

**Delaware State  
Housing Authority**  
A Component Unit of the State of Delaware

**Annual Comprehensive  
Financial Report**

**For the Fiscal Year Ended  
June 30, 2023**



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HOUSING AUTHORITY**

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Prepared by:  
DSHA Administration Staff



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# Introductory Section

Letter of Transmittal  
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Organization Chart Including Principal Officials



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December 29, 2023

The Honorable John Carney  
Governor of the State of Delaware  
Carvel State Office Building  
820 North French Street  
Wilmington, DE 19801

Dear Delaware Residents, Governor Carney and Members of the General Assembly:

It is my pleasure to present the Annual Comprehensive Financial Report (ACFR) for the Delaware State Housing Authority (the Authority) for the fiscal year ended June 30, 2023, which provides an in-depth, detailed analysis of our financial transactions and standing for the fiscal year. Management assumes full responsibility for the completeness and reliability of the information contained in the report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any misstatements.

This report has been prepared in accordance with Generally Accepted Accounting Principles (GAAP) and in conformance with the financial reporting principles and standards established by the Governmental Accounting Standards Board (GASB). Additionally, this report follows the guidelines recommended by the Government Finance Officers Association of the United States and Canada (GFOA) and will be submitted for its review and evaluation.

## REPORTING ENTITY

The Authority was created in 1968 by an act of the General Assembly of the State of Delaware (the State). The Authority, which is a public corporation, was originally established as the Department of Housing. It was organized under the Department of Community Affairs in 1970 and under the Delaware Economic Development Office in 1987. The Authority was established in 1998 as an independent agency in the Executive Department, reporting directly to the Governor of the State, institutionalizing the role of affordable housing as a key aspect of State policy.

The Authority is authorized to: (1) make mortgage, construction and other loans to not-for-profit and limited-profit housing sponsors; (2) make loans to mortgage lenders, requiring the proceeds thereof to be used for making new qualified residential mortgage loans; (3) purchase qualified mortgage loans from mortgage lenders; (4) apply for and receive assistance and subsidies under programs from the Federal government; and (5) issue bonds and notes.

The Authority administers a variety of programs performing the following major roles: (1) Housing Finance; (2) Housing Code Enforcement; (3) Planning/Community Development; (4) Public Housing in Kent and Sussex Counties; and (5) Partner with Other Public and Private Agencies.

The Authority implements an executive budget each fiscal year. The executive budget is reviewed and approved by the Director, monitored for compliance on a monthly basis, and any use of the general fund beyond the approved executive budget must be approved by the Director. This annual budget serves as the basis for the Authority's financial planning and control.



## **ECONOMIC CONDITION AND OUTLOOK**

According to the U.S. Census Bureau, Delaware's population increased from 907,590 in 2011 to 1,018,396 in 2022. This represents a 10.8% increase compared to a national population increase of 6.5%. Based on U.S. Census Bureau figures for 2021, Delaware's density of population is 508 persons per square mile, while the national average is 94; 11.6% of the State's population is below poverty level compared to a national average of 11.6%.

Delaware's 2022 per capita income was \$38,917, 0.03% above the national average of \$37,638. The State's average unemployment rate for 2022 was 5.3%, compared to the nation's average of approximately 5.4%, giving Delaware a national ranking of thirty second lowest unemployment rate in the U.S., according to the U.S. Bureau of Labor Statistics.

Housing production in Delaware during 2022 totaled 6,417 units, a significant decrease from 2021's 8,500 units. Housing production for single family units also decreased from 7,261 units in 2021 to 5,855 in 2022 and multi-family units decreased from 1,239 units in 2021 to 562 in 2022, according to information gathered by the Authority. Delaware's rate of home ownership, as reported by the U.S. Census Bureau, is 74.9%, compared to a national average of 65.8%.

Over the last two decades, Delaware's economy has diversified from primarily manufacturing, with a high concentration of employment in chemicals and automobile manufacturing, to various service industries, with especially strong healthcare, retail, and financial sectors. With its strong and diverse economic base, Delaware is expected to meet today's fiscal challenges as well as those of tomorrow.

It is the mission of the Delaware State Housing Authority to provide, and assist others to provide, quality affordable housing opportunities and appropriate supportive services to low- and moderate-income Delawareans. During these times of economic challenges, the Authority will maintain a proactive and innovative approach to fulfilling this mission in service to low-income, unemployed and individuals and families experiencing homelessness in Delaware.

## **CURRENT MAJOR INITIATIVES**

### **Home Ownership**

Helping more Delawareans reach the American Dream of homeownership is a priority for the Authority. In fiscal year 2023, the Authority assisted families purchasing homes with approximately \$221 million in financing for over 874 first, second, and acquisition/rehabilitation loans, while also providing over \$6.10 million in down payment and closing cost assistance. The Authority also provided foreclosure prevention assistance to over 2,000 families through the Delaware Emergency Mortgage Assistance Program.

In fiscal year 2023, the Authority continued to help homebuyers and homeowners with an array of programs, including: Welcome Home and Home Again, offering low rate mortgage loans for first time and repeat home buyers, respectively; the Delaware First-Time Homebuyers Tax Credit Program, a federal income tax credit designed to help make homeownership more affordable, Preferred Plus Loans, offering down payment and closing cost assistance. The Authority's foreclosure prevention programs, Delaware Emergency Mortgage Assistance Program, Manufactured Housing Assistance Program, and Wilmington Senior Tax Assistance Program, continued to assist qualified Delawareans facing mortgage foreclosure due to hardship in stabilizing their financial position.

The Authority continues to promote home ownership statewide by attending homeownership events with Lenders, Realtors and Housing Counselors. The Authority also invested in home ownership education, partnering with The Delaware Federation of Housing Counselors and other groups to offer financial coaching to Delawareans

interested in homeownership.

Owning a home gives families, a stake in their communities and in their future. Currently, Delaware's homeownership rate of 74.9% is the sixth highest in the nation, with the national average at 65.8%. The Authority is continuing to create financing tools and partnerships that will help even more Delawareans, especially minorities, achieve the American Dream.

### **Affordable Rental Housing**

The Housing Development Fund (HDF) is the state's cornerstone for building and preserving affordable housing throughout Delaware. Since its foundation in 1968, the HDF has invested over \$476 million to assist more than 43,500 families. In FY23, the HDF invested \$13.3 million which leveraged \$70.5 million in other public and private investment in affordable housing.

In partnership with the Housing Development Fund, the Authority also utilized the federal HOME Investment Partnership Program to develop affordable housing. During fiscal year 2023, approximately \$5.8 million in HOME funds was combined with over \$13.3 million in financial support from the Housing Development Fund to create and/or preserve over 264 units of affordable rental housing throughout the state. Recipients of this support included Owens and Queens Manor in Dover Delaware and Diamond Court I and II in Harrington Delaware.

Preserving existing affordable rental housing, as well as creating additional units, is a top priority for Delaware. As affordable rental housing becomes scarcer, here and across the nation, the Authority has been seeking proactive ways to keep these units available, as well as creating new ones. Through our Public Housing program, Housing Choice Vouchers program, Housing Tax Credit compliance monitoring and Section 8 Contract Administration managerial oversight, the Authority has a vast responsibility for monitoring nearly 12,000 units of affordable housing throughout the state.

In addition to preserving and creating affordable rental housing, the Authority also accepts responsibility to help other service providers and residents get access to the resources they need. The Moving To Work (MTW) program has continued to promote employment, savings, and independence. The Authority's Resident Services staff offers a variety of activities to assist Public Housing residents, Housing Choice residents, and MTW participants to become self-sufficient. These include GED, parenting, and computer classes, as well as resume assistance, Boys and Girls Club and 4-H activities, and afterschool homework programs. Since MTW implementation in August 1999, 1107 families have successfully completed the program.

In collaboration with the Department of Health and Social Services and the Division of Family Services, At the end of FY23, DSHA was supporting or administering rental assistance for 2,166 households through the Housing Choice Voucher, State Rental Assistance Program (SRAP), and other programs.

### **Housing Rehabilitation/Community Rehabilitation**

One of the biggest difficulties low- and moderate-income families face is keeping up with high cost repairs. In 2023, the Delaware Statewide Housing Needs Assessment study conducted for the Authority determined to keep up with household growth through 2030, the State of Delaware will need to add an average of 2,400 units per year. The Authority has been working diligently to find ways to help protect the existing affordable housing stock for future generations to enjoy. To that end, we provide programs that individual homeowners can access, in addition to community-based programs to help preserve entire neighborhoods.

In fiscal year 2023, over \$2.6 million was made available through Community Development Block Grant Program to help Delaware families repair their homes to meet State Housing Code standards. The Authority administers the Neighborhood Stabilization Program which provided over \$14,000 of federal funds to local

jurisdictions for the purpose of purchasing foreclosed properties, rehabilitating them, and making them available to households and individuals of low and moderate incomes.

The Downtown Development District Grant Program, a community rehabilitation initiative launched in 2015, has reservation awards and rebates in the amount of \$51 million for a total of 342 projects to bolster revitalization and economic development in designated areas of Clayton, Delaware City, Dover, Georgetown, Harrington, Laurel, Middletown, Milford, City of New Castle, Seaford, Smyrna, and Wilmington.

### **Other Programs**

The Authority continued to invest in our partners in the affordable housing industry. The Authority provided nearly over \$250,000 in financial support to seven emergency shelters in Kent and Sussex Counties through the Emergency Solutions Grant Program and supported an additional 38 families and individuals with affordable housing vouchers made available through the federal Housing Opportunities for Persons with AIDS Program. During fiscal year 2016, the Authority joined with the Delaware Department of Health and Social Services, HUD, and the Veterans Administration in efforts to end veteran homelessness. Over 800 veterans experiencing homelessness have been permanently housed since the launch of the initiative.

The Authority continued its collaboration with State, County, and local governments, advocacy organizations, and non-profits in support of DelawareHousingSearch.org, a free housing locator service providing real-time, detailed information about rental housing and affordable homes for sale. The Authority persistently seeks more productive and creative ways to further expand the abilities of housing organizations and meet the ever-growing affordable housing need of Delawareans.

## **OTHER INFORMATION**

### **Independent Audit**

The various mortgage revenue bond resolutions require an annual audit of the financial statements of the Authority by an independent certified public accountant of recognized national standing or a firm of accountants of recognized national standing. This requirement has been fulfilled and the auditors' opinion has been included in the Financial Statement section of this report.

### **Management's Discussion and Analysis**

Management has provided a narrative overview and analysis of the financial activities of the Authority to accompany the basic financial statements in the form of a Management's Discussion and Analysis (MD&A). This transmittal letter is intended to complement the Authority's MD&A and should be read in conjunction with it. The Authority's MD&A can be found following the report of the independent auditor.

### **Financial Planning**

The Authority has an investment policy that encompasses all funds related to the issuance of bonds, as well as, all funds otherwise held by the Authority. The Authority seeks first and foremost to ensure the safety of principal, and secondly, to attain the highest possible return available given the risk constraints. Additional information on the Authority's investment policies can be found in note IV.A. on page 51 of this report.

### **Awards**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Delaware State Housing Authority for its annual comprehensive financial report for the fiscal year ended June 30, 2022. This was the twenty-seventh consecutive

Governor John Carney  
December 29, 2023  
Page Five

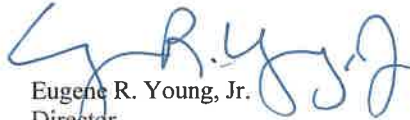
year that the Authority has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

**Acknowledgements**

The preparation of this report was accomplished through the efficient and dedicated effort of the Delaware State Housing Administration section along with valuable assistance and information provided by other staff members of the Authority. This report is also available online at: <http://www.destatehousing.com/FormsAndInformation/financial.php>.

Sincerely,



Eugene R. Young, Jr.  
Director  
Delaware State Housing Authority



Government Finance Officers Association

**Certificate of  
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Presented to

**Delaware State Housing Authority**

For its Annual Comprehensive  
Financial Report  
for the Fiscal Year Ended

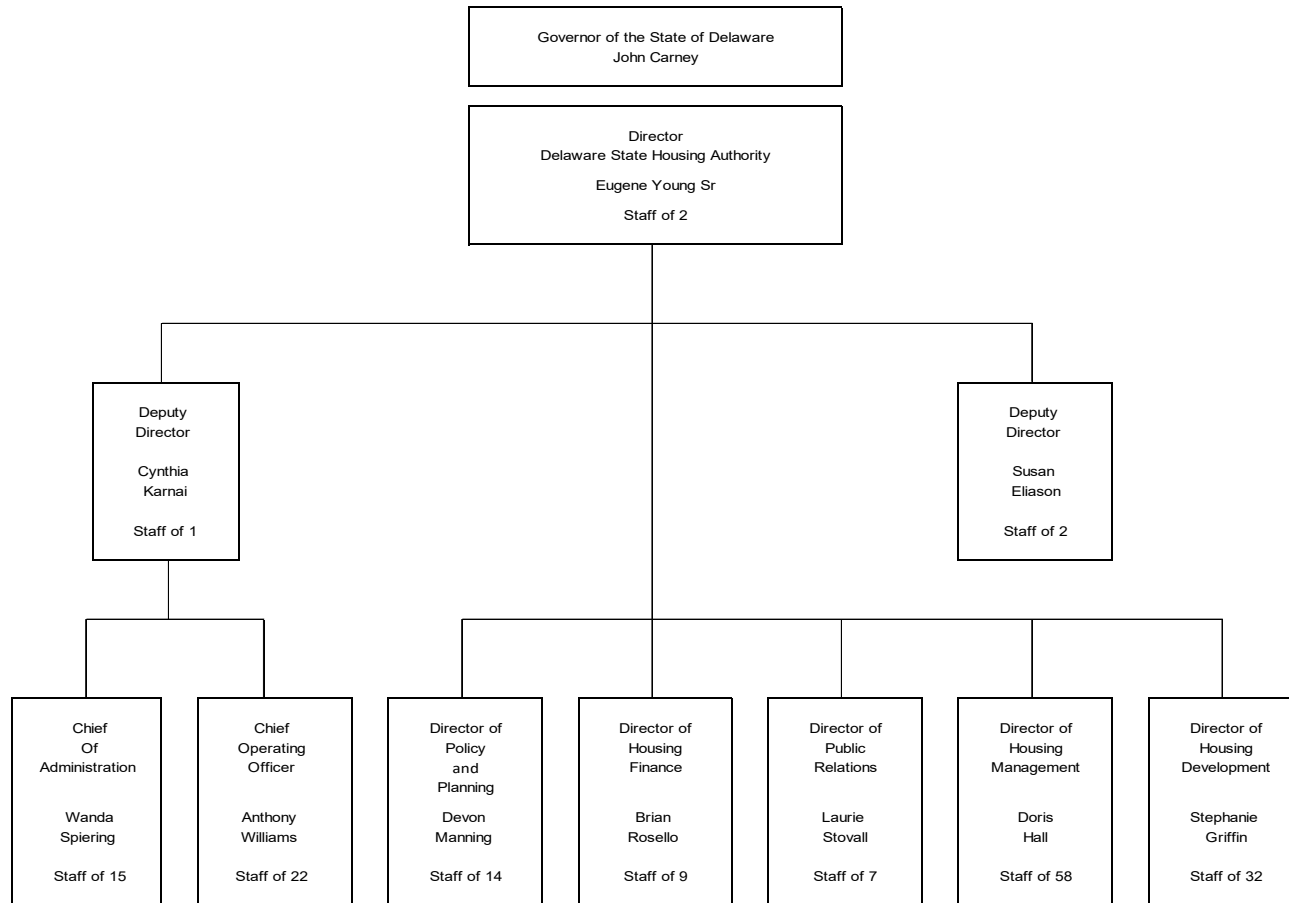
**June 30, 2022**

*Christopher P. Morill*

Executive Director/CEO

Delaware State Housing Authority  
Component Unit of the State of Delaware

Organizational Chart  
Including Principal Officials



# **Financial Section**

Independent Auditor's Report  
Management's Discussion and Analysis  
Basic Financial Statements  
Required Supplementary Information  
Other Supplementary Information



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***Independent Auditors' Report***

To the Delaware State Housing Authority  
Dover, Delaware

***Report on the Audit of the Financial Statements***

***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Delaware State Housing Authority (DSHA), a component unit of the State of Delaware, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise DSHA'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, the business-type activities, each major fund, and the aggregate remaining fund information of DSHA, as of June 30, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***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 *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of DSHA, 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 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.



To the Delaware State Housing Authority  
Dover, Delaware

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 DSHA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 DSHA'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 DSHA'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.

To the Delaware State Housing Authority  
Dover, Delaware

***Other Matters***

*Report on Summarized Comparative Information*

We have previously audited DSHA's June 30, 2022 financial statements, and our report dated December 22, 2022 expressed unmodified opinions on those financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2022 is consistent, in all material respects, with the audited financial statements from which it has been derived.

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 5 through 14, Schedule of State of Delaware Net Pension Liability and related notes on pages 75 and 76, Schedule of Employer Contributions to State of Delaware Pension Plan on page 77, Schedule of Changes in Net OPEB Liability and related notes on pages 78 and 79, Schedule of Contributions on page 80, Schedule of Annual Money-Weighted Rate of Return on Investments on page 81, and Schedule of State of Delaware Other Post Employment Benefits Plan on page 82 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.

*Other Supplementary Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise DSHA's basic financial statements. The *Other Supplementary Information*, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The *Other Supplementary Information*, as listed in the table of contents is the responsibility of management and was derived from, and relate 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

To the Delaware State Housing Authority  
Dover, Delaware

statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the *Other Supplementary Information*, as listed in the table of contents is fairly stated in all material respects in relation to the basic financial statements as a whole.

***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated December 28, 2023, on our consideration of DSHA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of DSHA's internal control reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering DSHA's internal control over financial reporting and compliance.

*Belfint, Lyons & Shurman, P.A.*

December 28, 2023  
Wilmington, Delaware

DELAWARE STATE HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2023

The Delaware State Housing Authority (the Authority), a component unit of the State of Delaware, is a public corporation whose Director is appointed by and reports directly to the Governor of the State. The Authority's functions are to provide home ownership, affordable rental housing, and both housing and community rehabilitation assistance. Funding for the home ownership program is accomplished through mortgage backed security purchases and sales in the To-Be-Announced (TBA) market. The affordable rental housing programs are supported through Federal grant funds from the U.S. Department of Housing and Urban Development (HUD), and the State Housing Development Fund. Housing rehabilitation is also funded through the State sponsored Housing Development Fund. Community rehabilitation is provided through grants from HUD and the State.

As management of the Authority, we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the Fiscal Year Ended June 30, 2023. The Authority's Management's Discussion and Analysis (MD&A) is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual fund issues or concerns.

Since the MD&A is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements (beginning on page 15).

### **Financial Highlights**

- The Authority's assets and deferred outflows exceeded liabilities and deferred inflows at the close of the fiscal year by \$644,977,847 (net position).
- The Authority's total net position increased by \$11,004,986 (1.7%) in fiscal year 2023 when compared to the previous year's ending net position. Net position of governmental activities increased by \$5,154,942 (1.0%) from the previous year and net position of business-type activities increased by \$5,850,044 (4.4%) from the previous year.

The most significant factors contributing to the governmental activities increases were: (1) the appropriation of \$10,000,000 from the State of Delaware to the Housing Development Fund for the purpose of making loans and grants to meet affordable housing needs; (2) the appropriation of \$5,500,000 from the State of Delaware to fund and administer the Downtown Development Districts Grant Program for the purpose of community rehabilitation in designated areas within Delaware's cities and towns; (3) the appropriation of \$9,035,750 from the State of Delaware to serve individuals who have access to continuing supportive services but require affordable housing to live safely and independently in the community; and (4) the appropriation of \$4,000,000 from the State of Delaware to the Strong neighborhood housing fund.

The most significant factors contributing to the business-type activities increases were: The receipt of \$58,726,876 in Emergency Rental Assistance Program Funds for the purpose of providing housing rental assistance subsidies offset by: (1) the transfer of administrative fees of \$400,663 from the Single Family Mortgage Revenue Bond Programs to the General Fund in support of operations; (2) \$652,385 interest expense on bonds; and (3) offset by gains on

investments and securitized mortgages of approximately \$3,000,000.

