Lead Paint Abatement Program	755,503	669,697
Housing	4,317,189	2,768,381
Public service	1,284,323	509,191
Public service - neighborhood revitalization	413,054	8,834
Housing direct delivery	1,540,327	1,177,306
Economic development	115,843	509,006
Homeless	1,478,635	1,056,607
Public improvements	160,117	160,117
Environmental restoration	13,632	9,740
Debt service	14,791	86,006
Administration	463,126	671,227
Total expenditures	<u>10,556,540</u>	<u>7,626,112</u>
Excess of expenditures over revenues	<u>(219,756)</u>	<u>(135,011)</u>
Beginning fund balance	<u>2,013,329</u>	<u>2,148,340</u>
Ending fund balance	<u>\$ 1,793,573</u>	<u>\$ 2,013,329</u>
Reconciliation of the change in fund balances - total governmental funds to the change in net position of governmental activities:		
Net change in fund balances - total governmental funds	\$ (219,756)	\$ (135,011)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets are allocated over their estimated useful lives and reported as depreciation expense.		
Depreciation expense	(78,971)	(78,971)
Governmental funds report proceeds from the sale of capital assets as revenues. However, in the statement of activities the proceeds are applied against the cost of the assets and the difference reported as gain (loss) on disposal.		
Proceeds from sale of capital assets	(70,000)	(392,927)
Gains (losses) on disposal of capital assets	(49,141)	(129,986)
Governmental funds do not report non-current liabilities	(8,552)	(7,190)
The issuance of long-term debt (e.g. notes, bonds) provides current financial resources to government funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds.		
Principal payments on long-term debt	13,709	82,147
Change in net position of governmental activities	<u>\$ (412,711)</u>	<u>\$ (661,938)</u>

See notes to financial statements.

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
NOTES TO FINANCIAL STATEMENTS
December 31, 2022

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Description of Organization

The Albany Community Development Agency (Agency) is a Public Benefit corporation established by the City of Albany (City, Albany) and governed by a board of directors as established under General Municipal Law. The City also participates in the fiscal management of the Agency. Because the City has the ability to significantly influence Agency operations, the Agency is deemed to be a blended component unit of the City. Accordingly, the Agency is included as part of the City's financial reporting entity. The objectives of the Agency are to provide a suitable living environment and to expand economic opportunities for persons of low and moderate income. In 1974, the Agency (previously known as the Urban Renewal Agency) was designated by the City to undertake a community development program on behalf of the City and to administer the federal community development block grant program.

When created, the Agency was established as a New York State Public Authority and as such is subject to the applicable provisions of the New York State Public Authority Accountability Act.

Basis of Presentation

For financial reporting purposes, the Agency follows the provisions of Governmental Accounting Standards Board (GASB) Statements. It requires classification of net position into three components – net invested in capital assets; restricted; and unrestricted. These classifications are defined as follows:

Net invested in capital assets – This category groups all capital assets into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition of these assets reduce this category.

Unrestricted – This category represents the net position of the Agency, which is not restricted for any project or other purpose.

Restricted – This category represents funds restricted by the funding source or law. The Agency has no restricted net position at December 31, 2022.

Summarized Comparative Information

The basic financial statements include certain prior-year summarized comparative information in total but not at the level of detail required for a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Agency's financial statements for the year ended December 31, 2021, from which the summarized information was derived. Certain 2022 amounts have also been reclassified to conform to the current year financial statement presentation.

Government-Wide Statements

The Agency's basic financial statements include both government-wide (reporting the Agency as a whole) and fund financial statements (reporting the Agency's major fund).

In the government-wide Statement of Net Position, governmental activities are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The Agency's net position is reported in two parts – net invested in capital assets and unrestricted net position.

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
NOTES TO FINANCIAL STATEMENTS
December 31, 2022

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide Statements (Continued)

The government-wide Statement of Activities reports both the gross and net cost of each of the Agency's functions, which are supported by general government revenues. The Statement of Activities reduces gross expenses (including depreciation) by related program revenues and general operating grants.

This government-wide focus is more on the sustainability of the Agency as an entity and the change in the Agency's net position resulting from the current year's activities.

Fund Financial Statements

The fund financial statements provide information about the major governmental fund, the General Fund. The Agency uses governmental fund accounting to report its General Fund activities in the financial statements. The focus of the governmental fund measurement (in the fund statements) is on the determination of financial position and changes in financial position (sources, uses, and balances of financial resources).

The General Fund accounts for all activities including funds received from the U.S. Department of Housing and Urban Development (HUD) under the Community Block Grant Program (CDBG), the Rental Housing Rehabilitation Program, the HOME Investment Program, the Housing for Persons with Aids Program, Lead Paint Abatement Program and Emergency Shelter Grant Programs.

Basis of Accounting

Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied.

Accrual: The government-wide financials are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

Modified Accrual: The governmental fund financial statements are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. Available means collectible within the current period or within 60 days after year end. Due to the nature of the Agency's operations, there are no significant differences between the accrual basis and the modified accrual basis of accounting, except for the expensing of capital assets and debt principal payments.

The Agency's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Governments are also required to follow the pronouncements of the Financial Accounting Standards Board (FASB) issued through November 30, 1989 (when applicable) that do not conflict with or contradict GASB pronouncements. The more significant accounting policies established in GAAP and used by the City are discussed below.

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
NOTES TO FINANCIAL STATEMENTS
December 31, 2022

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Accounting (Continued)

Fund Balance Classifications

Governmental fund balances are classified as follows:

Nonspendable - This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact.

Restricted - This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed - This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Agency Board.

Assigned - This classification includes amounts that are constrained by the Agency's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Agency Board or through the Agency Board delegating this responsibility to the Agency director through the budgetary process. This classification also includes the remaining positive fund balance for all governmental funds except for the General Fund, if any.

Unassigned - This classification includes the residual fund balance for the General Fund. The Unassigned classification would also include negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The Agency would typically use restricted fund balances first, followed by Committed resources, and then Assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned resources first to defer the use of these other classified funds.

Budget Basis of Accounting

Budgetary controls for the Agency are established in accordance with the Housing and Urban Development program years which cover periods other than the Agency fiscal year. Consequently, no Statement of Budgeted and Actual Revenues, Expenditures, and Changes in Fund Equity is presented in these financial statements.

Cash and Cash Equivalents

Cash includes cash and cash equivalents with original maturities of 90 days or less.

Mortgage Loans Receivable and Allowance for Loan Losses

The Agency uses the allowance method for uncollectible mortgage loans and other receivables. When the allowance account is increased, the offset is a reduction of unearned revenue which has the effect of reducing the amount of funds expected to be collected and available for new loans. The Agency recorded a total allowance for uncollectible mortgage loans of approximately \$2,070,000 at December 31, 2022.

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
NOTES TO FINANCIAL STATEMENTS
December 31, 2022

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Mortgage Loans Receivable and Allowance for Loan Losses (Continued)

The Agency's allowance is estimated based on delinquency rates, current economic conditions, borrowers' outstanding balances, and an analysis of borrower's financial condition. A number of the Agency's borrowers have experienced financial difficulties. In some cases, projected growth and overall economic conditions have substantially changed since loan origination. The Agency is also involved in repayment negotiations with borrowers who are experiencing severe financial difficulties. Once a loan has been identified as delinquent, the Agency forwards the loan to its legal counsel for collection. The Agency has a set policy for pursuing delinquent borrowers.

If legal counsel determines that the loan proceeds will not be collected, the loan is submitted to the Agency's Director so that it can be approved for write-off.

Capital Assets

Capital assets are reported at historical cost or estimated historical cost. Contributed assets are reported at fair value as of the date received. Additions, improvements, and other capital outlays greater than \$500 that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Buildings	27.5 years
Furniture and equipment	5-7 years

Unearned Revenue

Unearned revenue consists principally of mortgage loan principal amounts to be collected in future periods and loan amounts that are being forgiven annually as described in Note 3. Loan payments are also unearned until new loans or eligible expenditures occur. At that time, revenues and corresponding expenses are recognized. When the allowance for loan losses is increased, a corresponding decrease in the amount of unearned revenue is made in the same period, the effect of which is to reduce the overall amount of funds available for future loans.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Pension and Other Postemployment Benefits (OPEB)

GASB Statement Number 68, *Accounting and Financial Reporting for Pensions* establishes standards for the recognition of the net pension liability, deferred outflows and deferred inflows of resources, pension expense, and information about and changes in the fiduciary net position on the same basis as reported by the respective defined benefit pension plan.

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
NOTES TO FINANCIAL STATEMENTS
December 31, 2022

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Pension and Other Postemployment Benefits (OPEB) (Continued)

GASB Statement Number 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pension* establishes standards for the recognition, measurement, and display of OPEB (retiree health insurance) expenses and related liabilities and note disclosures.