- Unrestricted net position totaled \$64,304,666. This amount is dedicated to the Authority's operations, pursuant to Title 31, Chapter 40 of the Delaware Code and Authority bond resolutions. A General Fund cash and investment balance of \$35,265,256 contributes to this unrestricted net position total.
- At the close of the current fiscal year, the Authority's governmental funds reported combined ending fund balances of \$510,506,656, an increase of \$4,499,944 (0.9%) in comparison with the prior year balances. The significant factors contributing to governmental funds fund balances increases were the same as those contributing to the governmental activities net position increases discussed above.
- The Authority's total debt, excluding compensated absences, decreased by \$1,221,608 (4.6%) during fiscal year 2023. The Single Family Programs paid bond calls of \$2,112,608 which were primarily the result of bond redemption and mortgage prepayments and paid \$105,056 representing the gains related to optional calls, and deferred amounts on refunding.

## **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements comprise three components: 1) entity-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains supplementary information in addition to the basic financial statements themselves.

## **Entity-wide Financial Statements**

The entity-wide financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The statement of activities presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

Both of the entity-wide financial statements distinguish functions of the Authority that are principally supported by state grants, interest income, and transfers (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through federal grants and interest income (business-type activities). The governmental activities of the Authority include administrative, home ownership, affordable rental housing, and housing rehabilitation. The business-type activities of the Authority include home ownership, affordable rental housing, and community rehabilitation. The entity-wide financial statements can be found on pages 15-17 of this report.

## **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Authority can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

### Governmental Funds

Governmental funds are used to account for the same functions reported as governmental activities in the entity-wide financial statements. However, unlike the entity-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Authority's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the entity-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the entity-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide reconciliation between governmental funds and governmental activities to facilitate this comparison.

The Authority maintains twenty seven individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, the Housing Development Fund, the Downtown Development Districts Grant Program, and the State Rental Assistance Program, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of supplementary combining schedules elsewhere in this report. The basic governmental fund financial statements can be found on pages 19-22 of this report.

### Proprietary Funds

The Authority maintains one type of proprietary fund. Enterprise funds are used to report the same activities presented as business-type activities in the entity-wide financial statements. The Authority uses enterprise funds to account for its federal and single family programs.

Proprietary funds provide the same type of information as the entity-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Federal Programs Enterprise Fund and the Single Family Program Enterprise Fund, both of which are considered to be major funds of the Authority. The basic proprietary fund financial statements can be found on pages 23-26 of this report.

### Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the entity. Fiduciary funds are not reflected in the entity-wide financial statements because the resources of those funds are not available to support the Authority's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The Authority reports one fiduciary type fund, the DSHA Retiree Medical Trust Fund. This fund accounts for transactions, assets, liabilities, and net position available for post-employment. The basic fiduciary fund financial statements can be found on pages 27-28 of this report.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the entity-wide and fund financial statements. The notes to the financial statements can be found on pages 29-72 of this report.

### Other Information

This report contains certain required supplementary information concerning the Authority's progress in funding its obligation to provide pension and other post-employment benefits to its employees. The required supplementary information can be found on pages 73-82.

This report contains certain other supplementary information schedules concerning the Authority's individual funds, programs, and revenue bond issues. The other supplementary information can be found on pages 83-100.

### **Entity-wide Financial Analysis**

The following condensed financial information is derived from the entity-wide Statement of Net Position and reflects the net position at June 30, 2023:

#### **Delaware Housing Authority's Net Position**

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
	Noncapital assets	\$ 563,457,099	\$ 558,896,599	\$ 233,564,540	\$ 301,886,070	\$ 797,021,639
Capital assets	2,674,568	2,857,244	4,788,486	4,724,809	7,463,054	7,582,053
Total assets	566,131,667	561,753,843	238,353,026	306,610,879	804,484,693	868,364,722
Deferred outflow of resources	4,599,164	8,428,609	-	-	4,599,164	8,428,609
Long-term liabilities outstanding	54,047,084	57,216,632	31,717,243	33,614,718	85,764,327	90,831,350
Other liabilities	1,732,307	4,540,117	65,285,112	137,390,478	67,017,419	141,930,595
Total liabilities	55,779,391	61,756,749	97,002,355	171,005,196	152,781,746	232,761,945
Deferred inflow of resources	9,748,469	8,377,674	1,575,795	1,680,851	11,324,264	10,058,525
Net position:						
Invested in capital assets	2,509,097	2,655,815	4,172,821	4,296,771	6,681,918	6,952,586
Restricted	436,290,288	433,502,011	137,769,769	130,681,130	574,060,057	588,360,891
Unrestricted	66,403,586	63,890,203	(2,167,714)	(1,053,069)	64,235,872	38,659,384
Total net position	\$ 505,202,971	\$ 500,048,029	\$ 139,774,876	\$ 133,924,832	\$ 644,977,847	\$ 633,972,861

The following condensed financial information is derived from the entity-wide Statement of Activities and reflects the changes in net position during the fiscal year ending June 30, 2023:

**Delaware State Housing Authority's Changes in Net Position**

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues:						
Program revenues:						
Charges for services	\$ 11,657,357	\$ 15,587,638	\$ 2,991,809	\$ 4,196,114	\$ 14,649,166	\$ 19,783,752
Operating grants & contributions	28,852,750	27,379,374	157,928,879	159,360,026	186,781,629	186,739,400
Capital grants & contributions	-	-	692,453	452,494	692,453	452,494
General revenues, principally						
Investment income (loss)	1,973,127	(2,902,279)	2,586,967	10,107,823	4,560,094	7,205,544
Total revenues	42,483,234	40,064,733	164,200,108	174,116,457	206,683,342	214,181,190
Expenses:						
Administrative	7,197,811	3,881,785	-	-	7,197,811	3,881,785
Affordable rental housing	12,055,658	13,958,697	152,626,932	150,230,667	164,682,590	164,189,364
Community rehabilitation	16,638,662	6,446,717	5,428,802	9,140,430	22,067,464	15,587,147
Home ownership	1,040,801	434,482	675,197	816,955	1,715,998	1,251,437
Housing rehabilitation	14,493	15,224	-	-	14,493	15,224
Total expenses	36,947,425	24,736,905	158,730,931	160,188,052	195,678,356	184,924,957
Change in net position before transfers	5,535,809	15,327,828	5,469,177	13,928,405	11,004,986	29,256,233
Transfers	(380,867)	22,920,862	380,867	(22,920,862)	-	-
Changes in net position	5,154,942	38,248,690	5,850,044	(8,992,457)	11,004,986	29,256,233
Net position, beginning	500,048,029	461,799,339	133,924,832	142,917,289	633,972,861	604,716,628
Net position, ending	\$ 505,202,971	\$ 500,048,029	\$ 139,774,876	\$ 133,924,832	\$ 644,977,847	\$ 633,972,861

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The Authority's assets and deferred outflows exceeded its liabilities and deferred inflows by \$644,977,847 at the close of the fiscal year.

Of the Authority's total assets, 43.2% represent mortgage loans outstanding, including securitized mortgage loans. Cash and investments comprise 47.8% of the total assets, while other noncapital assets make up 8.1% of total assets. Investment in capital assets accounts for 0.9% of total assets. Of the Authority's total liabilities, 13.9% consists of revenue bonds payable. Escrow deposits represent 39.2% of total liabilities. Unearned revenue represent 41.9% of total liabilities, with miscellaneous liabilities comprising 5.0% of total liabilities.

Restricted net positions are amounts that have to be spent for particular purposes because of the requirement of bond covenants, HUD regulations, and State requirements. Unrestricted net positions are amounts available to be spent to meet the Authority's needs.

Most (89.0%) of the Authority's net position is restricted by bond covenants, federal and state grantors, and the Authority's Loan Program. Another 1.0% of net position reflects the Authority's investment in capital assets (e.g. land, buildings, improvements, and equipment). The remaining 10.0% of net position is unrestricted. Net position for the previous fiscal year had a similar composition.

At the end of the current fiscal year, the Authority is able to report a positive balance in net position for the Authority as a whole. Separately, the Authority reports a positive change in net position in governmental activities and in business-type activities.

As a result of its operations, the Authority's total net position increased by \$11,004,986 for the fiscal year ending June 30, 2023. Of this amount, governmental activities net position increased by \$5,154,942 and business-type net position increased by \$5,850,044.



These increases in net positions are discussed in detail below, under Governmental Activities and Business-type Activities headings.

Of the Authority's total revenues, 90.2% were derived from operating grants and contributions, mostly from HUD and the State of Delaware. Another 7.2% came from charges for services which are mostly comprised of mortgage loan interest. Another 0.4% came from Capital grants and contributions which are mostly federal programs. Investment income represents 2.3% of total revenues.

Of the Authority's total expenses, 84.1% were for affordable rental housing function, mostly as housing assistance payments. Another 0.9% of total expenses were for home ownership function, mostly for home ownership and foreclosure prevention counseling and grants. Community and housing rehabilitation functions accounted for 11.3%, mostly in the form of grants, leaving only 3.7% of total costs attributable to Authority administrative function.

During the fiscal year, net transfers of \$380,867 were made from business-type activities to the governmental activities. The most significant transfers for the fiscal year were as follows: (1) the Housing Development Fund, a major governmental fund, transferred \$1,000,000 to the Home 4 Good Program, a governmental activity and nonmajor governmental fund, in support of the program's objective to provide affordable housing; (2) the Housing Development Fund, a major governmental fund, transferred \$5,000,000 to the Land Bank Program, a governmental activity and nonmajor governmental fund, in support of the program's objective to return vacant, dilapidated, abandoned, and delinquent properties back to productive use; and (3) DSHA SMAL, a governmental activity and non-major governmental fund, transferred \$3,492,157 to the Single Family, a major business-type fund, in support of the program's objective to make down payment assistance available to qualified homebuyers. Additional information regarding the Authority's interfund transactions can be found in note IV., E. on pages 55 and 56 of this report.

### Governmental Activities

#### **Governmental Activities Net (Expenses)/Revenues by Function**

Function	Fiscal Year 2023			Fiscal
	Expenses	Program Revenues	Net (Exp)/Rev	Year 2022 Net (Exp)/Rev
Administration	\$ 7,197,811	\$ 4,597,094	\$ (2,600,717)	\$ 1,452,237
Affordable rental housing	12,055,658	23,403,459	11,347,801	10,030,820
Community rehabilitation	16,638,662	9,500,000	(7,138,662)	3,070,393
Home ownership	1,040,801	2,686,526	1,645,725	3,667,951
Housing rehabilitation	14,493	323,028	308,535	8,706
<b>Total</b>	<b>\$ 36,947,425</b>	<b>\$ 40,510,107</b>	<b>\$ 3,562,682</b>	<b>\$ 18,230,107</b>

#### **Governmental Activities Revenues by Source**

Source	Fiscal Year 2023		Fiscal Year 2022	
	Revenue	Percent	Revenue	Percent
Charges for services	\$ 11,657,357	28%	\$ 15,587,638	25%
Operating grants and contributions	28,852,750	68%	27,379,374	43%
Other general revenues	1,973,127	5%	(2,902,279)	-4%
Transfers	(380,867)	-1%	22,920,862	36%
<b>Total</b>	<b>\$ 42,102,367</b>	<b>100%</b>	<b>\$ 62,985,595</b>	<b>100%</b>

Governmental activities increased the Authority's net position by \$5,154,942. The most significant factors contributing to the governmental activities increases were: (1) the appropriation of \$10,000,000 from the State of Delaware to the Housing Development Fund for the purpose of making loans and grants to meet affordable housing needs; (2) the appropriation of \$5,500,000 from the State of Delaware to fund and administer the Downtown Development Districts Grant Program for the purpose of community rehabilitation in designated areas within Delaware's cities and towns; (3) the appropriation of \$9,035,750 from the State of Delaware to serve individuals who have access to continuing supportive services but require affordable housing to live safely and independently in the community; and (4) the appropriation of \$4,000,000 from the State of Delaware for the Strong Neighborhoods Housing fund.

### Business-type Activities

#### **Business-type Activities Net (Expenses)/Revenues by Function**

Function	Fiscal Year 2023			Fiscal
	Expenses	Revenues	Net (Exp)/Rev	Year 2022
Affordable rental housing	\$ 152,626,932	\$ 155,075,179	\$ 2,448,247	\$ 2,708,804
Community rehabilitation	5,428,802	5,447,472	18,670	(7,375)
Home ownership	675,197	1,090,490	415,293	1,119,153
<b>Total</b>	<b>\$ 158,730,931</b>	<b>\$ 161,613,141</b>	<b>\$ 2,882,210</b>	<b>\$ 3,820,582</b>

#### **Business-type Activities Revenues by Source**

Source	Fiscal Year 2023		Fiscal Year 2022	
	Revenue	Percent	Revenue	Percent
Charges for services	\$ 2,991,809	2%	\$ 4,196,114	2%
Operating grants and contributions	157,928,879	96%	159,360,026	92%
Capital grants and contributions	692,453	0%	452,494	0%
Other general revenues	2,586,967	2%	10,107,823	6%
<b>Total</b>	<b>\$ 164,200,108</b>	<b>100%</b>	<b>\$ 174,116,457</b>	<b>100%</b>

Business-type activities increased the Authority's net position by \$5,850,044. The most significant factors contributing to the business-type activities increases were the receipt of \$58,726,876 in Emergency Rental Assistance Program Funds for the purpose of providing housing rental assistance subsidies offset by: (1) the transfer of administrative fees of \$400,663 from the Single Family Mortgage Revenue Bond Programs to the General Fund in support of operations; (2) \$652,385 interest expense on bonds; and (3) offset by gains on investments and securitized mortgages of approximately \$3,000,000.

### **Financial Analysis of the Authority's Funds**

As noted earlier, the Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

### Governmental Funds

The focus of the Authority's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Authority's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the Authority's net resources available for spending at the end of the fiscal year.

As of the end of the fiscal year, the Authority's governmental funds reported combined ending fund balances of \$510,506,656 an increase of (0.9%) in comparison with the prior year. All the fund balance is nonspendable, restricted, committed, or assigned to indicate that it is not available for new spending.

The General Fund is the chief operating fund of the Authority. At the end of the current fiscal year, the fund balance of the General Fund was \$112,226,953 an decrease of \$808,593 (0.7%) in comparison with the prior year. The key factors of this decrease mostly consisted of General Fund revenues of \$4,969,152 from interest income, fees, and other income, combined with expenditures of \$9,206,167 and transfers in the amount of \$3,492,257 from the DSHA Second Mortgage Assistance Loan Program.

The most significant factors contributing to the business-type activities increases were (1) Receipt of Federal funding used to issue loans for housing programs totaling approximately \$3.2 million, (2) Transfers of \$500,000 from governmental funds to support the operation of the ERA program and (3) offset by gains on investments and securitized mortgages of approximately \$2,300,000. All the General Fund balance is classified as either nonspendable, in the form of receivables and other prepaid items, or committed by the Authority to support operations and program activities.

The Housing Development Fund (HDF) had a total fund balance of \$290,652,928 of which \$237,207,908 is restricted, to be used for the specific purposes of HDF activities per enabling legislation and \$53,445,020 is committed, authorized for specific purposes but not yet disbursed at the statement date. The net increase in the fund balance during the current year in the HDF was \$4,935,094 (1.7%) in comparison with the prior year. The increase is the result of grants in the amount of \$10,000,000 from the State of Delaware used to generate mortgages and grants, \$4,297,102 in interest and investment income, \$1,132,815 in fee revenue, and \$242,956 in other revenue offset by Affordable Rental Housing expenditures of \$4,406,713.

The Downtown Development Districts Grant Program (DDD) had a fund balance of \$26,549,559 all of which is restricted, to be used for the specific purposes of DDD activities per enabling legislation. DDD was established and funded by State of Delaware legislation for the purpose of community rehabilitation in designated areas within Delaware's cities and towns. Investors who make qualified real property investments to commercial, industrial, residential, and mixed-use buildings or facilities located within the boundaries of a designated DDD may apply to the Authority for a DDD grant. A contributing factor for the decrease was the Community Rehabilitation expenditures exceeded the amounts provided by the Delaware General Assembly in the State budget.

The State Rental Assistance Program (SRAP), a non-major governmental fund, while not a significant contributor to the increase in fund balance, continues to provide housing assistance to at risk individuals and families with funds appropriated from the State of Delaware. The program's fund balance increased by \$2,632,302. The increase is the result of grants in the amount of \$9,035,750 from the State of Delaware used to provide housing assistance.

The DSHA Second Mortgage Assistance Loan Program (DSHA SMAL), a non-major governmental fund, has a total fund balance of \$28,359,279, which is reported as restricted. The net decrease in the fund balance during the fiscal year was \$3,406,008 (11%) in comparison with the prior year. The decrease was the result of a \$3,492,257 transfer to the Preferred Plus Program, a Business-type Activity, to fund the Authority's second mortgage assistance loan initiatives.

### Proprietary Funds

The financial statements for the Authority's proprietary funds, which are all enterprise funds, provide the same type of information found in the entity-wide financial statements, but in more detail.

Restricted net position of the Federal Programs Fund at the end of the year amounted to \$95,369,279 and those of the Single Family Programs Funds amounted to \$41,316,580. The total increase in net position for the Federal Programs Fund was \$3,241,656 (3.4%) in comparison with the prior year, primarily due to the receipt of \$1,272,841 in HOME Program grant and \$540,756 of interest on loans offset by operating expenses in the program of \$1,670,975, the receipt of \$58,726,876 in ERA Program funds offset by operating expenses in the program of \$59,543,452, the receipt of \$3,397,485 of HTF Program funds offset by operating expenses in the program of \$407,494 and the increase of \$197,912 for the MTW program. The ERA Program funds receipts totaled \$58,726,876, offset by operating expenses of \$59,543,452.

The total increase in net position for the Single Family Program Funds was \$2,608,388 (6.7%) in comparison with a decrease of \$11,710,670 the prior year. This is primarily due to the receipt of approximately \$3,000,000 in interest income and gains on the sale of investments within the DSHA Mortgaged Backed Securities Purchase Program resulting from mortgage backed security purchases and sales in the To-Be-Announced (TBA) market. This was offset by net transfers out of \$119,133.

### General Fund Budget

Under Governmental Accounting Standards Board (GASB) Statement No. 34, budgetary comparison information is required to be presented for the general fund and each major special revenue fund with a legally adopted budget. The Authority is not legally required to adopt a budget for the general fund. Therefore, budget comparison information is not included in the Authority's financial statements. However, the Authority does implement an executive budget each fiscal year. The executive budget is reviewed and approved by the Director, monitored for compliance on a monthly basis, and any use of the general fund beyond the approved executive budget must be approved by the Director.

### Capital Asset and Debt Administration

#### Capital Assets

The Authority's investment in capital assets for its governmental and business type activities as of June 30, 2023, amounts to \$6,681,918 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, and equipment. The total decrease in the Authority's investment in capital assets for the current fiscal year was 4.9% (a 2.1% decrease for governmental activities and a 2.8% decrease for business-type activities). The net capital asset additions and improvements for the fiscal year were greater than the decrease in capital assets was due to depreciation expense on existing capital assets. Major capital asset events during the fiscal year included the following:

- Improvements to DSHA offices.

#### Delaware State Housing Authority's Capital Assets (net of depreciation)

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Land	\$ 572,769	\$ 572,769	\$ 937,559	\$ 937,559	\$ 1,510,328	\$ 1,510,328
Construction in progress	138,479	-	38,518	-	176,997	-
Buildings	1,802,102	1,894,863	665,168	844,738	2,467,270	2,739,601
Land/site improvements	-	-	2,157,890	1,990,774	2,157,890	1,990,774
Vehicles	-	-	493	493	493	493
Other equipment	-	186,338	313,440	519,289	313,440	705,627
Right of use capital asset - lease	161,218	203,274	342,586	431,956	503,804	635,230
Right of use intangible asset	-	-	332,832	-	332,832	-
<b>Total</b>	<b>\$ 2,674,568</b>	<b>\$ 2,857,244</b>	<b>\$ 4,788,486</b>	<b>\$ 4,724,809</b>	<b>\$ 7,463,054</b>	<b>\$ 7,582,053</b>

Additional information on the Authority's capital assets can be found in note IV., D. on page 54 of this report.

Long-term Debt

At the end of the current fiscal year, Delaware State Housing Authority had total bonded debt outstanding of \$21,275,568, notes payable of \$2,000,000 and Lease payable of \$517,098. The Authority's debt represents bonds secured solely by specified revenue sources (i.e. revenue bonds).