The City does not pass-through OPEB costs to the Agency, as all Agency employees are employees of the City. The City does, however, pass-through salary, employee health insurance and pension costs for these employees to the Agency. As part of the City's implementation of the GASB Statements it includes the net pension liability, deferred outflow and inflow of resources, OPEB liability and related expenses for all City employees working at the Agency in the City's financial statements. Therefore, no accrual for the Agency's net pension liability, deferred outflow and inflow of resources, OPEB liability and related expenses has been included in these financial statements.

Changes in Accounting Principle

During the year ended December 31, 2022, the Commission implemented GASB Statement No. 87, *Leases* (GASB 87). This statement changes the reporting of leases that were previously classified as operating leases, requiring the recognition of certain lease assets and liabilities along with the recognition of inflows and outflows of resources, as appropriate.

The Agency adopted the new standard effective January 1, 2022, the beginning of the earliest period presented. The prior year summarized comparative information has not been restated and continues to be reported under the accounting standards in effect for that period.

The adoption of the new standard had no impact on net position. At January 1, 2022, the Agency recorded a lease receivable totaling \$33,375 and deferred inflows of resources totaling \$33,375.

NOTE 2 — CASH AND CASH EQUIVALENTS

The Agency's investment policies are governed by State statutes. Cash and cash equivalents of the Agency must be deposited in FDIC-insured commercial banks or trust companies located within the State. The Chief Fiscal Officer is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of U.S. agencies, repurchase agreements, and obligations of New York State or its localities.

Collateral is required for demand deposits and certificates of deposit not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and its municipalities and school districts.

At December 31, 2022, the carrying amounts of the Agency's deposits were approximately \$1,498,000 for the General Fund. As of December 31, 2022, \$102,700 of the Agency's bank balances of \$1,725,877 were uninsured and uncollateralized, which was collateralized by the Agency subsequent to year end.

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
NOTES TO FINANCIAL STATEMENTS
December 31, 2022

NOTE 3 — MORTGAGE LOANS RECEIVABLE, NET

The Agency lends monies received through Federal grants (principally HUD, CDBG, and HOME) to individuals, businesses, and non-profit agencies at low interest rates to fund the acquisition and rehabilitation of low income housing and other community development projects in the City. Loan disbursements are recorded as grant expenditures and loan repayments are recorded as program income. Mortgage loans receivable and the related unearned revenue account consist of principal to be collected in future periods or principal amounts that are forgiven annually in accordance with grant provisions.

Interest rates and loan periods are determined using criteria established by the granting agency. Interest rates on these loans range between 0% and 8% and loan periods are either for a period of up to 15 years or unearned and forgiven as long as the beneficiary is in compliance with the loan agreement.

In 2011, the Agency initiated a Choose Albany revolving loan fund utilizing general funds. The revolving loan fund promotes home ownership in Albany and was for 8% of the purchase price up to \$15,000. The loan can be utilized for down payment assistance or closing costs. The loans have a ten year term with zero percent interest. In 2019, the Choose Albany program was changed for new loans to be 5% of the purchase price up to \$8,500 and forgiven over the term of the loan as long as the beneficiary is in compliance with the loan agreement.

The balance of mortgage loans receivable, net of the related allowance, is comprised of the following at December 31, 2022:

<u>Program</u>	<u>December 31, 2022</u>
HUD, net of allowance	\$ 3,626,136
HUD, forgivable grant loans, net of allowance	7,267,417
Choose Albany, net of allowance	28,807
	<u>\$ 10,922,360</u>

NOTE 4 – LEASE RECEIVABLE

The Agency has entered into a lease with a tenant for the use of space at an Agency owned building. The Agency reported a lease receivable of \$16,839 and deferred inflows of resources of \$16,687 on the balance sheet – governmental fund and the statement of net position at December 31, 2022. The lease receivable was recognized at present value utilizing a discount rate of 2.19%. The deferred inflows of resources will be recognized as lease revenue over the term of the lease on a straight-line basis.

The approximate minimum future rentals scheduled to be received are as follows:

<u>Year ended December 31,</u>	<u>Total Principal</u>	<u>Total Interest</u>	<u>Total Receipts</u>
2023	<u>\$ 16,840</u>	<u>\$ 200</u>	<u>\$ 17,040</u>
	<u>\$ 16,840</u>	<u>\$ 200</u>	<u>\$ 17,040</u>

In 2022, the Agency recognized \$16,688 of lease revenue and \$504 of interest revenue related to this lease.

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
NOTES TO FINANCIAL STATEMENTS
December 31, 2022

NOTE 5 — DUE FROM FEDERAL GOVERNMENT

Due from federal government represents grant-eligible expenses incurred by the Agency through December 31, 2022 that have yet to be reimbursed by applicable federal grant funding programs.

NOTE 6 — CAPITAL ASSETS

Property and equipment is comprised of the following:

	<u>Balance January 1, 2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance December 31, 2022</u>
Land	\$ 385,567	\$ -	\$ (119,141)	\$ 266,426
Furniture and equipment	247,423	-	-	247,423
Buildings	2,674,913	-	-	2,674,913
	3,307,903	-	(119,141)	3,188,762
Less: accumulated depreciation - furniture and equipment	185,031	5,526	-	190,557
Less: accumulated depreciation - buildings	1,458,485	73,445	-	1,531,930
Net property and equipment	<u>\$ 1,664,387</u>	<u>\$ (78,971)</u>	<u>\$ (119,141)</u>	<u>\$ 1,466,275</u>

NOTE 7 — LONG-TERM OBLIGATIONS

Long-term obligations of the Agency include notes payable.

The following is a summary of long-term obligation transactions of the Agency for the year ended December 31, 2022:

	<u>January 1, 2022</u>	<u>Increases</u>	<u>Decreases</u>	<u>December 31, 2022</u>
Note payable (A)	<u>\$ 31,685</u>	<u>\$ -</u>	<u>\$ (13,709)</u>	<u>\$ 17,976</u>

(A) Note payable from Capitalize Albany Corporation to fund improvements made to one of the Agency's properties located at 388 Clinton Avenue. The note is collateralized by a mortgage agreement on the building located at 388 Clinton Avenue. The note is being amortized over a period of twenty years, with monthly principal and interest payments through March 2024. The interest rate for the first five years of the note is fixed at 4%, and is subject to change every five years thereafter to prime plus 1%.

A summary of future minimum debt payments is as follows at December 31, 2022:

	<u>Notes</u>	<u>Total Principal</u>	<u>Total Interest</u>	<u>Total Debt Service</u>
2023	14,304	14,304	487	14,791
2024	3,672	3,672	26	3,698
	<u>\$ 17,976</u>	<u>\$ 17,976</u>	<u>\$ 513</u>	<u>\$ 18,489</u>

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
NOTES TO FINANCIAL STATEMENTS
December 31, 2022

NOTE 8 — COMMITMENTS AND CONTINGENCIES

Federal and State Grant Funding

The Agency receives a major portion of its annual revenues through Federal and New York State grants. Any significant reduction in grant funding levels could have a negative impact on the Agency and the services it offers. The Agency's grant funding is typically awarded for specific programs or purposes and is subject to review and audit by the grantor agencies or their designee. Such audits could lead to a request for reimbursement to the grantor agency for expenditures disallowed under terms of the applicable grant. Management believes that all grant funds were expended in accordance with applicable terms and does not expect any significant disallowance claims will be made by grantor agencies.

ALBANY COMMUNITY DEVELOPMENT AGENCY
 (A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 December 31, 2022

<u>Federal Grantor/Program Title</u>	<u>Assistance Listing Number</u>	<u>Federal Expenditures</u>	<u>Expenditures to Subrecipients</u>
U.S. Department of Housing and Urban Development			
<i>Pass-Through City of Albany:</i>			
Community Development Block Grants/Entitlement Grants	14.218	\$ 4,940,274	\$ 995,982
COVID-19 Community Development Block Grants/Entitlement Grants	14.218	994,962	991,253
Emergency Shelter Grant Program	14.231	275,407	269,903
COVID-19 Emergency Shelter Grant Program	14.231	1,118,016	1,118,016
HOME Investment Partnerships Program	14.239	1,369,202	150,000
Housing Opportunities for Persons with AIDS	14.241	821,730	809,492
COVID-19 Housing Opportunities for Persons with AIDS	14.241	4,462	4,462
<i>Pass-Through NYS Division of Housing and Community Renewal:</i>			
Lead-Based Paint Hazard Control in Privately-Owned Housing	14.900	<u>755,504</u>	<u>-</u>
Total U.S. Department of Housing and Urban Development		<u>\$ 10,279,557</u>	<u>\$ 4,339,108</u>

See notes to schedule of federal financial awards.

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
December 31, 2022

NOTE 1 — BASIS OF PRESENTATION

Reporting Entity

The accompanying Schedule of Federal Financial Expenditures presents the activity of federal financial assistance programs administered by the Agency, an entity as defined in the financial statements.

Pass-Through Programs

Where the Agency receives funds from a government entity other than the federal government (pass-through), the funds are accumulated based upon the Assistance Listing number (ALN) advised by the pass-through grantor.

Identifying numbers, other than Assistance Listing numbers, which may be assigned by pass-through grantors, are not maintained in the Agency's financial management system.