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Notes Payable	\$ 2,000,000	\$ 1,000,000	\$ -	\$ -	\$ 2,000,000	\$ 1,000,000
Revenue bonds payable	-	-	21,275,568	23,388,176	21,275,568	23,388,176
Lease Payable	165,471	201,429	351,627	428,038	517,098	629,467
Subscription Payable	-	-	264,038	-	264,038	-
<b>Total</b>	<b>\$ 2,165,471</b>	<b>\$ 1,201,429</b>	<b>\$ 21,891,233</b>	<b>\$ 23,816,214</b>	<b>\$ 24,056,704</b>	<b>\$ 25,017,643</b>

The Authority's outstanding debt, excluding compensated absences, decreased by \$960,939 (3.8%) in comparison to the prior year. Key factors in this decrease were Single Family Programs Enterprise Fund bond calls of \$2,112,608.

The Authority maintains a range of "A3" to "Aaa" ratings from Moody's for revenue bonds. The Authority is authorized to issue bonds and notes in order to exercise its authorized powers. The Authority must abide by federal private activity caps. Authority bonds and notes issued are not the debt of the State of Delaware and the State is not liable for repayment of such debt.

Additional information on the Authority's long-term debt can be found in note IV., F. on pages 56-58 of this report.

**Requests for Information**

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Director of Financial Management, Delaware State Housing Authority, 18 The Green, Dover, DE 19901.

DELAWARE STATE HOUSING AUTHORITY  
STATEMENT OF NET POSITION  
JUNE 30, 2023  
(WITH SUMMARIZED INFORMATION AS OF JUNE 30, 2022)

	GOVERNMENTAL ACTIVITIES	BUSINESS TYPE ACTIVITIES	TOTAL 2023	TOTAL 2022
<b>ASSETS</b>				
Current assets:				
Cash and cash equivalents	\$ 42,160,327	\$ 35,212,709	\$ 77,373,036	\$ 123,912,518
Investments	162,728,424	74,922,756	237,651,180	278,927,753
Mortgage loans receivable, net	1,168,905	-	1,168,905	1,420,783
Accrued interest & other receivables	7,936,672	845,650	8,782,322	5,649,790
Grants receivable-US Dept of HUD	-	267,997	267,997	321,893
Internal balances	304,148	(304,148)	-	-
Prepaid expenses	127,719	3,935,502	4,063,221	3,970,477
Total current assets	214,426,195	114,880,466	329,306,661	414,203,214
Non-current assets:				
Cash, restricted for payment of escrows	-	1,913,604	1,913,604	2,086,254
Investments	49,578,612	17,258,671	66,837,283	59,795,209
Securitized mortgage loans	4,307,802	21,582,036	25,889,838	30,231,284
Mortgage loans receivable, net	251,206,528	68,805,237	320,011,765	299,337,262
Accrued interest & other receivables, net	38,882,364	13,279,891	52,162,255	54,973,426
State of Delaware OPEB asset	900,233	-	900,233	-
State of Delaware Pension asset	-	-	-	156,020
Internal balances	4,155,365	(4,155,365)	-	-
Capital assets:				
Capital assets not being depreciated	711,248	976,077	1,687,325	1,510,328
Capital assets net of accumulated depreciation	1,963,320	3,812,409	5,775,729	6,071,725
Total non-current assets	351,705,472	123,472,560	475,178,032	454,161,508
<b>TOTAL ASSETS</b>	<b>566,131,667</b>	<b>238,353,026</b>	<b>804,484,693</b>	<b>868,364,722</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred amounts on State of DE Pension and OPEBs	4,599,164	-	4,599,164	8,428,609
Deferred amounts on bond refundings	-	-	-	-
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>4,599,164</b>	<b>-</b>	<b>4,599,164</b>	<b>8,428,609</b>

The accompanying notes are an integral part of the financial statements.

DELAWARE STATE HOUSING AUTHORITY  
STATEMENT OF NET POSITION - CONTINUED  
JUNE 30, 2023  
(WITH SUMMARIZED INFORMATION AS OF JUNE 30, 2022)

LIABILITIES	GOVERNMENTAL ACTIVITIES	BUSINESS TYPE ACTIVITIES	TOTAL 2023	TOTAL 2022
Current liabilities:				
Accounts payable and other current liabilities	512,485	2,018,888	2,531,373	3,916,052
Unearned revenue	1,085,444	62,883,265	63,968,709	137,842,770
Due to State of Delaware-pension costs	1,127	-	1,127	1,711
Lease payable	39,080	83,044	122,124	112,368
Subscription payable	-	264,038	264,038	-
Compensated absences payable	94,171	35,877	130,048	57,694
Total current liabilities	<u>1,732,307</u>	<u>65,285,112</u>	<u>67,017,419</u>	<u>141,930,595</u>
Non-current liabilities:				
Compensated absences payable	812,012	385,815	1,197,827	1,096,893
State of Delaware net pension liability	149,606	-	149,606	-
Lease liability	126,391	268,583	394,974	517,099
OPEB liability	898,292	-	898,292	7,437,194
Escrow deposits	50,060,783	9,787,277	59,848,060	57,391,988
Notes payable	2,000,000	-	2,000,000	1,000,000
Revenue bonds payable	-	21,275,568	21,275,568	23,388,176
Total non-current liabilities	<u>54,047,084</u>	<u>31,717,243</u>	<u>85,764,327</u>	<u>90,831,350</u>
TOTAL LIABILITIES	<u>55,779,391</u>	<u>97,002,355</u>	<u>152,781,746</u>	<u>232,761,945</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred amounts on State of DE Pension and OPEBs	9,748,469	-	9,748,469	8,377,674
Deferred amounts on bond refundings	-	1,575,795	1,575,795	1,680,851
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>9,748,469</u>	<u>1,575,795</u>	<u>11,324,264</u>	<u>10,058,525</u>
NET POSITION				
Invested in capital assets	2,509,097	4,172,821	6,681,918	6,952,586
Restricted by federal and state regulations	408,660,487	95,369,279	504,029,766	525,308,344
Restricted by bond covenants	-	42,400,490	42,400,490	38,874,797
Restricted for Authority Loan Program	27,629,801	-	27,629,801	24,177,750
Unrestricted, for Authority's purposes	66,403,586	(2,167,714)	64,235,872	38,659,384
TOTAL NET POSITION	<u>\$ 505,202,971</u>	<u>\$ 139,774,876</u>	<u>\$ 644,977,847</u>	<u>\$ 633,972,861</u>

The accompanying notes are an integral part of the financial statements.

DELAWARE STATE HOUSING AUTHORITY  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED JUNE 30, 2023  
(WITH SUMMARIZED INFORMATION FOR THE YEAR ENDED JUNE 30, 2022)

FUNCTION	EXPENSES	PROGRAM REVENUE			NET (EXPENSES) REVENUE AND CHANGES IN NET POSITION			
		CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS AND CONTRIBUTIONS	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL 2023	TOTAL 2022
Governmental activities:								
Administrative	\$ 7,197,811	\$ 4,580,094	\$ 17,000	\$ -	\$ (2,600,717)	\$ -	\$ (2,600,717)	\$ 1,452,237
Affordable rental housing	12,055,658	4,367,709	19,035,750	-	11,347,801	-	11,347,801	10,030,820
Community rehabilitation	16,638,662	-	9,500,000	-	(7,138,662)	-	(7,138,662)	3,070,393
Home ownership	1,040,801	2,686,526	-	-	1,645,725	-	1,645,725	3,667,951
Housing rehabilitation	14,493	23,028	300,000	-	308,535	-	308,535	8,706
Total governmental activities	<u>\$ 36,947,425</u>	<u>\$ 11,657,357</u>	<u>\$ 28,852,750</u>	<u>\$ -</u>	<u>\$ 3,562,682</u>	<u>\$ -</u>	<u>\$ 3,562,682</u>	<u>\$ 18,230,107</u>
Business-type activities:								
Affordable rental housing	\$ 152,626,932	\$ 1,901,319	\$ 152,481,407	\$ 692,453	\$ -	\$ 2,448,247	\$ 2,448,247	\$ 2,708,804
Community rehabilitation	5,428,802	-	5,447,472	-	-	18,670	18,670	(7,375)
Home ownership	675,197	1,090,490	-	-	-	415,293	415,293	1,119,153
Total business-type activities	<u>\$ 158,730,931</u>	<u>\$ 2,991,809</u>	<u>\$ 157,928,879</u>	<u>\$ 692,453</u>	<u>\$ -</u>	<u>\$ 2,882,210</u>	<u>\$ 2,882,210</u>	<u>\$ 3,820,582</u>
General revenues:								
Investment income, gains/(losses) on investments, and miscellaneous earnings					\$ 1,973,127	\$ 2,586,967	\$ 4,560,094	\$ 7,205,544
Transfers					(380,867)	380,867	-	-
Total general revenues and transfers					<u>1,592,260</u>	<u>2,967,834</u>	<u>4,560,094</u>	<u>7,205,544</u>
Change in net position					5,154,942	5,850,044	11,004,986	29,256,233
Net position, beginning of year					500,048,029	133,924,832	633,972,861	604,716,628
Net position, end of year					<u>\$ 505,202,971</u>	<u>\$ 139,774,876</u>	<u>\$ 644,977,847</u>	<u>\$ 633,972,861</u>

The accompanying notes are an integral part of the financial statements.





DELAWARE STATE HOUSING AUTHORITY  
BALANCE SHEET - GOVERNMENTAL FUNDS

JUNE 30, 2023

(WITH SUMMARIZED INFORMATION AS OF JUNE 30, 2022)

	GENERAL FUND	HOUSING DEVELOPMENT FUND	DOWNTOWN DEVELOPMENT DISTRICTS GRANT FUND	STATE RENTAL ASSISTANCE PROGRAM	NONMAJOR GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS	
						2023	2022
<b>ASSETS</b>							
Cash & cash equivalents	\$ 4,000,424	\$ 7,686,749	\$ 4,001,143	\$ 2,335,278	\$ 24,136,733	\$ 42,160,327	\$ 55,888,688
Investments	31,264,832	133,023,860	22,548,416	3,459,786	22,010,142	212,307,036	212,615,900
Securitized mortgage loans	4,307,802	-	-	-	-	4,307,802	5,537,504
Interfund receivables	4,667,055	-	-	-	64,118	4,731,173	5,205,762
Loans receivable:							
Mortgages receivable, net	60,101,211	170,602,606	-	-	21,671,616	252,375,433	235,141,723
Accrued interest & other receivables	10,087,852	29,194,100	-	-	7,537,066	46,819,018	46,852,885
Prepaid items	127,719	-	-	-	-	127,719	127,174
<b>TOTAL ASSETS</b>	<b>\$ 114,556,895</b>	<b>\$ 340,507,315</b>	<b>\$ 26,549,559</b>	<b>\$ 5,795,064</b>	<b>\$ 75,419,675</b>	<b>\$ 562,828,508</b>	<b>\$ 561,369,636</b>
<b>LIABILITIES &amp; FUND BALANCES</b>							
<b>LIABILITIES</b>							
Accounts payable	\$ 473,058	\$ 28,062	\$ -	\$ -	\$ 11,365	\$ 512,485	\$ 3,352,286
Due to St of Delaware-pension costs	1,127	-	-	-	-	1,127	1,185
Interfund payables	88,569	64,000	-	-	119,091	271,660	2,629,057
Unearned revenue	1,085,444	-	-	-	-	1,085,444	1,096,577
Escrow deposits	291,391	49,762,325	-	-	7,067	50,060,783	47,893,466
<b>TOTAL LIABILITIES</b>	<b>1,939,589</b>	<b>49,854,387</b>	<b>-</b>	<b>-</b>	<b>137,523</b>	<b>51,931,499</b>	<b>54,972,571</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred amounts on Developer Fee	390,353	-	-	-	-	390,353	390,353
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>390,353</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>390,353</b>	<b>390,353</b>
<b>FUND BALANCES</b>							
Nonspendable	74,196,724	-	-	-	-	74,196,724	63,890,205
Restricted	-	237,207,908	26,549,559	5,795,064	75,262,509	344,815,040	365,273,179
Committed	38,030,229	53,445,020	-	-	-	91,475,249	76,823,685
Assigned	-	-	-	-	19,643	19,643	19,643
<b>TOTAL FUND BALANCES</b>	<b>112,226,953</b>	<b>290,652,928</b>	<b>26,549,559</b>	<b>5,795,064</b>	<b>75,282,152</b>	<b>510,506,656</b>	<b>506,006,712</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 114,556,895</b>	<b>\$ 340,507,315</b>	<b>\$ 26,549,559</b>	<b>\$ 5,795,064</b>	<b>\$ 75,419,675</b>	<b>\$ 562,828,508</b>	<b>\$ 561,369,636</b>

The accompanying notes are an integral part of the financial statements.

DELAWARE STATE HOUSING AUTHORITY  
 RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO  
 THE STATEMENT OF NET POSITION  
 JUNE 30, 2023

Amounts reported for governmental activities in the statement of net position are different because:

TOTAL FUND BALANCES OF GOVERNMENTAL FUNDS (page 19)	\$ 510,506,656
Pension and other post-employment benefits (OPEB) assets/(liabilities) are not financial resources and, therefore, are not reported in the funds.	(147,647)
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	2,674,568
Deferred outflows of resources related to State of Delaware pensions and OPEBs	4,599,164
Long-term liabilities are not due and payable in the current period and, therefore not reported in the funds.	(3,071,654)
Deferred inflows of resources related to Developer Fee	390,353
Deferred inflows of resources related to State of Delaware pensions and OPEBs	<u>(9,748,469)</u>
NET POSITION OF GOVERNMENTAL ACTIVITIES (page 16)	<u><u>\$ 505,202,971</u></u>

The accompanying notes are an integral part of the financial statements.

DELAWARE STATE HOUSING AUTHORITY  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2023  
(WITH SUMMARIZED INFORMATION FOR THE YEAR ENDED JUNE 30, 2022)

	GENERAL FUND	HOUSING DEVELOPMENT FUND	DOWNTOWN DEVELOPMENT DISTRICTS GRANT FUND	STATE RENTAL ASSISTANCE PROGRAM	NONMAJOR GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS	
						2023	2022
<b>REVENUES</b>							
Interest income:							
Investments	\$ 645,888	\$ 1,310,896	\$ 334,948	\$ 45,629	\$ 240,662	\$ 2,578,023	\$ 738,249
Loans	2,253,247	2,986,206	-	-	820,137	6,059,590	7,539,822
Total interest income	2,899,135	4,297,102	334,948	45,629	1,060,799	8,637,613	8,278,071
Grants	17,000	-	-	-	-	17,000	14,374
Payments from primary government	-	10,000,000	5,500,000	9,035,750	4,000,000	28,535,750	26,790,000
Gains/(losses) on investments	(273,830)	(331,066)	-	-	-	(604,896)	(3,640,528)
Fees	2,198,652	1,132,815	-	-	60,475	3,391,942	3,895,295
Other revenue	128,195	242,956	-	-	2,134,674	2,505,825	4,727,521
<b>TOTAL REVENUES</b>	<b>4,969,152</b>	<b>15,341,807</b>	<b>5,834,948</b>	<b>9,081,379</b>	<b>7,255,948</b>	<b>42,483,234</b>	<b>40,064,733</b>
<b>EXPENDITURES</b>							
Current:							
Administrative	8,669,326	-	-	-	-	8,669,326	9,514,243
Affordable rental housing	353,358	4,406,713	-	6,449,077	846,510	12,055,658	13,958,697
Community rehabilitation	-	-	11,438,681	-	5,199,981	16,638,662	6,446,717
Home ownership	-	-	-	-	1,040,801	1,040,801	434,482
Housing rehabilitation	-	-	-	-	14,493	14,493	15,224
Capital Outlay	138,479	-	-	-	-	138,479	290,382
Debt Service							
Principal	36,212	-	-	-	-	36,212	8,854
Interest	8,792	-	-	-	-	8,792	2,313
<b>TOTAL EXPENDITURES</b>	<b>9,206,167</b>	<b>4,406,713</b>	<b>11,438,681</b>	<b>6,449,077</b>	<b>7,101,785</b>	<b>38,602,423</b>	<b>30,670,912</b>
<b>EXCESS/(DEFICIT) REVENUE OVER EXPENDITURES</b>	<b>(4,237,015)</b>	<b>10,935,094</b>	<b>(5,603,733)</b>	<b>2,632,302</b>	<b>154,163</b>	<b>3,880,811</b>	<b>9,393,821</b>
<b>OTHER FINANCING SOURCES (USES)</b>							
Debt Proceeds	-	-	-	-	1,000,000	1,000,000	-
Lease Issued	-	-	-	-	-	-	210,283
Transfers in	5,087,952	-	-	-	6,500,100	11,588,052	24,190,383
Transfers out	(1,659,530)	(6,000,000)	-	-	(4,309,389)	(11,968,919)	(1,269,521)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>3,428,422</b>	<b>(6,000,000)</b>	<b>-</b>	<b>-</b>	<b>3,190,711</b>	<b>619,133</b>	<b>23,131,145</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>(808,593)</b>	<b>4,935,094</b>	<b>(5,603,733)</b>	<b>2,632,302</b>	<b>3,344,874</b>	<b>4,499,944</b>	<b>32,524,966</b>
FUND BALANCES, BEGINNING	113,035,546	285,717,834	32,153,292	3,162,762	71,937,278	506,006,712	473,481,746
<b>FUND BALANCES, ENDING</b>	<b>\$ 112,226,953</b>	<b>\$ 290,652,928</b>	<b>\$ 26,549,559</b>	<b>\$ 5,795,064</b>	<b>\$ 75,282,152</b>	<b>\$ 510,506,656</b>	<b>\$ 506,006,712</b>

The accompanying notes are an integral part of the financial statements.

DELAWARE STATE HOUSING AUTHORITY  
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO  
 THE STATEMENT OF ACTIVITIES  
 FOR THE YEAR ENDED JUNE 30, 2023

Amounts reported for governmental activities in the statement of activities are different because:

NET CHANGES IN FUND BALANCE-TOTAL GOVERNMENTAL FUNDS (page 21)	\$	4,499,944
Governmental funds report other post-employment benefit (OPEB) expenditures equal to the amount contributed to the plan or expected to be liquidated with expendable available financial resources. However, in the statement of activities, OPEB expense for the year is reported in relation to the change in the net OPEB Liability. This amount is the net effect of this difference in the treatment of OPEB expenditure/expense.		1,901,351
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation/amortization expense. This amount is the net difference in the treatment of capital outlay.		(182,676)
Compensated absences which are reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.		(131,571)
Governmental funds report debt proceeds as a source of funds. However, this is not revenue on the statement of activities.		(1,000,000)
Governmental funds report debt repayments as a source of funds. However, this is not expense on the statement of activities.		35,958
The Authority transferred land from the Federal Programs Enterprise Fund to the General Fund. This noncash transfer of Capital Assets is not reported in the Governmental Funds.		-
Governmental funds report DSHA pension contributions as expenditures. However in the statement of activities, the cost of pension benefits earned net of employee contributions is reported as pension expense.		
State of Delaware pension contributions	\$	19,269
Cost of benefits earned net of employee contributions		12,667
		31,936
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES (page 17)	\$	5,154,942

The accompanying notes are an integral part of the financial statements.

DELAWARE STATE HOUSING AUTHORITY  
STATEMENT OF FUND NET POSITION - PROPRIETARY FUNDS  
JUNE 30, 2023  
(WITH SUMMARIZED INFORMATION AS OF JUNE 30, 2022)

	FEDERAL	SINGLE	TOTAL ENTERPRISE	
	PROGRAMS	FAMILY	FUNDS	
	ENTERPRISE	PROGRAMS		
	FUND	ENTERPRISE	2023	2022
		FUND		
<b>ASSETS</b>				
Current Assets:				
Cash & cash equivalents	\$ 28,667,078	\$ 6,545,631	\$ 35,212,709	\$ 68,023,830
Investments	48,584,157	26,338,599	74,922,756	110,944,016
Accrued interest and other receivables	691,256	154,394	845,650	262,722
Grants receivable-US Dept of HUD	267,997	-	267,997	321,893
Interfund receivables	58,505	-	58,505	2,094,534
Prepaid expenses	3,935,502	-	3,935,502	3,843,303
Total current assets	82,204,495	33,038,624	115,243,119	185,490,298
Non-Current Assets:				
Cash, restricted for payment of escrows	1,913,604	-	1,913,604	2,086,254
Investments	7,740,916	9,517,755	17,258,671	15,163,046
Securitized mortgage loans	-	21,582,036	21,582,036	24,693,780
Mortgage loans receivable, net	68,805,237	-	68,805,237	65,616,322
Accrued interest and other receivables, net	13,209,564	70,327	13,279,891	13,507,609
Interfund receivables	29,946	-	29,946	-
Capital assets not being depreciated	976,077	-	976,077	937,559
Capital assets net of accumulated depreciation	3,812,409	-	3,812,409	3,787,250
Total non-current assets	96,487,753	31,170,118	127,657,871	125,791,820
<b>TOTAL ASSETS</b>	<b>178,692,248</b>	<b>64,208,742</b>	<b>242,900,990</b>	<b>311,282,118</b>
<b>LIABILITIES</b>				
Current Liabilities:				
Accounts payable	2,013,819	5,069	2,018,888	563,766
Unearned revenue	62,883,265	-	62,883,265	136,746,193
Due State of Delaware-pension costs	-	-	-	526
Interfund payables	326,923	35,730	362,653	642,504
Lease payables	83,044	-	83,044	76,410
Subscription payable	264,038	-	264,038	-
Compensated absences payable	35,877	-	35,877	3,583
Total current liabilities	65,606,966	40,799	65,647,765	138,032,982
Non-Current Liabilities:				
Interfund payables	4,185,311	-	4,185,311	4,028,735
Lease liability	268,583	-	268,583	351,628
Subscription liability	-	-	-	-
Compensated absences payable	385,815	-	385,815	376,392
Escrow deposits	9,787,277	-	9,787,277	9,498,522
Revenue bonds payable	-	21,275,568	21,275,568	23,388,176
Total non-current liabilities	14,626,986	21,275,568	35,902,554	37,643,453
<b>TOTAL LIABILITIES</b>	<b>80,233,952</b>	<b>21,316,367</b>	<b>101,550,319</b>	<b>175,676,435</b>
<b>DEFERRED INFLOW OF RESOURCES</b>				
Deferred amount on bond refunding	-	1,575,795	1,575,795	1,680,851
<b>TOTAL DEFERRED INFLOW OF RESOURCES</b>	<b>-</b>	<b>1,575,795</b>	<b>1,575,795</b>	<b>1,680,851</b>
<b>NET POSITION</b>				
Invested in capital assets	4,172,821	-	4,172,821	4,296,771
Restricted by federal regulations	95,369,279	-	95,369,279	91,806,333
Restricted by bond covenants	-	42,400,490	42,400,490	38,874,797
Unrestricted	(1,083,804)	(1,083,910)	(2,167,714)	(1,053,069)
<b>TOTAL NET POSITION</b>	<b>\$ 98,458,296</b>	<b>\$ 41,316,580</b>	<b>\$ 139,774,876</b>	<b>\$ 133,924,832</b>

The accompanying notes are an integral part of the financial statements.

DELAWARE STATE HOUSING AUTHORITY  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION - PROPRIETARY FUNDS  
FOR THE YEAR ENDED JUNE 30, 2023  
(WITH SUMMARIZED INFORMATION FOR THE YEAR ENDED JUNE 30, 2022)

	FEDERAL PROGRAMS ENTERPRISE FUND	SINGLE FAMILY PROGRAMS ENTERPRISE FUND	TOTAL ENTERPRISE FUNDS	
			2023	2022
<b>OPERATING REVENUES</b>				
Interest income on loans	\$ 647,646	\$ 874,805	\$ 1,522,451	\$ 2,166,179
Federal housing program grants	157,928,879	-	157,928,879	159,360,026
Rental income	619,457	-	619,457	510,864
Amortization of deferred revenues	-	105,056	105,056	653,359
Miscellaneous	634,216	110,629	744,845	865,712
<b>TOTAL OPERATING REVENUES</b>	<b>159,830,198</b>	<b>1,090,490</b>	<b>160,920,688</b>	<b>163,556,140</b>
<b>OPERATING EXPENSES</b>				
Interest expense on bonds	-	652,385	652,385	769,407
Administrative	18,678,055	7,813	18,685,868	13,365,770
Grants and housing assistance payments	136,420,140	-	136,420,140	143,313,003
Public housing maintenance & utilities	1,882,394	-	1,882,394	1,845,789
Amortization of deferred expenses	-	-	-	39,894
Depreciation & Amortization	1,044,429	-	1,044,429	848,879
Other expenses	-	14,999	14,999	5,310
<b>TOTAL OPERATING EXPENSES</b>	<b>158,025,018</b>	<b>675,197</b>	<b>158,700,215</b>	<b>160,188,052</b>
<b>OPERATING INCOME</b>	<b>1,805,180</b>	<b>415,293</b>	<b>2,220,473</b>	<b>3,368,088</b>
<b>NON-OPERATING INCOME/(EXPENSES)</b>				
Investment income	274,739	3,365,380	3,640,119	12,899,395
Interest expense	(30,716)	-	(30,716)	-
Change in fair value of investments	-	(1,053,152)	(1,053,152)	(2,791,572)
<b>TOTAL NON-OPERATING INCOME/(EXPENSES)</b>	<b>244,023</b>	<b>2,312,228</b>	<b>2,556,251</b>	<b>10,107,823</b>
<b>INCOME/(LOSS) BEFORE CAPITAL GRANTS AND OPERATING TRANSFERS</b>	<b>2,049,203</b>	<b>2,727,521</b>	<b>4,776,724</b>	<b>13,475,911</b>
Capital grants	692,453	-	692,453	452,494
Transfers in	500,000	959,430	1,459,430	768,937
Transfers out	-	(1,078,563)	(1,078,563)	(23,689,799)
<b>CHANGE IN NET POSITION</b>	<b>3,241,656</b>	<b>2,608,388</b>	<b>5,850,044</b>	<b>(8,992,457)</b>
<b>NET POSITION, BEGINNING</b>	<b>95,216,640</b>	<b>38,708,192</b>	<b>133,924,832</b>	<b>142,917,289</b>
<b>NET POSITION, ENDING</b>	<b>\$ 98,458,296</b>	<b>\$ 41,316,580</b>	<b>\$ 139,774,876</b>	<b>\$ 133,924,832</b>

The accompanying notes are an integral part of the financial statements.

DELAWARE STATE HOUSING AUTHORITY  
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS  
FOR THE YEAR ENDED JUNE 30, 2023  
(WITH SUMMARIZED INFORMATION FOR THE YEAR ENDED JUNE 30, 2022)

	FEDERAL PROGRAMS ENTERPRISE FUND	SINGLE FAMILY PROGRAMS ENTERPRISE FUND	TOTAL ENTERPRISE FUNDS	
			2023	2022
<b>OPERATING ACTIVITIES:</b>				
Securitized mortgage loans principal repayments received	\$ -	\$ 2,281,082	\$ 2,281,082	\$ 6,706,086
Mortgage loans principal repayments received	326,860	-	326,860	4,012,436
Mortgage interest payments received	319,725	789,787	1,109,512	1,147,736
Grants received	84,119,847	-	84,119,847	137,151,327
Federal grants reverted	-	-	-	(73,983,611)
Rental and related rental income	642,952	-	642,952	510,864
Escrow receipts	3,110,123	-	3,110,123	1,444,189
Other receipts	266,635	110,629	377,264	865,712
New mortgages disbursed	(3,268,266)	-	(3,268,266)	(2,549,062)
Grants disbursed	(136,908,622)	-	(136,908,622)	(148,727,231)
Goods/Services expenses	(12,854,750)	(7,816)	(12,862,566)	(9,354,311)
Employee expenses	(3,958,848)	-	(3,958,848)	(3,624,626)
Maintenance and utility expenses	(2,112,912)	-	(2,112,912)	(1,845,789)
Trustee and servicing fees paid	-	(10,040)	(10,040)	(5,310)
Escrow disbursements	(1,999,645)	-	(1,999,645)	(1,085,302)
<b>NET CASH USED BY OPERATING ACTIVITIES</b>	<b>(72,316,901)</b>	<b>3,163,642</b>	<b>(69,153,259)</b>	<b>(89,336,892)</b>
<b>NONCAPITAL FINANCING ACTIVITIES:</b>				
Interfund payments received	2,466,869	4,587,162	7,054,031	768,937
Repayments of principal on revenue bonds	-	(2,112,608)	(2,112,608)	(29,393,218)
Payments of interest on revenue bonds	-	(652,385)	(652,385)	(630,674)
Interfund payments made	-	(4,672,380)	(4,672,380)	(14,614,632)
<b>NET CASH PROVIDED/ (USED) BY NONCAPITAL FINANCING ACTIVITIES</b>	<b>2,466,869</b>	<b>(2,850,211)</b>	<b>(383,342)</b>	<b>(43,869,587)</b>
<b>CAPITAL AND RELATED FINANCING ACTIVITIES:</b>				
Capital grant funds from US Dept of HUD	692,453	-	692,453	452,494
Interest Expense	(18,896)	-	(18,896)	-
Subscription Based Information Technology Arrangement Liability	(375,000)	-	(375,000)	-
Payments on lease assets	(76,410)	-	(76,410)	(18,813)
Purchase of capital assets	(558,439)	-	(558,439)	(38,895)
<b>NET CASH USED BY CAPITAL AND RELATED FINANCING ACTIVITIES</b>	<b>(336,292)</b>	<b>-</b>	<b>(336,292)</b>	<b>394,786</b>
<b>INVESTING ACTIVITIES:</b>				
Proceeds from sales and maturities of investments	89,935,833	18,450,542	108,386,375	220,063,119
Interest income on investments	274,739	761,005	1,035,744	83,315
Purchase of investment securities	(53,679,618)	(18,680,728)	(72,360,346)	(62,584,431)
<b>NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES</b>	<b>36,530,954</b>	<b>530,819</b>	<b>37,061,773</b>	<b>157,562,003</b>
<b>NET INCREASE (DECREASE) IN CASH/CASH EQUIVALENTS</b>	<b>(33,655,370)</b>	<b>844,250</b>	<b>(32,811,120)</b>	<b>24,750,310</b>
<b>CASH/CASH EQUIVALENTS, BEGINNING OF YEAR</b>	<b>62,322,448</b>	<b>5,701,381</b>	<b>68,023,829</b>	<b>43,273,519</b>
<b>CASH/CASH EQUIVALENTS, END OF YEAR</b>	<b>\$ 28,667,078</b>	<b>\$ 6,545,631</b>	<b>\$ 35,212,709</b>	<b>\$ 68,023,829</b>

Continued on next page.

The accompanying notes are an integral part of the financial statements.



DELAWARE STATE HOUSING AUTHORITY  
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS - CONTINUED  
FOR THE YEAR ENDED JUNE 30, 2023  
(WITH SUMMARIZED INFORMATION FOR THE YEAR ENDED JUNE 30, 2022)

	FEDERAL PROGRAMS ENTERPRISE FUND	SINGLE FAMILY PROGRAMS ENTERPRISE FUND	TOTAL ENTERPRISE FUNDS	
			2023	2022
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED(USED) BY OPERATING ACTIVITIES				
OPERATING INCOME/(LOSS)	\$ 1,805,180	\$ 415,293	\$ 2,220,473	\$ 3,368,088
Adjustments to reconcile operating income to net cash provided(used) by operating activities:				
Amortization of deferred bond costs	-	-	-	39,894
Amortization of bond premium	-	(105,056)	(105,056)	(653,359)
Amortization of lease assets	-	-	-	14,895
Net gain on sale/disposal of capital assets	-	-	-	-
Depreciation expense	1,133,799	-	1,133,799	848,879
Interest expense on bonds	-	652,385	652,385	769,407
Decrease / (Increase) in fair value of securitized mortgage loans	-	(1,053,152)	(1,053,152)	(2,791,572)
Sale of securitized mortgage loans	-	-	-	-
Noncash transfers of mortgages and accrued interest	-	-	-	(11,444,407)
Changes in assets and liabilities:				
(Increase) decrease in accrued interest and other receivables	(358,307)	(85,019)	(443,326)	831,679
(Increase) decrease in securitized mortgage loans	-	3,334,234	3,334,234	10,692,253
(Increase) decrease in mortgage loans receivable	(2,941,405)	-	(2,941,405)	10,050,236
(Increase) decrease in bond issuance costs	-	-	-	-
(Increase) decrease in other assets	(92,181)	-	(92,181)	235,874
Increase (decrease) in accounts payable and accrued expenses	1,373,360	4,957	1,378,317	(5,278,163)
Increase (decrease) in deferred revenue	(73,980,246)	-	(73,980,246)	(96,379,483)
Increase (decrease) in escrow deposits	742,899	-	742,899	358,887
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	\$ (72,316,901)	\$ 3,163,642	\$ (69,153,259)	\$ (89,336,892)
NONCASH NONCAPITAL FINANCING ACTIVITIES				
Lease assets acquired	\$ -	\$ -	\$ -	\$ 446,851
Subscription Based Information Technology Arrangement				
Right-Of-Use Asset	639,038	-	639,038	-
Liability	(639,038)	-	(639,038)	-
Transfers in	-	-	-	-
Transfers out	-	-	-	(11,444,407)
NET NONCASH TRANSFERS	\$ -	\$ -	\$ -	\$ (10,997,556)
NONCASH INVESTING ACTIVITIES				
Increase (decrease) in fair value of escrow investments	\$ (44,635)	\$ -	\$ (44,635)	\$ (266,299)

The accompanying notes are an integral part of the financial statements.

DELAWARE STATE HOUSING AUTHORITY  
STATEMENTS OF FIDUCIARY NET POSITION  
JUNE 30, 2023 AND 2022

	<u>DSHA RETIREE MEDICAL TRUST</u>	
	<u>2023</u>	<u>2022</u>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 1,311	\$ -
Interest receivable on investments	80,296	51,627
Interest receivable on loans	4,418	4,523
Other receivables	74,488	-
Investments, at fair value:		
Savings account	13,173	62,738
Corporate notes	5,421,471	5,025,251
Commercial paper	95,759	193,276
U.S. Treasury obligations	3,682,983	3,864,103
U.S. Government agencies	4,741,196	4,132,263
Loans receivable	1,060,384	1,085,589
Total assets	<u>15,175,479</u>	<u>14,419,370</u>
<b>LIABILITIES</b>		
Accounts payable	<u>1,985</u>	<u>2,017</u>
Total liabilities	<u>1,985</u>	<u>2,017</u>
<b>NET POSITION</b>		
Net Position Restricted for OPEB	<u>\$ 15,173,494</u>	<u>\$ 14,417,353</u>

The accompanying notes are an integral part of the financial statements.

DELAWARE STATE HOUSING AUTHORITY  
STATEMENTS OF CHANGES IN FIDUCIARY NET POSITION  
FOR THE YEARS ENDED JUNE 30, 2023 AND 2022

	<u>DSHA RETIREE MEDICAL TRUST</u>	
	<u>2023</u>	<u>2022</u>
<b>ADDITIONS</b>		
Contributions:		
Employer contributions	\$ 911,537	\$ 5,500,230
Other contributions	-	30
Total contributions	<u>911,537</u>	<u>5,500,260</u>
Investment earnings:		
Interest	252,512	189,289
Interest on loan	53,602	54,834
Net increase (decrease) in fair value	<u>(219,175)</u>	<u>(922,778)</u>
Total investment earnings	86,939	(678,655)
Less: Investment expense	<u>(7,487)</u>	<u>(7,351)</u>
Net investment earnings	<u>79,452</u>	<u>(686,006)</u>
Total additions	<u>990,989</u>	<u>4,814,254</u>
<b>DEDUCTIONS</b>		
Benefits paid	223,548	178,686
Administrative expenses	<u>11,300</u>	<u>13,910</u>
Total deductions	<u>234,848</u>	<u>192,596</u>
Net Increase in net position	756,141	4,621,658
Net position - beginning	<u>14,417,353</u>	<u>9,795,695</u>
Net position - ending	<u>\$ 15,173,494</u>	<u>\$ 14,417,353</u>

The accompanying notes are an integral part of the financial statements.

**DELAWARE STATE HOUSING AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2023**

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**DELAWARE STATE HOUSING AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2023**

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Reporting entity**

The Delaware State Housing Authority (the Authority) was created in 1968 by an act of the General Assembly of the State of Delaware (the State). The Authority, which is a public corporation, was originally established as the Department of Housing. It was organized under the Department of Community Affairs in 1970 and under the Delaware Economic Development Office in 1987. The Authority was established in July 1998 as an independent Authority in the Executive Department, reporting directly to the Governor of the State, institutionalizing the role of affordable housing as a key aspect of State policy. For financial reporting purposes, the Authority is a discretely presented component unit of the State.

The Authority is authorized, among other things, to (1) make mortgage, construction and other loans to not-for-profit and limited-profit housing sponsors, (2) make loans to mortgage lenders, requiring the proceeds thereof to be used for making new qualified residential mortgage loans, (3) purchase qualified mortgage loans from mortgage lenders, and (4) apply for and receive assistance and subsidies under programs from the Federal government and others.

The Authority is authorized to issue bonds and notes in order to exercise its authorized powers. The Authority must abide by federal private activity caps. Bonds and notes issued by the Authority are not a debt or liability of the State (nor any political subdivision or agency thereof), and the faith, credit, nor taxing power of the State is not liable for repayment of such obligations. Bonds and notes of the Authority are secured solely by the revenues, loans and other pledged assets under the related Bond Indenture and are not payable from any other revenues of the Authority. Furthermore, the Authority has no taxing power.

In 1987, the State transferred the administrative responsibility for the Housing Development Fund (HDF), Community Development Block Grant and the Delaware Housing Insurance Fund to the Authority, and accordingly, the basic financial statements of the Authority include these activities.

**B. Entity-wide and fund financial statements**

The financial statements include certain prior-year summarized comparative information in total but not by activity type or fund. Such information does not include sufficient detail to constitute a presentation in accordance with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Authority's financial statements for the year ended June 30, 2022 from which the summarized information was derived.

The Authority's financial report consists of entity-wide financial statements and fund financial statements, accompanied by notes to the financial statements, a management's discussion and analysis, and supplementary information.

The entity-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all activities of the Authority. Except for interfund activity and balances between the funds that underlie governmental activities and the funds that underlie business-type activities, the effect of interfund activity has been eliminated from these statements, except for interfund services provided and used. Governmental activities, which normally are supported by state grants, interest income, and transfers, are reported separately from business-type activities, which rely to a significant extent on federal grants, interest income, mortgage repayments, bond proceeds, and premiums from the sale of mortgage backed securities on the TBA market for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Indirect expenses are allocated to a specific function in accordance with the Authority's U.S. Department of Housing and Urban Development (HUD) approved cost allocation plan, to the extent available for recovery. Interest expense on long-term debt is included in the direct expense of an individual function on the entity-wide statement of activities. Program revenues include 1) charges to clients or applicants who use or directly benefit from services provided by a given function and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Investment income and other items not properly included among program revenues are reported instead as general revenues.

The accounts of the Authority are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as applicable. Resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent in accordance with the Authority's enabling legislation, the various note and bond resolutions and indentures, and/or the requirements of the HUD.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the entity-wide financial statements. Major governmental and enterprise funds are reported as separate columns in the fund financial statements. The Authority reports the General Fund, the Housing Development Fund, the Downtown Development Districts Grant Program, and the State Rental Assistance Program as major governmental funds. All other governmental funds are reported as non-major. The Authority also reports its two enterprise funds, the Federal Programs and the Single Family Programs funds, as major.

The Authority's funds are as follows:

### **Governmental Fund Types**

The General Fund is the Authority's primary operating fund. It accounts for all financial resources of the Authority, except those required to be accounted for in another fund. The General Fund accounts for the primary operations of the Authority. The operational costs are supported by transfers of administrative fees, indirect cost fees, management fees, and surplus funds from the Single Family and Federal programs. The General Fund also receives support from the collection of certain other charges for services. The General Fund also accounts for certain single family, multi-family, and second mortgage assistance loans released from bond indenture requirements as a result of refunding the bonds with which the loans were originally associated. Once released from the bond indentures, these loans are considered assets of the Authority and revenues generated from them are accounted for in the General Fund.

Special Revenue Funds are used for the proceeds of specific revenue sources that are restricted to expenditures for specified purposes (other than for major capital projects). The Authority's Special Revenue Funds are as follows:

- **Housing Development Fund (HDF)** - This program provides for the development of affordable housing on a statewide level. Funding for this program is made through appropriations from the General Assembly. These funds are typically loaned to qualified borrowers who can be either non-profit developers or for-profit developers; however, a small portion of these funds are granted to non-profit groups when debt service or repayments are not feasible. To qualify, developers must commit to rent to a predetermined percentage of low and moderate-income individuals for 20 years or the term of the loan, whichever is longer. Various restrictions are placed on mortgages, loans and grants as specified in the closing documents. Because the HDF is a revolving fund, most of its financing activity is in the form of both short and long-term

loans which are used to finance pre-development expenses and construction costs, as well as assist in permanent financing. The HDF is used for homeownership assistance on a limited basis. In association with the HDF, the Authority also administers the Low Income Housing Tax Credit Program (LIHTC). This statewide program provides a direct federal tax income tax credit to qualified owners and investors to build, acquire, or rehabilitate rental housing units to rent to working low-income Delawareans. It allows both corporate and private investors to receive a fair return on their investment in affordable housing. The equity raised through the tax credit investment makes it possible for developers to attract the financing needed to create or restore low-income rental housing. Application and monitoring fees generated from the administration of this program are recorded in the General Fund.