NOTE 2 — BASIS OF ACCOUNTING

The basis of accounting varies by federal program consistent with the underlying regulations pertaining to each program.

The amounts reported as federal expenditures generally were obtained from the appropriate federal financial reports for the applicable program and periods. The amounts reported in the federal financial reports are prepared from records maintained for each program.

NOTE 3 — INDIRECT COSTS

Indirect costs are included in the reported expenditures to the extent such costs are included in the federal financial reports used as the source for the data presented. The Agency has not elected to utilize the 10% de minimis indirect cost rate in Part 200.514 of the Uniform Guidance.

NOTE 4 — MATCHING COSTS

Matching costs, such as the Agency's share of certain program costs, are not included in the Schedule of Expenditures of Federal Awards.

NOTE 5 — SUB-RECIPIENTS

The Agency provided federal awards in the amount of \$4,339,108 to sub-recipients during the year ended December 31, 2022.

**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**

The Board of Directors
Albany Community Development Agency

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 Albany Community Development Agency (Agency), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise Albany Community Development Agency's basic financial statements, and have issued our report thereon dated September 26, 2023.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Albany Community Development Agency'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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

UHY LLP

Albany, New York
September 26, 2023

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

The Board of Directors
Albany Community Development Agency

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Albany Community Development Agency's (Agency) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended December 31, 2022. The Agency'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 Agency complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2022.

Basis for Opinion on Each Major Federal Program

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

Other Matters

The results of our auditing procedures disclosed instances of noncompliance which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as item 2022-001. Our opinion on each major federal program is not modified with respect to these matters.

Government Auditing Standards requires the auditor to perform limited procedures on the Agency's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. The Agency's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

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. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be significant deficiencies.

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. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs, as item 2022-001, to be a significant deficiency.

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.

Government Auditing Standards requires the auditor to perform limited procedures on the Agency's response to the internal control over compliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Agency's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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.

UHY LLP

Albany, New York
September 26, 2023

ALBANY COMMUNITY DEVELOPMENT AGENCY
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
December 31, 2022

Section I—Summary of Auditor’s Results

<i>Financial Statements</i>		
Type of auditor’s report issued on whether the financial statements audited were prepared in accordance with GAAP: Unmodified		
Internal control over financial reporting:		
• Material weakness(es) identified?	_____ yes	___X___ no
• Significant deficiency(ies) identified?	_____ yes	___X___ none reported
Noncompliance material to financial statements noted?	_____ yes	___X___ no
<i>Federal Awards</i>		
Internal control over major federal programs:		
• Material weakness(es) identified?	_____ yes	___X___ no
• Significant deficiency(ies) identified?	___X___ yes	_____ none reported
Type of auditor’s report issued on compliance for major federal programs: Unmodified		
Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)?	___X___ yes	_____ no
Identification of major programs:		
Assistance Listing Number(s)		Name of Federal Program or Cluster
14.239		HOME Investment Partnerships Program
14.241		Housing Opportunities for Persons with AIDS
14.241		COVID-19 Housing Opportunities for Persons with AIDS
14.900		Lead-Based Paint Hazard Control in Privately-Owned Housing
Dollar threshold used to distinguish between type A and type B programs:		
	\$750,000	
Auditee qualified as low-risk auditee?	___X___ yes	_____ no

Section II—Financial Statement Findings

None Reported

ALBANY COMMUNITY DEVELOPMENT AGENCY
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SCHEDULE OF FINDINGS AND QUESTIONED COSTS
December 31, 2022

Section III—Federal Award Findings and Questioned Costs

Finding Number 2022-001

Assistance Listing Number: 14.239 HOME Investment Partnerships Program

Criteria: Per HUD guidance, all HOME program income should be entered into the Integrated Disbursement and Information System (IDIS) within 30-days.

Condition: For part of 2022, the Agency did not report all program income timely in IDIS.

Cause: The Agency had staffing turnover in the accounting department which led to a delay in reporting all program income into IDIS timely.

Effect: The Agency is not in compliance with the federal regulations regarding program income.

Prevalence: For 2022, delays in reporting program income in IDIS occurred from January 2022 through May 2022.

Recommendation: The Agency should have controls in place to ensure program income is reported in IDIS timely.

Management's Response and Planned Corrective Action: On identification of the issue, management began reporting program income within 30 days as appropriate. All program income has been receipted appropriately. Management will continue to enter the required program income within 30 days. Management has a process for tracking program income and reflecting it properly in their accounts. This process was in place and functioning for all of 2022.

Section IV—Status of Prior Year Findings

None Reported