- **Downtown Development Districts Program (DDD)** - The Downtown Development District Act was created to leverage state resources in a limited number of designated areas in Delaware's cities and towns to: (1) spur private capital investment in commercial business districts and other neighborhoods; (2) stimulate job growth and improve the commercial vitality of our cities and towns; and (3) help build a stable community of long-term residents in our downtowns and other neighborhoods. Under this Act, funding is allocated through the General Assembly to the Authority for the purpose of establishing and administering the DDD Grant Program. Investors who make qualified real property investments to commercial, industrial, residential, and mixed-use buildings or facilities located within the boundaries of a designated DDD may apply to the Authority for a DDD Grant. DSHA received \$5,500,000 for DDD as part of its fiscal year 2023 appropriation from the General Assembly.
- **State Rental Assistance Program (SRAP)** - SRAP is designed to serve individuals who have access to continuing supportive services but require affordable housing to live safely and independently in the community. This population includes youth exiting foster care, families for whom the lack of affordable housing is a barrier to reunification, individuals exiting long-term care facilities, and individuals at-risk of being admitted to, or requiring supportive services from, a state-supported institution. The program will utilize rental subsidies administered by the Authority for households referred by the Department of Health and Social Services (DHSS) and the Departments of Services for Children, Youth, and their Families (DSCYF). Funding for this program is received through appropriations from the General Assembly. DSHA received \$9,035,750 from the State of Delaware to support 2022 SRAP operations.
- **Delaware Emergency Mortgage Assistance Program (DEMAP)** - Funded through the Housing Development Fund, State Banking Commission licensing fees, and contributions, DEMAP is a loan program to help homeowners who have fallen behind on their mortgages due to financial hardships beyond their control. DEMAP low-interest loans provide eligible homeowners up to \$25,000 for reinstating delinquent mortgages and keeping the mortgage up to date for a period of up to 24 months from the date of delinquency. The Authority's Housing Finance Office originates, underwrites, approves, and services these loans. There is a mortgage recorded against the subject property, in second or third lien position. In fiscal year 2013, The Authority received additional funding for DEMAP from the Delaware Department of Justice (DOJ) Mortgage Multistate Settlement Funds. The agreement between DOJ and the Authority transferred \$4,812,500 into DEMAP for additional loans and allows principal repayments to remain in the original DEMAP account.
- **Delaware Housing Insurance Fund (DHIF)** - This program accounts for the activity related to the Authority's administration of State funds which provide loan insurance for certain housing development loans. Additionally, the DHIF is used to pay debt service to SMAL bondholders for loans that foreclosed but were not forgiven by the bondholders.

- **Delaware Mortgage Mediation Program** - In January 2012, the Superior Court of the State of Delaware (the Court) delegated responsibility of administering the Automatic Residential Mortgage Foreclosure Mediation Program (Mediation Program) to the Consumer Protection Unit (CPU) of the Delaware Department of Justice. The CPU sub-delegated certain administrative responsibilities to the Authority. The Authority receives mediation fee payments from the Court and makes disbursements as detailed in a Memorandum of Understanding between the Authority, the CPU, and the Court. Disbursements include program and operating expenses and reimbursements to housing counseling agency and non-profit legal service entities that have provided housing counseling assistance in the Mediation Program.
- **DSHA Second Mortgage Assistance Program (DSHA SMAL)** - This program accounts for a program originally financed by the Housing Development Fund that provided second mortgage assistance loans to qualified first time home buyers who had inadequate savings to cover up-front costs associated with a home purchase. The Authority discontinued that program in February 2007, with no new loans being made after that date. Additionally, in August of 2008, the Delaware Housing Partnership granted a loan portfolio of over \$9 million to this program for the purpose of securing additional funding for second mortgage assistance. In fiscal year 2016, DSHA SMAL funded additional second mortgage assistance loans to qualified homebuyers with funds provided by the DSHA Mortgage Backed Securities Purchase/TBA Financing Program, a grant from the Housing Development Fund (HDF), and program income. In fiscal year 2018, the Authority created a new program called Preferred Plus to fund all new SMAL loans.
- **Home 4 Good** - The Authority has partnered with the Federal Home Loan Bank of Pittsburgh to establish the Home 4 Good Program. The program has been funded by a grant from the Federal Home Loan Bank of Pittsburgh and a transfer from the HDF. The purpose of the program is to provide direct funding to approved nonprofit organizations that provide Housing Support programs for Homelessness Prevention, Rapid Re-Housing, and other similar types of activities to very low and low-income residents. In July 2022, the grant agreement with Federal Home Loan Bank of Pittsburgh allocated \$775,000 from its Home 4 Good Program to be used by DSHA exclusively for DSHA's DE HAP program to help meet the resulting challenges from COVID-19 and to help alleviate burdens faced by the communities served by DSHA and other housing finance agencies. COH approved a matching contribution of \$775,000 from the Housing Development Fund.
- **Delaware Department of Justice (DOJ) Mortgage Multistate Settlement Funds** -This program accounts for \$8,888,923 paid to the State of Delaware from the National Mortgage Foreclosure Settlement. The settlement was the result of an investigation by State Attorneys General into widespread mortgage servicing fraud by five of the nation's largest banks. The use of the funds is restricted to housing-related and financial fraud-related purposes. The Authority entered into a Memorandum of Understanding (MOU) with the Delaware DOJ detailing joint oversight and coordination of the settlement funds. The MOU specifies the allocation of the funds for housing counseling, education and outreach, legal aid, and foreclosure prevention assistance.
- **Housing Rehabilitation Loan Program (HRLP)** - The HRLP was funded through the Housing Development Fund. The purpose of the program is to encourage the preservation of existing housing stock already occupied by low and moderate income people. This program provides an interest rate of 3% on housing rehabilitation loans to qualified owner-occupants and to landlords who rent their units to low-income persons. Owner occupants and investors may borrow 100% of rehabilitation costs. The limit on such rehabilitation costs is \$35,000 for owner-occupied and \$25,000 for investor owned. Loans carry up to a 15 year term. These loans are originated by one of four Local Administering Agencies (LAA), New Castle County, Kent County, Sussex County, and City of Wilmington. The Authority underwrites and approves the



loans. Artisans Bank services these loans. Based on declining demand, the Authority suspended accepting new HRLP applications as of November 2013. The remaining HRLP funds are gradually being transferred to the DSHA SMAL as repayments are received.

- **Land Bank Loan Program** - The fund supports the development of housing for low- and moderate-income households. The program lends funds to non-profit entities to finance pre-development expenses of future affordable housing projects. During the Fiscal Year 2023, the COH approved a \$5,000,000 contribution to the program from the Housing Development Fund.
- **Preferred Plus** - In fiscal year 2018, DSHA SMAL funded additional second mortgage assistance loans to qualified homebuyers with funds provided by DSHA's Preferred Plus program. This program provides no-interest second-mortgage loans of two percent to five percent of the homebuyers' overall loan amount.
- **Strong Neighborhoods Housing Fund (SNHF)** - The Authority received \$2,906,300 from the JPMorgan/Chase Mortgage Settlement, as part of the fiscal year 2015 appropriation from the General Assembly, to establish the Strong Neighborhoods Housing Fund. DSHA received \$4,000,000 from the State of Delaware to operate the program for the year ended June 30, 2023. The SNHF is set up as a revolving fund to be used for the acquisition, renovation, and sale of vacant, abandoned, foreclosed or blighted property throughout the State. The funds are targeted for efforts that: (1) support community development and (2) transform neighborhoods that are experiencing blight or other forms of stress, including high crime.
- **Sustainable Energy Utility Loan Fund (SEULF)** - The Authority borrowed \$1,000,000 from the Delaware Sustainable Energy Utility during fiscal year 2021 and 2023, to establish the Sustainable Energy Utility Loan Fund. The SEULF is set up as a loan fund to finance new construction projects that meet or exceed DSHA's Base Level Energy and Green Standards and to support affordable multifamily housing projects that are awarded Low Income Housing Tax Credits and other financing from DSHA. The loan requires repayment to the Sustainable Energy Utility upon receipt of interest and principal payment from borrowers.
- **Wilmington Senior Tax Assistance Program (WSTAP)** - The Wilmington Senior Tax assistance Program is designed to assist homeowners in the City of Wilmington who are 62 years of age or older and facing imminent foreclosure due to delinquent property taxes, or sewer and water bills. This program is funded with grants from United Way of Delaware and the City of Wilmington. Program payments of taxes and/or water/sewer bills for approved applicants are made by the Authority directly to the City of Wilmington. The maximum grant amount available under this program is \$3,000.
- **Korey Thompson Student Emergency Housing Assistance Fund (SEHAF)** - The SEHAF was created by the State of Delaware General Assembly for the benefit of housing insecure undergraduate students at any college or university in Delaware. DSHA has developed the eligibility criteria, application process, appropriate limitations on assistance, and a method of distribution. DSHA received \$90,000 from the State of Delaware for the year ended June 30, 2022.

## Proprietary Fund Type

Two Enterprise funds are used to account for the activities of the Authority's Federal Programs and Single Family Programs as described below:

### Federal Programs Fund

**Moving To Work Demonstration Program (MTW)** - The MTW Demonstration Program offers the Authority the opportunity to design and test housing and self-sufficiency strategies for low-, very low-, and extremely low-income families by allowing exemptions from existing public housing and tenant-based Housing Choice Voucher rules and, with HUD approval, permits the Authority to combine operating, capital, and tenant-based assistance funds into a single agency-wide funding source.

The MTW program provides housing assistance for a maximum of five years to low-income Delawareans. Participants in the Moving To Work Program sign a Contract of Mutual Participation which outlines a plan to assist them in becoming more financially independent.

The MTW Demonstration Program does not provide any additional funding to the Authority. Funding originates from the following HUD programs:

- **Capital Fund Program (CFP)** - This program provides funding for the modernization of the Authority's public housing sites.
- **Housing Choice Voucher Program (HCVP)** - This program provides housing subsidies through the Authority's consolidated MTW program to eligible low-income individuals and families to rent existing privately owned units from participating landlords in Kent and Sussex Counties. The Authority administers this program and rents are subsidized by HUD. To qualify, residents must meet income criteria and each landlord must meet federal housing quality standards.
- **Public Housing (PH)** - Accounts for the activity related to the Authority's operation of seven housing projects or sites under the HUD Low Income Housing Program. Under this Program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating and debt service expenses of the projects. Escrow deposits in this program represent amounts set aside from rental income for participants within the Public Housing Program who also participate in the Authority's Moving To Work (MTW) Program. The MTW Program provides housing assistance for a maximum of five years to low-income Delawareans. Participants in the MTW program sign a Contract of Mutual Participation which outlines a plan to assist them in becoming more financially independent.

**Community Development Block Grants** - Grants received from HUD are distributed as loans or grants in furtherance of community development. The grants accounted for under this program are as follows:

- **Community Development Block Grant (CDBG)** - This grant program provides funding for rehabilitation, demolition, and Housing Code enforcement to maintain and improve existing housing, and provide the infrastructure to support this housing for low and moderate income persons. Eligible local governments implement this program by adopting a local Community Housing and Development Plan and submitting an application to the Authority for approval. A review panel evaluates applications based upon the extent of low-income individuals affected. Currently, only Kent and Sussex Counties, and municipalities within those two counties are eligible to apply under this program.
- **Emergency Solutions Program (ESP)** - This grant program provides existing emergency housing providers with assistance to expend and renovate homeless shelters and provides supportive housing service assistance to homeless persons and families in Kent and Sussex Counties.
- **Housing Opportunities for People With AIDS (HOPWA)** - This grant program provides funding for payment of project-based and/or tenant-based rental assistance, including shared housing, rent, mortgage, and/or utility payments to prevent homelessness for the tenant or mortgagor, in Kent and Sussex Counties. Funds may also be used for supportive services. The funds are awarded to the Delaware HIV Consortium.
- **Neighborhood Stabilization Program (NSP)** - The purpose of this grant program is (1) to assist communities that have been, or are likely to be, affected by foreclosed and abandoned properties by stimulating re-use of the property, and (2) to provide affordable rental and homeownership opportunities to households at or below 120% of Area Median Income (AMI), with 25% of the funds targeted to provide assistance to households at less than 50% of AMI.

#### **Other Federal Funded Programs**

- **Comprehensive Housing Counseling Program (CHC)** - This program accounts for HUD funding provided for housing counseling grants to HUD-approved local housing counseling agencies. These agencies counsel homeowners, homebuyers, prospective renters, and tenants under HUD, conventional and other government programs in improving their housing conditions and in meeting the responsibilities of tenancy and homeownership.
- **Family Unification Program (FUP)** - HUD funding provided for housing vouchers to be made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families or in the prevention of reunifying the children with their families. The vouchers are also available to provide housing assistance to youth between 18 and 21 years of age who have left foster care. To qualify, residents must meet income criteria and each landlord must meet federal housing quality standards.
- **HOME Investment Partnership Program (HOME)** - HUD funding provided for low-interest and interest-free loans and/or grants to nonprofit and limited profit housing sponsors for the development of certain housing for low-to-moderate income persons.

- **NeighborWorks America Grants Program** - The Authority administers awards from NeighborWorks America, a congressionally chartered nonprofit organization dedicated to improving distressed communities. The Authority's role is that of an administrative pass-through agency to local nonprofit agencies. Currently the Authority administers two NeighborWorks America grant programs: (1) National Foreclosure Mitigation Counseling Program (NFMC) - agencies are paid set fees per client for mortgage delinquency and foreclosure prevention counseling sessions and (2) Making Home Affordable Outreach and Intake Project (MHA) - agencies are paid a set fee per client for homeownership pre-purchase counseling sessions.
- **Second Chance Act Reentry Initiative/I-ADAPT Housing** - The Authority has partnered with the Criminal Justice Council (CJC), a state government council, to distribute a portion of U.S. Department of Justice funds the CJC received as part of its Second Chance Act Adult State Demonstration Competitive Grant. The Authority's portion of this demonstration program is designed to assist offenders to attain and maintain shelter. Individuals receive financial assistance (1) with security deposits, utility deposits, and utility arrears; (2) for crisis housing; and/or (3) with short term rental assistance.
- **Section 8 Contract Administration (CA)** - The Authority administers Housing Assistance Payment (HAP) contracts for 60 HUD financed/insured Section 8 developments in Delaware.
- **Section 811 Project Rental Assistance Demonstration Program (S811 PRAD)** - This program accounts for HUD funding provided to create and sustain 170 units of affordable housing over five years for persons with disabilities who have extremely low incomes. The Authority and Delaware Department of Health and Social Services work together to identify persons with disabilities who require long-term services and support to live independently in the community with the Authority managing the housing subsidy.
- **Housing Trust Fund** - This program is a compliment to existing Federal, State, and local efforts to increase and preserve the supply of affordable housing for extremely low and very low-income households including families experiencing homelessness.
- **ROSS Grant** - A Resident Service Case Manager will serve Teenage, Disabled, and elderly residents (Public Housing and Housing Choice Voucher) to provide job training opportunities, financial literacy classes, legal assistance, and mental health counseling to promote successful outcomes.
- **2017 Mainstream Voucher** - In September 2018, HUD awarded the Authority 50 Mainstream Housing Choice Vouchers to provide nonelderly persons with disabilities exiting institutions or exiting homelessness with immediate access to permanent housing. This program is a subset of HUD's Housing Choice Voucher program.
- **Delaware Housing Assistance Payment (DE HAP)** - The goal of DE HAP is to prevent evictions, assist Delaware renter households, and help to stabilize the rental housing market by providing rental assistance. To target the households in greatest need, maximum income is 60% of the Area Median Income. Landlords are required to agree that by accepting DEHAP payment they agree to not pursue eviction due to nonpayment of rent for at least 60 days.

Tenants who are receiving ongoing federal or state rental assistance, project-based or tenant-based, are not eligible. DSHA is ensuring the availability of other homelessness prevention resources for these households.

- **CARES Act Funding - HUD** - During the years ended June 30, 2022 and 2021 the U.S. Department of Housing and Urban Development awarded the Authority the following amounts by federal program from the Federal CARES and CRRSA Acts:

Community Development Block Grant	\$ 6,588,288
Emergency Solutions Program	2,334,778
Housing Opportunities for People With AIDS	45,703
Housing Choice Voucher Program	356,208
Public Housing	471,712
Mainstream Vouchers	<u>3,179</u>
 Total HUD Allocated CARES Act Funding	 <u><u>\$ 9,799,868</u></u>

- **Emergency Rental Assistance Program (ERA)** - This program provides housing rental assistance subsidies through funding provided under the Consolidated Appropriations Act and the American Rescue Plan Act. The goal of ERA is to prevent evictions, assist Delaware renter households, and help to stabilize the rental housing market by providing rental assistance. The Authority received two rounds of funding:
  - ERA 1 provided \$200,000,000 in funding that was received in advance. Assistance is available to renters for a maximum of 12 months. During the year ended June 30, 2022, the U.S. Treasury required DSHA to return \$73,983,611 of unexpended funding for reallocation.
  - ERA 2 provided \$40,000,000 in funding. Assistance is available to renters for a maximum of 18 months when combined with ERA 1 funding.
- **Homeowner Assistance Fund** - Delaware received \$50 million in federal Homeowner Assistance Funds (HAF) from the American Rescue Plan Act of 2021. The funds will be administered by the U.S. Treasury. These funds will assist qualifying homeowners who have experienced financial hardship due to the COVID-19 pandemic with direct assistance for mortgage payments and other related housing costs to prevent mortgage delinquencies, defaults, displacements, and foreclosures. This program will be used to relaunch the Delaware Emergency Mortgage Assistance Program (DEMAP).
- **Emergency Housing Voucher Program** - The American Rescue Plan Act allowed HUD to allocate additional vouchers to PHAs through an allocation formula. The vouchers are provided to help assist individuals and families who are (1) homeless, (2) at risk of homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (4) recently homeless. The Authority was initially awarded \$395,000.

## Single Family Programs Fund

- **Single Family Bond Program** - This program accounts for the proceeds of the single family mortgage revenue bonds that are used to purchase long-term mortgage loans on owner occupied single family homes or mortgage loans securitized by Federal National Mortgage Association (FNMA), Government National Mortgage Association (GNMA), and Federal Home Loan Mortgage Corporation (FHLMC). Beginning in fiscal 2009, the Authority included provisions for some bond proceeds to be used to purchase second mortgage assistance loans for qualifying home buyers. Private financial institutions act as agents for the Authority and process, disburse and service individual mortgage loans, second mortgage assistance loans are serviced by the Authority. Separate accounts are maintained for each series of bonds in accordance with the applicable bond resolution and indenture; however, for financial statement presentation, these accounts have been combined. Any excess of revenues over expenses in these accounts, as defined by the resolution and indenture, is not available for the general and lawful use of the Authority until all of the restrictive covenants of the applicable bond resolutions and indentures have been met.
- **Delaware State Housing Authority (DSHA) Mortgage Backed Securities Purchase Program** - This program accounts for the purchasing of mortgage backed securities. Since fiscal year 2013, the Authority has utilized the To-Be-Announced (TBA) market for single family homeownership financing. Under the DSHA TBA model: (1) Originators issue loans; (2) Lakeview Loan Servicing purchases and pools the loans; (3) Hilltop Securities purchases the MBS from Lakeview; and (4) Hilltop Securities sends DSHA the premium, which is calculated at a predetermined price. The TBA financing allows DSHA to provide competitively priced mortgage loans while generating revenue.

## Fiduciary Fund Type

The DSHA Retiree Medical Trust Fund accounts for transactions, assets, liabilities, and assets held in trust for post-employment healthcare insurance premiums of DSHA non-state employees (Note V.,D.).

### C. Measurement focus, basis of accounting, and financial statement presentation

The entity-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants are recognized as revenue when all eligibility requirements have been met.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing mortgages and grants in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority enterprise funds are HUD grants and mortgage interest. Operating grants are classified as operating revenues if they finance a program that the Authority would not otherwise undertake. These grants reimburse the costs of these programs whose activity is inherently part of the operations of the Authority. The Authority also recognizes as operating revenue rental income from Public Housing sites. Operating expenses for enterprise funds include grant expenses, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The governmental fund financial statements (General and Special Revenue Funds) are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current

period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Revenues are recognized for the major revenue categories subject to the availability criteria as follows:

- Grant revenues (wherein monies must be expended on specific purposes prior to the Authority being reimbursed) are recognized as reimbursable expenditures as incurred.
- Service revenues are recognized as earned.
- Interest revenues on cash and investments are recognized as earned.
- Interest revenues on mortgage loans are recognized as earned.

However, changes in the fair value of investments are recognized as revenue without reference to the availability criteria.

Under the modified accrual basis of accounting, expenditures (operating, capital and debt service) are generally recognized when the related fund liability is incurred. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

### **Impact of Future Accounting Pronouncements**

In 2022, GASB issued Statement No. 100 *Accounting Changes and Error Corrections* - This Statement defines accounting changes as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes the transactions or other events that constitute those changes. As part of those descriptions, for (1) certain changes in accounting principles and (2) certain changes in accounting estimates that result from a change in measurement methodology, a new principle or methodology should be justified on the basis that it is preferable to the principle or methodology used before the change. That preferability should be based on the qualitative characteristics of financial reporting - understandability, reliability, relevance, timeliness, consistency, and comparability. This Statement also addresses corrections of errors in previously issued financial statements. This Statement prescribes the accounting and financial reporting (including RSI and SI reporting) for (1) each type of accounting change and (2) error corrections. The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023.

In 2022, GASB issued Statement No. 101 *Compensated Absences* - The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023.

## **D. Assets, liabilities, and net position or equity**

### **Cash and Cash Equivalents**

The Authority considers all checking deposits, demand deposits and uninvested principal cash to be cash and cash equivalents (see Note IV., A.).

### **Investments**

The Authority considers all interest bearing bank money market, money market savings and State of Delaware investment pool accounts to be investments. Investment securities are recorded at fair value, except that investment securities with a remaining maturity at time of purchase of one year or less are reported at cost adjusted for the amortization of premium or the accretion of discount over the term of the investment, which approximates fair value (see Note IV., A.). These securities are stated at fair value based upon quoted market prices and changes in the fair value are reported in the statements of revenue, expenses, and changes in net position as net increase (decrease) in fair value of investments, in accordance with GASBS Statement No. 72, *Accounting and Financial Reporting for Fair Value Measurement and Application* (GASB No. 72).

### **Securitized Mortgage Loans**

Securitized mortgage loans consist of Federal National Mortgage Association (FNMA), Government National Mortgage Association (GNMA), and Federal Home Loan Mortgage Corporation (FHLMC) mortgage backed securities (MBS), which were pooled and securitized by a contract servicer utilizing Single Family Mortgage Program loans purchased by the Authority. These securities are stated at fair value based upon quoted market prices and changes in the fair value are reported in the statements of revenue, expenses, and changes in net position as net increase (decrease) in fair value of investments, in accordance with GASB Statement No. 72, *Accounting and Financial Reporting for Fair Value Measurement and Application* (GASB No. 72). The bond issue trustee uses a third-party pricing service to compute the MBS fair value. Principal and interest repayments as well as proceeds from the sale of mortgage backed securities are restricted for payment of corresponding bonds assigned to underlying mortgages.

### **Mortgage Loans Receivable**

Mortgage loans are recorded at their unpaid principal balances net of allowances for doubtful accounts (see Note IV., B.). Allowances are estimated as a percentage of total outstanding balances within the following loans programs at June 30: First and second homeowner mortgages of the Authority Loan Programs within the General Fund, DSHA Second Mortgage Assistance Loan Program (DSHA SMAL), Delaware Emergency Mortgage Assistance Loans (DEMAP), Housing Rehab Loan Program (HRLP), and Single Family Programs. These percentages are reviewed and revised by the Authority on an annual basis.

### **Accrued Interest and Other Receivables**

An allowance for doubtful accounts in the amount of \$49,915 has been established for tenant accounts receivable in the business-type activities and the Federal Programs Enterprise Fund as of June 30, 2022. The allowance is based upon an aging of the tenant accounts receivable and is adjusted annually. All tenant account receivable balances with no payment activity within 120 days are considered doubtful accounts.

An allowance for doubtful accounts is recorded for the accrued interest on loans to certain nonprofit developers within the Housing Development Fund and HOME Investment Partnership



Program. These loans have deferred payment terms with interest accruing at a rate of 3% per year. The Authority recognizes an allowance for doubtful accounts for a portion of the accrued interest on these loans. Based on the fact that the present rate is 1% for new nonprofit loans, the Authority established an allowance for doubtful accounts for two thirds of the accrued interest on these loans. The allowance as of June 30, 2023 was \$6,325,855 in the Housing Development Fund, governmental activity and major governmental fund; and \$5,226,123 in the HOME Investment Partnership Program, a business-type activity and Federal Programs Enterprise Fund. The allowance amount is calculated based on 66% of accrued interest on loans with a 30% interest rate which is anticipated to be granted in the future.

An allowance for doubtful accounts is recorded for loans from the Housing Development Fund that are expected to be converted to grants upon the grantees' compliance with the terms of the award and loans that are expected to be forgiven. At June 30, 2023, an allowance for doubtful accounts equals to 90% of the forgivable loans outstanding was recorded. The allowance for doubtful accounts is the amount that the Authority anticipates will be converted to grants in the future. The allowance as of June 30, 2023 was \$1,509,431.

**Capital Assets**

Capital assets acquired for general Authority operations are capitalized at cost and reported in the entity-wide and proprietary fund financial statements net of accumulated depreciation.

All land and buildings are capitalized, regardless of cost. Buildings and land/site improvements are capitalized when the cost of the project equals \$100,000 or more. Software purchases are capitalized when the cost equals or exceeds \$50,000. Equipment and vehicles are capitalized when the cost of individual items is \$25,000 or more, with the exception of items purchased with federal funds, which are capitalized when the cost exceeds \$5,000 in accordance with OMB Uniform Guidance.

Capital assets of the Authority are depreciated using the straight line method over the following estimated useful lives:

Buildings	27 years
Buildings and Land/Site Improvements	15 years
Computer Software	10 years
Telecommunications Equipment	10 years
Computer Equipment	3 years
Vehicles	3 years
Other Equipment	5 years

**Deferred Amounts on Bond Refunding**

The Authority incurs deferred amounts on bond refunding which are accreted over the remaining life of the bonds at the time of each refunding as deferred revenues or deferred expenses.

**Compensated Absences Payable**

In accordance with GASB Statement No. 16, the Authority has accrued a liability for future absences, recognizing the obligation relating to compensation for absences attributable to services already rendered. The current portion of compensated absences for both the entity-wide and fund proprietary financial statements includes all annual leave amounts that exceed a 398 hour maximum allowable carryover per employee, as these amounts will have to be used within the next year or be forfeited. The Authority believes that those balances will be used and not forfeited. Additionally, current compensated absences include annual leave balances payable to employees at fiscal yearend based on the Authority's knowledge of pending retirements or resignations. The balance of annual leave accrual is considered noncurrent. The Authority considers all sick leave accruals noncurrent.

## **Deferred Inflows and Outflows of Resources**

In addition to assets and liabilities, the statement of net position and balance sheet will sometimes report separate sections for deferred outflows of resources and deferred inflows of resources. These separate financial statement elements, deferred outflows of resources and deferred inflows of resources, represent consumption or acquisition of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) or inflow of resources (revenue) until that time. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The governmental activities have deferred outflows and inflows that relate to the net pension liability and net OPEB liability, which include the Authority's contributions subsequent to the measurement date, which is recognized as a reduction of the net pension liability and net OPEB liability in the subsequent year. They also include changes in assumptions, differences between expected and actual experience, and changes in proportion and differences between the Authority's contributions and proportionate share of contributions, which are deferred and amortized. They also include the net difference between projected and actual earnings on plan investments, which is deferred and amortized. Deferred inflows of resources also include a deferred charge on refunding, which results from the difference in the carrying value of refunded debt and its reacquisition price. The amount is deferred and amortized.

### **Net Pension Liability**

In accordance with GASB Statement No. 68 the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Delaware Public Employees' Retirement System - State Employees' Pension Plan and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

### **Net Other Post-Employment Benefits (OPEB) Liability**

In accordance with GASB Statement No. 75 the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEBs, and OPEB expense, information about the fiduciary net position of the State of Delaware - State Employees' OPEB Plan and the DSHA Medical Retiree Trust and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

### **Escrow Deposits**

In the General Fund, escrow deposits represent amounts withheld from housing assistance contributions received from HUD for the payment of property insurance, property taxes and property replacement requirements for the multi-family authority loans.

In the Federal Programs Fund, escrow deposits are held for the HOME, HTF, and MTW programs. The HOME escrow deposits represent funds received from project owners for the payment of property insurance, property taxes, and property replacement requirements. MTW escrow deposits represent amounts set aside from rental income for the Moving To Work Rental Housing Program.

In the Housing Development Fund, escrow deposits represent funds received from project owners for the payment of property insurance, property taxes, and property replacement requirements for the Housing Development Fund. Interest earnings from the investment of such escrows are distributed to the escrow accounts.

As of June 30, 2023, the investments held in Escrow Deposits had a total cost of \$56,977,522 and a fair market value of \$57,472,601. Total Escrow Deposits due to borrowers totaled \$59,602,940.

In accordance with the terms of the related Escrow Deposit contracts, disbursement of funds are subject to DSHA's approval and full disbursement requires the payoff of the related loan(s). DSHA expects to hold all investments until maturity and has determined the risk of loss on the Escrow Deposit operations to be remote.

### **Restricted Resources**

The Authority spends restricted resources first and uses unrestricted resources for purposes for which restricted resources are not available.

### **Net Position/Fund Equity**

In the entity-wide statement of net position, the Authority reports net position in three categories - invested in capital assets, restricted, and unrestricted. The amount of unrestricted net position is dedicated to the Authority's operations, pursuant to Title 31, Chapter 40 of the Delaware Code and the Authority's bond resolutions.

In accordance with GASB Statement No. 54, the Authority defines fund balance categories to make the nature and constraints placed on its fund balances transparent. The following classifications describe the relative strength of the spending constraints:

### **General Fund**

- **Nonspendable:** Balances include items that cannot be spent. This includes activity not in a spendable form (prepaid amounts, long-term portion of loans and interfund receivables) and activity that is legally or contractually required to remain intact.
- **Committed:** Balances designated by General Order of the Authority, as approved by the Director, a position appointed by the Governor and authorized by Delaware Code, found at Title 31, Chapters 40 and 43, imposed by the Delaware Legislature, the State's highest level of decision-making authority, as follows:

Program Activities - amount based upon the greater of the Authority's current administrative budget or the projected general fund balance amount needed to support operations over a ten year period as identified in the most recent Resource Allocation Plan.

Program Investments - amount in excess of program activity needs, as described above, to be conservatively invested in existing or proposed Authority programs to further the Authority's mission. As of June 30, 2023, \$27,629,801 of investments were available for program investment.

The Director can create, modify, or rescind an appropriation within the statutes of the Code. On July 6, 2021, the Authority adopted a General Fund fund balance with the execution of General Order No. 679. The Order requires the Authority to establish a fund balance in October of each fiscal year, the Director of Financial Management will propose in writing to the Director the contingency reserve fund level for that fiscal year, based upon the greater of: DSHA's current administrative budget or the projected general fund amount over a ten year period needed to support operations identified in the most recent Resource Allocation Plan, along with the TBA Account balance. These funds will be invested based on the proposal of the General Fund Program Investment Working Group (Program Administrators of Finance, Asset Management, Development, Management, Administration, and the Director's Office.).

## Housing Development Fund

- **Restricted:** Balances in excess of committed fund balance, to be used for the specific purpose of Housing Development Fund activities per enabling legislation.
- **Committed:** Balances can be used only for specific purposes (i.e. loans and grants) but not yet disbursed at the statement date, pursuant to constraints imposed by the passage of resolutions by the Delaware Council on Housing, an eleven member board appointed by the Governor and authorized by Delaware Code, Title 31, Chapter 40, imposed by the Delaware Legislature, the State's highest level of decision-making authority. The Council can create, modify, or rescind an appropriation within the statutes of the Code.

## Other Governmental Funds

- **Restricted:** Balances used for specific program activities per enabling legislation.
- **Assigned:** Balances include amounts that are constrained by the Authority's intent, as approved by the Director, a position appointed by the Governor and authorized by Delaware Code, Title 31, Chapters 40 and 43, to be used for a specific purpose, but are neither restricted nor committed.

When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Authority considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the Authority has provided otherwise in its commitment or assignment actions. Commitments may be modified or rescinded only through General Order or by Housing Council.

A summary of governmental fund balances at June 30, 2023, is as follows:

	General Fund	Housing Development Fund	Downtown Development Districts Grant Fund	State Rental Assistance Program	Nonmajor Governmental Funds	Total Governmental Funds
<b>Nonspendable:</b>						
General Fund	\$ 74,196,724	\$ -	\$ -	\$ -	\$ -	\$ 74,196,724
Total nonspendable	74,196,724	-	-	-	-	74,196,724
<b>Restricted:</b>						
Housing Development	-	237,207,908	-	-	-	237,207,908
Downtown Development Districts	-	-	26,549,559	-	-	26,549,559
Rental Assistance	-	-	-	5,795,064	-	5,795,064
Foreclosure Prevention and Housing Counseling	-	-	-	-	24,881,340	24,881,340
Housing Rehabilitation	-	-	-	-	439,684	439,684
Affordable Housing	-	-	-	-	5,005,732	5,005,732
Mortgage Assistance	-	-	-	-	28,359,279	28,359,279
Energy Conservation in Affordable Multifamily Housing Loan Fund	-	-	-	-	2,000,000	2,000,000
Neighborhood Revitalization	-	-	-	-	14,544,639	14,544,639
Other Purposes	-	-	-	-	31,835	31,835
Total restricted	-	237,207,908	26,549,559	5,795,064	75,262,509	344,815,040
<b>Committed:</b>						
General Fund	38,030,229	-	-	-	-	38,030,229
Housing Development	-	53,445,020	-	-	-	53,445,020
Total committed	38,030,229	53,445,020	-	-	-	91,475,249
<b>Assigned:</b>						
Other Purposes	-	-	-	-	19,643	19,643
Total assigned	-	-	-	-	19,643	19,643
Total Fund Balance	\$ 112,226,953	\$ 290,652,928	\$ 26,549,559	\$ 5,795,064	\$ 75,282,152	\$ 510,506,656

## Comparative Data

Comparative total data for the prior year is presented in the basic financial statements to provide an understanding of changes in the Authority's financial position and operations. That comparative data is not at the level of detail required for a presentation in conformity with generally accepted accounting principles and has been reclassified, as needed, from the presentation in the Authority's June 30, 2022, financial statements to be comparative with the current-year presentation.

## Statement of Cash Flows

For purposes of reporting cash flows of Proprietary Funds, cash balances consist of checking deposits and demand deposits. GASB Statement No. 9 requires reporting both purchases and sales of investments under Investing Activities. As permitted under Statement No. 9, however, certain investment transactions have been reported as a net change in the statement of cash flows because the turnover rate of such investments is high and their maturities are short.

## Budgetary Comparisons

Under GASB No. 34, budgetary comparison information is required to be presented for the general fund and each major special revenue fund with a legally adopted budget. The Authority is not legally required to adopt a budget for the general fund. Therefore, budget comparison information is not included in the Authority's financial statements. However, the Authority does implement an executive budget each fiscal year. The executive budget is reviewed and approved by the Director, monitored for compliance on a monthly basis, and any use of the general fund beyond the approved executive budget must be approved by the Director.

## II. RECONCILIATION OF ENTITY-WIDE AND FUND FINANCIAL STATEMENTS

### A. Explanation of certain differences between the governmental fund balance sheet and the entity-wide statement of net position

The governmental fund balance sheet includes reconciliation between fund balance - total governmental funds and net position - governmental activities as reported in the entity-wide statement of net position. One element of that reconciliation explains that capital assets are not financial resources and therefore, are not reported in the funds. The details of this \$2,674,568 difference are as follows:

Capital assets	\$ 5,707,657
Less: Accumulated depreciation & amortization	<u>(3,033,089)</u>
Net capital asset adjustment	<u>\$ 2,674,568</u>

The other element of that reconciliation explains that long-term liabilities are not due and payable in the current period and therefore are not reported in the funds. The details of this \$(3,071,654) difference are as follows:

Compensated absences	\$ (906,183)
Lease liability	(165,471)
Sustainable Energy Utility Loan	<u>(2,000,000)</u>
Net long-term liabilities adjustment	<u>\$ (3,071,654)</u>

**B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the entity-wide statement of activities**

The governmental fund statement of revenues, expenditures, and changes in fund balances includes reconciliation between net changes in fund balances - total governmental funds and changes in net position of governmental activities as reported in the entity-wide statement of activities. One element of that reconciliation explains that governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The details of this \$182,676 difference are as follows:

Capital outlay	\$ 138,479
Less: Depreciation & amortization expense	(321,155)
Net capital asset adjustment	<u>\$ (182,676)</u>

**III. COMPLIANCE AND ACCOUNTABILITY**

The Authority implements an executive budget each fiscal year. The executive budget is reviewed and approved by the Director, monitored for compliance on a monthly basis, and any use of the general fund beyond the approved executive budget must be approved by the Director.

**IV. DETAILED NOTES ON ALL FUNDS**

**A. Deposits and investments**

**Investment Policies**

The Authority has an investment policy that encompasses all moneys related to the issuance of bonds, as well as, all funds otherwise held by the Authority. The Authority seeks first and foremost to ensure safety of principal, and secondly, to attain the highest possible return available given the risk constraints. The Authority is allowed to invest in certain qualified investments as defined by amended Section 4013, Chapter 40, Title 31, of the Delaware Code and the Authority's formal investment policy. Subject to certain limitations, such as the credit ratings on bonds and the capitalization level of depositories, "qualified investments" include:

- Obligations of or explicitly guaranteed by the US or Delaware state governments.
- Obligations of US government-sponsored enterprises and US government agencies and instrumentalities.
- Obligations of depositories and other financial institutions.
- Bankers' acceptances.
- Commercial paper.
- Money market mutual funds.
- Corporate debt obligations.
- The State of Delaware investment pool with the State Treasurer's Office.
- Other investment arrangements made pursuant to an investment agreement authorized by a resolution of the Authority.

Certain federal funds administered by the Authority are subject to additional limitations within the qualified investments listed above. The policy can be amended by the Authority provided the changes meet the Delaware Code requirements. There have been no significant investment policy changes during the fiscal year.

For the State of Delaware Investment Pool, fair value of the pool shares is the same as the carrying value of the pool shares. The State of Delaware Cash Management Policy Board provides oversight

for this pool. The Authority's securitized mortgage loans are primarily mortgage loans originated under various bond resolutions that have been pooled and securitized by a servicer under contract to the Authority. Upon securitization, these Federal National Mortgage Association (FNMA), Government National Mortgage Association (GNMA), and Federal Home Loan Mortgage Corporation (FHLMC) securities are then purchased by the bond issue trustee utilizing the proceeds of the respective bonds. The bonds in turn are secured, respectively, by the securities purchased with the bond proceeds. The fixed-rate securitized mortgage loans are sensitive to changes in interest rates, which may result in prepayments of underlying mortgages.

## Investments

Investments are presented at fair value. Fair values are determined by quoted market prices based on national exchange prices for all investments, except for the State of Delaware Investment Pool. The State pool is valued based on the pool's share price.

The Medical Retiree Trust (Fiduciary Fund) investments include a mortgage loan receivable held by the DSHA Retiree Medical Trust to generate income. The mortgage loan provided \$1,225,000 in permanent financing to a Delaware affordable rental housing site in the form of a 5 percent amortizing loan over 30 years, with a 20 year call provision. The loan was disbursed in October of 2015. The Authority, in the event of loan default, is the guarantor of this loan.

The following is a listing of investments and their maturities:

Investment type	Fair Value 6/30/2023	Investment Maturities (in Years)				
		Less than 1	1 to 5	5 to 10	10 to 20	20 to 30
<b>Governmental activities:</b>						
U.S.Treasury Notes	\$ 17,678,304	\$ 6,854,719	\$10,823,585	\$ -	\$ -	\$ -
U.S.Treasury Bills	1,538,015	1,538,015	-	-	-	-
U.S.Treasury Bonds	20,418	20,418	-	-	-	-
U.S.Treasury Strips	422,845	422,845	-	-	-	-
U.S. Agencies	46,939,889	12,215,115	34,724,774	-	-	-
Corporate Notes	30,406,250	6,860,875	23,545,375	-	-	-
Commercial Paper	12,875,849	12,875,849	-	-	-	-
Money Market Bank Accounts	3,365,654	3,365,654	-	-	-	-
Money Market Savings Accounts	98,739,802	98,739,802	-	-	-	-
State of Delaware Investment Pool	315,834	315,834	-	-	-	-
Uninvested Principal Cash	4,176	4,176	-	-	-	-
Securitized Mortgage Loans	4,307,802	-	-	-	-	4,307,802
<b>Total Governmental Activities Investments</b>	<b>216,614,838</b>	<b>143,213,302</b>	<b>69,093,734</b>	<b>-</b>	<b>-</b>	<b>4,307,802</b>
<b>Business-type activities:</b>						
U.S.Treasury Notes	4,210,047	1,757,759	2,452,288	-	-	-
U.S.Treasury Bonds	-	-	-	-	-	-
U.S. Agencies	9,295,126	1,751,962	7,543,164	-	-	-
Corporate Notes	5,901,293	1,136,108	4,765,185	-	-	-
Commercial Paper	2,606,518	2,606,518	-	-	-	-
Money Market Bank Accounts	165,880	165,880	-	-	-	-
Money Market Savings Accounts	70,001,861	70,001,861	-	-	-	-
State of Delaware Investment Pool	3	3	-	-	-	-
Uninvested Principal Cash	699	699	-	-	-	-
Securitized Mortgage Loans	21,582,036	-	-	-	-	21,582,036
<b>Total Business-type Activities Investments</b>	<b>113,763,463</b>	<b>77,420,790</b>	<b>14,760,637</b>	<b>-</b>	<b>-</b>	<b>21,582,036</b>
<b>Total Entity-wide Investments</b>	<b>\$ 330,378,301</b>	<b>\$ 220,634,092</b>	<b>\$83,854,371</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,889,838</b>
<b>Fiduciary Fund Investments:</b>						
U.S.Treasury Notes	\$ 3,682,983	\$ 1,071,598	\$ 2,611,385	\$ -	\$ -	\$ -
U.S.Treasury Bills	95,759	95,759	-	-	-	-
U.S. Agencies	4,741,196	1,259,349	3,481,847	-	-	-
Corporate Notes	5,421,471	151,344	5,270,127	-	-	-
Money Market Savings Accounts	13,173	13,173	-	-	-	-
Mortgage Loan Receivable	1,060,384	-	-	-	-	1,060,384
<b>Total Fiduciary Fund Investments</b>	<b>\$ 15,014,966</b>	<b>\$ 2,591,223</b>	<b>\$11,363,359</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,060,384</b>

## Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy places limits on maturities for the various funds as follows:

- Single Family Program Funds: Investment contracts for bond program funds should have a maturity that matches the final bond maturity to minimize reinvestment risk. Individual investments of bond program funds should match anticipated cash requirements or provide sufficient liquidity to allow funds to be accessed to meet bond resolution requirements without incurring material principal losses.
- Federal Program Funds: HUD funds held by the Authority should have a maximum maturity of one year. HUD-related funds held by the Authority (escrows, replacement reserves, residual receipts) shall have a maximum maturity of three years.
- General Fund: The Operating Reserve Account, which is managed externally, should have a maximum maturity at the time of purchase of ten years. However, specific investments may be transferred into the account from time to time that may have a longer maturity. The Authority may further reduce the maximum maturity of the operating reserve investments from time to time.
- Other Authority funds should be invested with a maturity that matches, or is prior to, the anticipated time at which the funds will be needed.
- Authority investments (other than deposit accounts, money market fund shares, or deposits with the State Treasurer's Office) should have a fixed maturity date by which principal and accrued interest will be fully repaid. The Authority is not permitted to enter into investments that have an expected maturity date that can be extended depending upon market conditions.

## Credit Risk

The Authority's general investment policy is to make investments with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital, as well as, the probable income to be derived. The Authority's investment policy limits its investment choices as mentioned above under Investments. For the Authority's Single Family Programs, the investment rating must be equal to or exceed the bond rating. The Authority's Operating Reserve Account has a specific credit quality requirement as follows: Corporate debt obligations and shares of money market mutual funds shall have a long-term rating of AA and/or Aa, respectively by Standard & Poor's (S&P) and Moody's at the time of purchase. The State of Delaware Investment Pool and money market accounts are not rated by any of the nationally recognized statistical rating organizations. The Fiduciary Fund investments include a mortgage loan receivable of \$1,060,384 which the Authority, in the event of loan default, has guaranteed. Additionally, the following investments held the Fiduciary Fund exceed 5% of total investments held:

Issuer	Amount
Pricoa Global Funding Bonds	\$ 1,005,206
Federal Home Loan Bank	2,185,007
Federal National Mortgage Association	1,895,119



As of June 30, 2023, the Authority's investments were rated as follows:

Investment Type	Ratings (S & P)							U.S. government guaranteed	
	A1	A1+	A	A+	AA-	AA	AA+		AAA
<b>Governmental activities:</b>									
U.S. Treasury Bills	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,538,015
U.S. Treasury Notes	-	-	-	-	-	-	-	-	17,678,304
U.S. Treasury Bonds	-	-	-	-	-	-	-	-	20,418
U.S. Treasury Strips	-	-	-	-	-	-	-	-	422,845
U.S. Agencies	-	-	-	-	-	-	46,939,889	-	-
Corporate Notes	-	-	477,090	628,035	18,681,312	4,577,927	6,041,886	-	-
Commercial Paper	5,748,120	7,127,729	-	-	-	-	-	-	-
Securitized Mortgage Loans	-	-	-	-	-	-	-	-	4,307,802
<b>Business-type activities:</b>									
U.S. Treasury Bills	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
U.S. Treasury Notes	-	-	-	-	-	-	-	-	4,210,047
U.S. Agencies	-	-	-	-	-	-	9,295,126	-	-
Corporate Notes	-	-	-	-	3,491,226	645,956	1,764,111	-	-
Commercial Paper	1,133,087	1,473,431	-	-	-	-	-	-	-
Securitized Mortgage Loans	-	-	-	-	-	-	-	-	21,582,036
<b>Fiduciary Fund:</b>									
U.S. Treasury Bills	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,759
U.S. Treasury Notes	-	-	-	-	-	-	-	-	3,682,983
U.S. Agencies	-	-	-	-	-	-	4,741,196	-	-
Corporate Notes	-	-	-	-	3,349,481	326,731	1,745,259	-	-

### Custodial Credit Risk

For deposits (i.e., cash and cash equivalents) custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. All of the Authority's deposits are insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC). The bank and savings money markets balance at June 30, 2023 of \$252,632,451 was collateralized at 106% or greater by securities pledged and identified as held in the Authority's name. Bank and saving money markets of \$10,554,633 were secured by an Irrevocable Standby Letter of Credit of \$11,500,000 through April 13, 2023, and \$12,500,000 through October 13, 2023, issued by the Federal Home Loan Bank of Pittsburgh. No deposits were uninsured or uncollateralized at June 30, 2023.

Although the State Investment Pool is not collateralized, the State's Cash Management Policy Board requires that investments meet certain ratings, investment types and maturity criteria.

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Of the Authority's \$304,488,463 investment balance, no deposits were held by various Guaranteed Investment Contract (GIC) providers under investment agreements. These accounts are uninsured and uncollateralized. The funds are specifically identified for the Authority, but the custodial credit risk cannot be categorized for these funds. Credit risk for such investments depends on the financial stability of the GIC provider whose rating must equal or exceed that of the bond rating. The Authority's investment policy does not limit the amount of securities that can be held by the counterparties.

### Fair Value Hierarchy

The Fair Value Hierarchy is used to communicate the nature of the inputs used to measure fair value at each measurement date. The three levels of the Fair Value Hierarchy are as follows:

- Level 1 - A quoted price for identical assets or liabilities in an active market provides the most reliable evidence of a Level 1 input of fair value and should be used to measure fair value without adjustment whenever available.
- Level 2 - Quoted prices for similar assets or liabilities in active markets; quoted prices for identical or similar assets or liabilities in markets that are not active; inputs other than quoted prices that are observable for the asset or liability; or other market-corroborated inputs. Level 2 fair values should be adjusted for factors specific to the asset or liability.
- Level 3 - Using assumptions used by market participants, the government should develop inputs using the best information available under the circumstances.

The following is a listing of the Authority's investments within the Fair Value Hierarchy:

Investment type	Fair Value Measurements Using			
	Fair Value 6/30/2023	Quoted Process in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
<b>Governmental activities:</b>				
U.S.Treasury Notes	\$ 17,678,304	\$ 17,678,304	\$ -	\$ -
U.S.Treasury Bills	1,538,015	1,538,015	-	-
U.S.Treasury Bonds	20,418	20,418	-	-
U.S.Treasury Strips	422,845	422,845	-	-
U.S. Agencies	46,939,889	46,939,889	-	-
Corporate Notes	30,406,250	30,406,250	-	-
Commercial Paper	12,875,849	12,875,849	-	-
Money Market Bank Accounts	3,365,654	3,365,654	-	-
Money Market Savings Accounts	98,739,802	98,739,802	-	-
State of Delaware Investment Pool	315,834	315,834	-	-
Uninvested Principal Cash	4,176	4,176	-	-
Securitized Mortgage Loans	4,307,802	4,307,802	-	-
Total Governmental Activities Investments	216,614,838	216,614,838	-	-
<b>Business-type activities:</b>				
U.S.Treasury Notes	4,210,047	4,210,047	-	-
U.S. Agencies	9,295,126	9,295,126	-	-
Corporate Notes	5,901,293	5,901,293	-	-
Commercial Paper	2,606,518	2,606,518	-	-
Money Market Bank Accounts	165,880	165,880	-	-
Money Market Savings Accounts	70,001,861	70,001,861	-	-
State of Delaware Investment Pool	3	3	-	-
Uninvested Principal Cash	699	699	-	-
Securitized Mortgage Loans	21,582,036	21,582,036	-	-
Total Business-type Activities Investments	113,763,463	113,763,463	-	-
Total Entity-wide Investments	\$330,378,301	\$ 330,378,301	\$ -	\$ -
<b>Fiduciary Fund Investments:</b>				
U.S.Treasury Notes	\$ 3,682,983	\$ 3,682,983	\$ -	\$ -
U.S.Treasury Bills	95,759	95,759	-	-
U.S. Agencies	4,741,196	4,741,196	-	-
Corporate Notes	5,421,471	5,421,471	-	-
Money Market Savings Accounts	13,173	13,173	-	-
Mortgage Loan Receivable	1,060,384	-	-	1,060,384
Total Fiduciary Fund Investments	\$ 15,014,966	\$ 13,954,582	\$ -	\$ 1,060,384

Securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. The mortgage loan receivable classified in Level 3 of the fair value hierarchy is valued at the amount of principal due at June 30, 2023.

## B. Receivables

Total receivables as of June 30, 2023, are as follows:

Receivables	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
Mortgage loans	\$ 271,837,373	\$ 68,980,237	\$ 340,817,610
Accrued interest	53,622,974	19,101,238	72,724,212
Other receivables	1,542,390	753,614	2,296,004
Grants receivable	-	267,997	267,997
Total receivables	<u>327,002,737</u>	<u>89,103,086</u>	<u>416,105,823</u>
Allowance for doubtful accounts	<u>(27,808,268)</u>	<u>(5,904,311)</u>	<u>(33,712,579)</u>
Total receivables, net	<u>\$ 299,194,469</u>	<u>\$ 83,198,775</u>	<u>\$ 382,393,244</u>
Amounts not scheduled for collection during the subsequent year	<u>\$ 290,088,892</u>	<u>\$ 82,085,128</u>	<u>\$ 372,174,020</u>

### Mortgage loans receivable

A summary of mortgage loans receivable as of June 30, 2023, is shown below:

#### Governmental Activities:

General Fund	\$ 63,896,226
Housing Development Fund	172,428,633
Non-major governmental funds	35,512,514
Mortgage loans receivable, governmental activities	<u>271,837,373</u>
Less: Allowance for doubtful accounts	<u>(19,461,940)</u>
Net mortgage loan receivables, governmental activities	<u>252,375,433</u>

#### Business-type Activities:

Federal Programs Fund	68,980,237
Mortgage loans receivable, business-type activities	<u>68,980,237</u>
Less: Allowance for doubtful accounts	<u>(175,000)</u>
Net mortgage loan receivables, business-type activities	<u>68,805,237</u>

**Total mortgage loans receivable, net** \$ 321,180,670

Mortgage loans receivable in the General Fund and nonmajor funds consist of single family, multi-family, and second mortgage assistance loans released from bond indenture requirements as a result of refunding the bonds with which the loans were originally associated. Once released from the bond indentures, these loans are considered assets of the Authority. Interest rates on the loans range from 0% to 8% with maturities ranging from 1 to 17 years. Additionally, during fiscal year 2016, the Authority's DSHA Loan Program, within its General Fund, funded a 10-year permanent mortgage loan in the amount of \$500,000 at a rate of 3% interest. The Authority's General Fund has made various deferred loans to related organizations as detailed in Note V.

Mortgage loans outstanding in the Housing Development Fund are collateralized by first, second or third mortgages on the properties and, in limited instances, are guaranteed by corporate sponsors.

Mortgage loans receivable in the Single Family Programs Fund are secured by first liens on real property. Loans purchased in the Single Family Programs Fund that have a loan to value ratio in excess of 72% (80% for loans purchased after 1986) are insured or guaranteed by either the Federal Housing Administration ("FHA"), the Farmers Home Administration ("FmHA") the Department of Veterans' Affairs ("VA"), or by a private primary mortgage insurance policy. All loans purchased under this Program, exclusive of FHA and VA loans, are also insured by a mortgage pool insurance policy. Interest rates on the loans range from 4.50% to 9.35% with maturities of such loans ranging from 15 to 40 years. Mortgage loans receivable in the Single Family Programs also include second mortgage assistance loans with interest rates ranging from 0% to 8%. The second mortgage is a lien against the property with monthly payments deferred until (1) the first mortgage is paid off; (2) the property is sold or transferred; or (3) the property is no longer the borrower's primary residence. However, the borrower can voluntarily repay at any time with no prepayment penalty.

### Accrued interest and other receivables

Accrued interest and other receivables as of June 30, 2023, are as follows:

	Governmental Activities			Business-type Activities		Total
	General Fund	Housing Development Fund	Nonmajor Governmental Funds	Federal Programs	Single Family Programs	
Loan interest	\$ 8,307,792	\$ 28,711,937	\$ 7,525,494	\$ 13,640,825	\$ 70,326	\$ 58,256,374
Investment interest	146,349	482,163	-	-	153,150	781,662
HDF projects	1,012,590	-	-	-	-	1,012,590
Other projects	66,590	-	-	-	-	66,590
Servicers	-	-	8,665	-	1,245	9,910
Tenants, net	-	-	-	51,409	-	51,409
Other	554,549	-	2,907	208,586	-	766,042
<b>Total</b>	<b>\$ 10,087,870</b>	<b>\$ 29,194,100</b>	<b>\$ 7,537,066</b>	<b>\$ 13,900,820</b>	<b>\$ 224,721</b>	<b>\$ 60,944,577</b>

### C. Accounts payable

Accounts payables as of June 30, 2023, are as follows:

	Governmental Activities			Business-type Activities		Total
	General Fund	Housing Development Fund	Nonmajor Governmental Funds	Federal Programs	Single Family Programs	
Vendors	\$ 216,128	\$ 28,062	\$ -	\$ 225,109	\$ 5,069	\$ 474,368
Salaries	239,960	-	-	125,545	-	365,505
Security deposits	-	-	-	113,870	-	113,870
Other	16,970	-	11,365	1,549,295	-	1,577,630
<b>Total</b>	<b>\$ 473,058</b>	<b>\$ 28,062</b>	<b>\$ 11,365</b>	<b>\$ 2,013,819</b>	<b>\$ 5,069</b>	<b>\$ 2,531,373</b>

## D. Capital assets

Capital asset activity for the year ended June 30, 2023, was as follows:

	Beginning Balance		Ending Balance	
	June 30, 2022	Increases	Decreases	June 30, 2023
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 572,769	\$ -	\$ -	\$ 572,769
Construction in Progress	-	138,479	-	138,479
Total capital assets, not being depreciated	572,769	138,479	-	711,248
Capital assets, being depreciated:				
Buildings	3,536,878	-	-	3,536,878
Land/Site Improvements	211,928	-	-	211,928
Computer Equipment	585,914	-	-	585,914
Equipment	451,405	-	-	451,405
Building Lease	210,284	-	-	210,284
Total capital assets being depreciated	4,996,409	-	-	4,996,409
Less accumulated depreciation/amortization for:				
Buildings	1,642,015	92,761	-	1,734,776
Land/Site Improvements	211,928	-	-	211,928
Computer Equipment	585,914	-	-	585,914
Equipment	265,068	186,337	-	451,405
Building Lease	7,009	42,057	-	49,066
Total accumulated depreciation/amortization	2,711,934	321,155	-	3,033,089
Total capital assets, being depreciated, net	2,284,475	(321,155)	-	1,963,320
Governmental activities capital assets, net	\$ 2,857,244	\$ (182,676)	\$ -	\$ 2,674,568
<b>Business-type activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 937,559	\$ -	\$ -	\$ 937,559
Construction in Progress	-	38,518	-	38,518
Total capital assets, not being depreciated	937,559	38,518	-	976,077
Capital assets, being depreciated:				
Buildings	15,269,048	-	-	15,269,048
Land/Site Improvements	17,562,877	519,921	-	18,082,798
Vehicles	155,208	-	-	155,208
Building Lease	446,851	-	-	446,851
Equipment	1,464,509	-	-	1,464,509
Right to Use Intangible Asset	-	639,037	-	639,037
Total capital assets being depreciated	34,898,493	1,158,958	-	36,057,451
Less accumulated depreciation/amortization for:				
Buildings	14,424,312	179,568	-	14,603,880
Land/Site Improvements	15,572,102	352,806	-	15,924,908
Vehicles	154,715	-	-	154,715
Building Lease	14,895	89,370	-	104,265
Equipment	945,219	205,850	-	1,151,069
Right to Use Intangible Asset	-	306,205	-	306,205
Total accumulated depreciation/amortization	31,111,243	1,133,799	-	32,245,042
Total capital assets, being depreciated, net	3,787,250	25,159	-	3,812,409
Business-type activities capital assets, net	\$ 4,724,809	\$ 63,677	\$ -	\$ 4,788,486

Depreciation and amortization expense of \$279,098 and \$42,057, respectively, was charged to the administrative function in the governmental activities. Depreciation and amortization expense of \$738,224 and \$395,575, respectively, was charged to the affordable rental housing function in the business-type activities.

Certain vehicles and equipment are considered fully depreciated even though they outlasted their respective estimated useful lives. The Authority re-evaluated the assets placed in service and determined the cumulative effect of the recalculation of depreciation was immaterial to the financial statements taken as a whole.

## E. Interfund transactions

The composition of interfund balances as of June 30, 2023, is as follows:

Due to:	Governmental Activities			Business-type Activities		
	General Fund	Housing Development Fund	Nonmajor Governmental Funds	Federal Programs	Single Family Programs	Total
<b>Current:</b>						
General Fund	\$ -	\$ -	\$ 118,691	\$ 326,923	\$ 35,730	\$ 481,344
Housing Development Fund	-	-	-	-	-	-
Nonmajor Govt Funds	118	64,000	-	-	-	64,118
Federal Programs	58,505	-	-	-	-	58,505
<b>Total</b>	<b>\$ 58,623</b>	<b>\$ 64,000</b>	<b>\$ 118,691</b>	<b>\$ 326,923</b>	<b>\$ 35,730</b>	<b>\$ 603,967</b>
<b>Non-current:</b>						
General Fund	\$ 29,946	\$ -	\$ 400	\$ 4,185,311	\$ -	\$ 4,215,657
<b>Total</b>	<b>\$ 29,946</b>	<b>\$ -</b>	<b>\$ 400</b>	<b>\$ 4,185,311</b>	<b>\$ -</b>	<b>\$ 4,215,657</b>

The current interfund balances result from timing differences between the date a disbursement is made by the General Fund and the date the General Fund receives reimbursement from other funds as well as funds committed to Nonmajor Governmental Funds from the General Fund.

The non-current interfund balances result from timing differences between the date a disbursement is made by the General Fund and the date the General Fund receives reimbursement from other funds.

Interfund transfers for the year ended June 30, 2023, consisted of the following:

Transfers in:	Governmental Activities			Business-type Activities		
	General Fund	Housing Development Fund	Nonmajor Governmental Funds	Federal Programs	Single Family Programs	Total transfer in
<b>Transfers out:</b>						
General Fund	\$ -	\$ -	\$ 4,009,389	\$ -	\$ 1,078,563	\$ 5,087,952
Housing Development Fund	-	-	-	-	-	-
Nonmajor Governmental Funds	500,100	6,000,000	-	-	-	6,500,100
Federal Programs	200,000	-	300,000	-	-	500,000
Single Family Programs	959,430	-	-	-	-	959,430
<b>Total transfer out</b>	<b>\$ 1,659,530</b>	<b>\$ 6,000,000</b>	<b>\$ 4,309,389</b>	<b>\$ -</b>	<b>\$ 1,078,563</b>	<b>\$ 13,047,482</b>

The governmental activities transfers consist of: (1) the Housing Development Fund, a major governmental fund, transferred \$1,000,000 to the Home 4 Good Program, a governmental activity and nonmajor governmental fund, in support of the program's objective to provide affordable housing; (2) the Housing Development Fund, a major governmental fund, transferred \$5,000,000 to the Land Bank Program, a governmental activity and nonmajor governmental fund, in support of the program's objective to return vacant, dilapidated, abandoned, and delinquent properties back to productive use; (3) the General Fund, a major governmental fund, transferred \$200,000 to ERA/DEHAP, a major business-type fund, for ERA/DEHAP payments; (4) DSHA SMAL, a governmental activity and non-major governmental fund, transferred \$3,492,157 to the Single Family, a major business-type fund, in support of the program's objective to make down payment assistance available to qualified homebuyers; (5) The DHIF fund, a governmental activity and non-major governmental fund, transferred \$300,000 to ERA/DEHAP, a major business-type fund, to provide DEHAP remediation funds.

## F. Short-term and long-term debt

Short-term and long-term debt activity for the year ended June 30, 2023, was as follows:

	Beginning Balance			Ending Balance	Due Within
	June 30, 2022	Increases	Decreases		
<b>Governmental activities:</b>					
Leases Liability, related to the General Fund	\$ 201,429	\$ -	\$ 35,958	\$ 165,471	\$ 39,080
Sustainable Energy Utility Loan Fund (non-major fund)	1,000,000	1,000,000	-	2,000,000	-
Compensated absences, relating to the General Fund	774,612	596,215	464,644	906,183	94,171
State of Delaware Pension	(156,020)	305,626	-	149,606	-
State of Delaware OPEB	1,247,256	-	2,147,489	(900,233)	-
DSHA OPEB	6,189,937	-	5,291,645	898,292	-
Governmental activity long-term liabilities	<u>\$ 9,257,214</u>	<u>\$ 1,901,841</u>	<u>\$ 7,939,736</u>	<u>\$ 3,219,319</u>	<u>\$ 133,251</u>
<b>Business-type activities:</b>					
Capital Leases, related to the Federal Programs Fund	\$ 428,038	\$ -	\$ 76,411	\$ 351,627	\$ 83,044
Subscription Payable, Related to the Federal Programs Fund	-	639,038	375,000	264,038	264,038
Compensated absences, relating to the Federal Programs Fund	376,392	359,893	314,593	421,692	35,877
Revenue bonds payable, Single Family Programs Fund	23,388,176	-	2,112,608	21,275,568	-
Business-type activity long-term liabilities	<u>\$ 24,192,606</u>	<u>\$ 998,931</u>	<u>\$ 2,878,612</u>	<u>\$ 22,312,925</u>	<u>\$ 382,959</u>

Descriptions of the Authority's short-term and long-term debt:

### Compensated Absences

Compensated absences represent the amounts the Authority is obligated to pay for annual leave and sick leave. The General Fund is used to liquidate the liability within the governmental funds.

### Revenue Bonds Payable

The revenue bonds outstanding have been issued to provide financing for mortgage loans. The bonds are secured by the mortgage loans made or purchased under the applicable resolutions, the revenues, prepayments and foreclosures proceeds received related to the mortgage loans, and certain funds and accounts established pursuant to the applicable bond resolutions. All bonds are callable subject to certain restrictions. Interest rates on bonds outstanding range from 2.60% to 3.48% with maturities of such bonds up through June 30, 2052.

### Federal Home Loan Bank (FHLB) Line of Credit

DSHA has a collateralized line of credit with the FHLB of Pittsburgh. For fiscal year 2023, there were no draws or repayments.

### Note Payable

On March 19, 2019, the Authority entered a Memorandum of Understanding (MOU) with the Sustainable Energy Utility (SEU) to create a loan fund for the financing of energy efficient construction of low-income housing. During the years ended June 30, 2023 and 2021, the Authority received a funding advance for this program in the form of a \$1,000,000 note payable from SEU. In accordance with the terms of the MOU, the Authority underwrites the loans to qualifying projects

with SEU's approval to disburse 36 month project loans at 2% interest. DSHA's note payable to SEU is repaid as repayments including interest are received from the projects that received loans.

**Conduit Debt**

Through its Multi-Family Mortgage Revenue Bond Program (MFMRB), the Authority has issued debt to assist private-sector entities in the acquisition, new construction, or substantial rehabilitation of apartment complexes which are available for rent to low-income individuals and families. The bonds are secured by the properties financed and are payable solely from rents and payments received on the underlying mortgage loans. Neither the Authority nor the State is obligated in any manner for repayment of the bonds. Accordingly, the bonds and any related assets are not reported as assets or liabilities in the accompanying financial statements. Application and other fees generated from the administration of this program are recorded in the General Fund. As of June 30, 2023, eight issues with debt of \$65,293,213 are outstanding.

**Interest Expense on Long-Term Debt**

Interest expense of \$652,385 on long-term debt has been included in the direct expenses of individual functions on the entity-wide statement of activities. Authorization for general long-term debt is essential for the creation and continuing existence of the Single Family mortgage programs; thus an objective connection can be made to these programs. All interest on long-term debt is reported as a direct expense of the program for which borrowing is related. The interest expense of \$652,385 was charged to the home ownership function in the business-type activities.

Annual principal and interest debt service requirements for business-type activity long-term debt are as follows:

Fiscal Year	Principal	Interest	Total
2024	\$ -	\$ 624,865	\$ 624,865
2025	-	623,134	623,134
2026	-	623,134	623,134
2027	-	623,134	623,134
2028	-	623,134	623,134
2029-2033	-	3,115,669	3,115,669
2034-2038	-	3,115,669	3,115,669
2039-2043	13,324,545	3,115,669	16,440,214
2044-2048	7,951,023	1,383,478	9,334,501
<b>Totals</b>	<b>\$ 21,275,568</b>	<b>\$ 13,847,886</b>	<b>\$ 35,123,454</b>

**Capital Leases**

On May 1, 2022, the Authority entered into a lease agreement for the rental of office space located in Dover, Delaware. The agreement expires in 60 full months and contains a renewal option for another 60 months. As of June 30, 2023, the Authority does not plan to exercise this option. The total amount payable at the date of commencement was \$657,134. No interest rate was specified in the lease agreement. For financial statement purposes the Authority has used the current prime rate as of the date of measurement of 4.75%.

The lease is allocated between the governmental activities and business-type activities based on the ratio of employees utilizing the leased space.



Annual principal and interest lease liability service requirements for governmental activities are as follows:

**Governmental Activities:**

Fiscal Year	Principal	Interest	Total
2024	\$ 39,080	\$ 7,159	\$ 46,239
2025	42,394	5,232	47,626
2026	45,913	3,142	49,055
2027	38,084	898	38,982
Totals	<u>\$ 165,471</u>	<u>\$ 16,431</u>	<u>\$ 181,902</u>

Annual principal and interest lease liability service requirements for business-type activities are as follows:

**Business Type Activities:**

Fiscal Year	Principal	Interest	Total
2024	\$ 83,044	\$ 15,214	\$ 98,258
2025	90,088	11,117	101,205
2026	97,565	6,677	104,242
2027	80,930	1,908	82,838
Totals	<u>\$ 351,627</u>	<u>\$ 34,916</u>	<u>\$ 386,543</u>

**Subscription-based Information Technology Arrangements**

The Authority implemented the provisions of GASBS No. 96 *Subscription-Based Information Technology Arrangements* (SBITA) effective July 1, 2022. The Authority recognized and measured its SBITAs using the facts and circumstances that existed as of July 1, 2022.

On July 21, 2021, the Authority entered an agreement with Yardi Systems, Inc. for Yardi Mortgage Relief Software and Rent Relief Software. This Yardi software processes and manages client assistance paid by the Emergency Rental Assistance and Homeowner Assistance Fund programs. The agreement requires the payment of the greater of the minimum payments summarized below or 2% of client assistance processed using the software. The calculation of the SBITA liability is based upon the minimum payments. The total cost of the Emergency Rental Assistance and Homeowner Assistance Fund was \$692,315 and \$653,779, respectively. Future minimum payments required for the software are as follows:

Fiscal Year	Principal	Interest
2024	<u>\$ 264,038</u>	<u>\$ 8,204</u>

For financial statement purposes the Authority has used the prime rate in effect as of the initial measurement date of 4.75%.

**G. Segment information**

The Authority maintains two major Enterprise Funds, each with a group of subfunds. Indentures for bonds reported in the Single Family Program Funds require that these programs be accounted for separately based on the General Resolutions for each grouping of bond issuances. The Single Family Programs Fund accounts for the Authority's single family mortgage program, which includes the Single Family Mortgage Revenue Bonds 2013 Series A and 2018 Series A. The fund also accounts for the DSHA Mortgage Backed Securities Purchase Program.

CONDENSED STATEMENT OF NET POSITION - SINGLE FAMILY PROGRAMS FUND SEGMENTS  
JUNE 30, 2023

	SINGLE FAMILY MORTGAGE REVENUE BOND SERIES 2007D-2018A	DSHA MORTGAGE BACKED SECURITIES PURCHASE PROGRAM	TOTAL SINGLE FAMILY PROGRAMS
Assets			
Current assets	\$ 120,090	\$ 32,918,534	\$ 33,038,624
Non-current assets	21,652,363	9,517,755	31,170,118
Total assets	21,772,453	42,436,289	64,208,742
Deferred outflow of resources			
Deferred amount on bond refunding	-	-	-
Total deferred outflow of resources	-	-	-
Liabilities			
Current liabilities	5,000	69	5,069
Current interfund payables	-	35,730	35,730
Non-current payables	21,275,568	-	21,275,568
Total liabilities	21,280,568	35,799	21,316,367
Deferred inflow of resources			
Deferred amount on bond refunding	1,575,795	-	1,575,795
Total deferred inflow of resources	1,575,795	-	1,575,795
Net position, restricted	-	42,400,490	42,400,490
Net position, unrestricted	(1,083,910)	-	(1,083,910)
Total Net position	\$ (1,083,910)	\$ 42,400,490	\$ 41,316,580

CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - SINGLE  
FAMILY PROGRAMS FUND SEGMENTS  
FOR THE YEAR ENDED JUNE 30, 2023

	SINGLE FAMILY MORTGAGE REVENUE BOND SERIES 2007D-2018A	DSHA MORTGAGE BACKED SECURITIES PURCHASE PROGRAM	TOTAL SINGLE FAMILY PROGRAMS
Operating revenues*	\$ 979,861	\$ 110,629	\$ 1,090,490
Operating expenses:			
Interest expense on bonds	652,385	-	652,385
Other	14,999	7,813	22,812
Operating income/(loss)	312,477	102,816	415,293
Non-operating revenue/(expenses):			
Investment income	1,545	3,363,835	3,365,380
Change in Fair Value of Investments	(830,663)	(222,489)	(1,053,152)
Transfers in/(out)	(400,664)	281,531	(119,133)
Change in net position	(917,305)	3,525,693	2,608,388
Beginning net position	(166,605)	38,874,797	38,708,192
Ending net position	\$ (1,083,910)	\$ 42,400,490	\$ 41,316,580

\*Operating revenues consist primarily of interest income on loans.

CONDENSED STATEMENT OF CASH FLOWS - SINGLE FAMILY PROGRAMS FUND SEGMENTS  
FOR THE YEAR ENDED JUNE 30, 2023

	SINGLE FAMILY MORTGAGE REVENUE BOND SERIES 2007D-2018A	DSHA MORTGAGE BACKED SECURITIES PURCHASE PROGRAM	TOTAL SINGLE FAMILY PROGRAMS
Net cash provided (used) by:			
Operating activities	\$ 3,060,828	\$ 102,814	\$ 3,163,642
Noncapital financing activities	(3,166,124)	315,913	(2,850,211)
Investing activities	105,296	425,523	530,819
Net increase/(decrease)	-	844,250	844,250
Beginning cash and cash equivalents	12,367	5,689,014	5,701,381
Ending cash and cash equivalents	\$ 12,367	\$ 6,533,264	\$ 6,545,631

**V. OTHER INFORMATION**

**A. Risk management**

The Authority is exposed to various risks of loss related to non-state employee workers' compensation, automobile, and property and casualty claims. In Section D, the discussion of post-retirement health care benefits defines state and non-state employees. The State bears all risks associated with the Authority's state employees. The Authority's non-state employee risks are covered by commercial insurance purchased from independent third parties. Settled claims from these risks have never exceeded commercial insurance coverage.

The Authority, as a public corporation, is responsible for all risk liabilities associated with its operations, with the exception that employees in state-owned vehicles and its offices in the Carvel State Office Building are covered by the State of Delaware. Over the past five years, the Authority's annual insurance premiums have ranged between \$223,705 and \$305,424. The top four policies by premium amount were: commercial property, workers compensation, director and officer liability, and auto. The Authority's retained risk, meaning insurance deductible outlays through self-insurance, has ranged from \$1,000 to \$50,000 per occurrence.

The primary insurance coverage was \$2 million (with \$25,000 deductible) for property insurance; up to \$2.0 million (with \$10,000 deductible) for general liability insurance; up to \$1.0 million (with \$1,000 deductible) for auto insurance; and \$1.0 million (with \$50,000 deductible) for director and officer liability insurance.

**B. Related organizations and related party transactions**

Organizations for which the Authority appoints all or some of the governing boards, but for which it is not financially accountable, are considered to be related organizations. Delaware Diamond Fund, Inc., Huling Cove Housing Corporation (HCHC), Wexford Village Housing Corporation (WVHC), Delaware Rental Preservation Corporation, Liberty Court General Partner Corporation, Liberty Court Preservation, LP (LCPLP), MPH Preservation GP Corporation (MPHGP), and MPH Preservation, LP (MPHLP) are related organizations of the Authority. Accordingly, financial information for these eight entities is excluded from the Authority's financial statements.

During the Year Ended June 30, 2023, HCHC, LCPLP, and MPHLP are under agreements with the Authority for the management of their operations. For the Year Ended June 30, 2023, HCHC paid management fees to the Authority totaling \$34,068 and labor charges totaling \$193,638. LCPLP paid management fees to the Authority totaling \$70,094 and labor charges, totaling \$294,576. MPHLP paid management fees to the Authority totaling \$143,495 and labor charges totaling \$315,251.

As of June 30, 2023, HCHC, WVHC, and LCPLP were indebted to the Authority for Housing Development Fund loans (including accrued interest) in the amounts of \$2,536,407, \$1,917,165, and \$1,549,150, respectively. WVHC, LCPLP and MPHLP were also indebted to the Authority for HOME loans in the amount of \$1,645,216, \$2,172,350, and \$610,049, respectively. WVHC was indebted to the General Fund for a construction loan in the amount of \$130,404. LCPLP and MPHLP were indebted to the General Fund for permanent loans in the amount of \$4,827,215 and \$9,199,657, respectively.

For the year ended June 30, 2023, Section 8 Contract Administration housing assistance payments totaling \$374,786 from the HUD passed through the Authority to HCHC and the Authority's Moving to Work Program passed RAD housing assistance payments totaling \$704,978 and \$1,077,199, respectively, through to LCPLP and MPHLP.

For the year end June 30, 2023 the Authority made other contributions to LCPLP and MPH totaling \$7,663 and \$8,865, respectively.

On August 27, 2020, the Authority entered a 100 year prepaid land lease agreement with MPHLP in exchange for an initial cash payment of \$554,204 and a deferred note receivable. The lease will expire on December 31, 2120. Lease revenue will be recognized on a straight-line basis over the term of the lease agreement.

### **C. Economic dependency**

During the year ended June 30, 2023, the Authority's business-type activities received 42.3% percent of their revenue from the U.S. Department of Housing and Urban Development and 55.9% from the U.S. Department of the Treasury.

### **D. Post-retirement health care benefits**

Other postemployment benefit expense for the year ended June 30, 2023 was \$(1,031,551).

#### **State Employees**

1. Plan Description - The State of Delaware Other Postemployment Benefits Fund Trust (OPEB Trust) is a cost-sharing multiple-employer defined benefit plan established by Delaware Code. The OPEB Trust provides retirement medical coverage to pensioners and their eligible dependents in the State Employees', Judiciary, New State Police, and Closed State Police pension plans. This includes the employees of the State as well as employees of the State's component units and affiliated agencies which are part of the State Employees' pension plan. Those employers are Delaware State University, Delaware Charter Authorities, University of Delaware, and Delaware Solid Waste Authority.

On July 1, 2007, the OPEB Trust was established pursuant to Section 115 of the Internal Revenue Code and separate from the DPERS. The OPEB Trust is administered by the DPERS Board of Directors. Policy for and management of the OPEB Trust benefits provided to retirees are the responsibility of the State. The following are brief descriptions of the Plan in effect as of June 30, 2021. For a more complete description, please refer to the State of Delaware's Annual Comprehensive Financial Report available online at <https://accounting.delaware.gov> or the OPEB Trust's stand-alone financial statements at: [open.omb.delaware.gov/financialreports/OPEB-Financial\\_reports.shtml](https://open.omb.delaware.gov/financialreports/OPEB-Financial_reports.shtml).

2. Summary of Significant Accounting Policies - The Authority's state employees are covered under the State of Delaware Other Postemployment Benefits Plan (OPEB). For purposes of measuring the Authority's allocation of net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB and OPEB expense, information about the fiduciary net position of the OPEB Plan and additions to/deductions from its fiduciary net position have been determined on the same basis as they are reported by State of Delaware.

For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

3. Service Benefits - Substantially all State employees become eligible for post-retirement benefits if they reach retirement age while working for the State. The costs of providing these benefits are shared between the State and the retired employee.
4. Vesting Provisions -
  - Early Retirement: Age 55 with 15 years of service or any age with 25 years of service.
  - Normal Retirement (hired before January 1, 2012): Age 62 with 5 years of service, or age 60 with 15 years of service, or any age with 30 years of service.
  - Normal Retirement (hired on or after January 1, 2012): Age 65 with 10 years of service, or age 60 with 20 years of service, or any age with 30 years of service.
  - Spouse and Survivor Coverage: Both are available under any of the plan options with similar retiree contributions. Surviving spouses are eligible for coverage after the retiree's death.
5. Benefits Provided - During the fiscal year ended June 30, 2023, the State provided health insurance options through several providers.
6. Retiree Contributions - If hired prior to July 1, 1991, no contributions are required. If hired on or after July 1, 1991 (except disability pension), contributions depend on years of service, as shown on the table below:

Between July 1, 1991 and December 31, 2006		After January 1, 2007	
Years of Service	Percent of Premium Paid	Years of Service	Percent of Premium Paid
Less than 10	0%	Less than 15	0%
10 - 14	50%	15 - 17.5	50%
15 - 19	75%	17.5 - 19	75%
20 or more	100%	20 or more	100%

7. Funding Policy - The State of Delaware funds the OPEB for current retirees on a pay-as-you-go basis along with funding for future benefits at a rate that is approved in the annual budget, but not actuarially determined, typically from the General Fund. Additional funding has also been provided on an ad hoc basis. By State Statute Chapter 52, Title 29 of the Delaware Code, contribution requirements of plan members and the government are established and may be amended by the State Legislature. Funds are recorded in the OPEB Trust for the payment of retiree healthcare claims, administrative and investment expenses. Administrative costs are financed through investment earnings. State appropriations, other employer contributions, and retiree contributions for healthcare are recorded in the OPEB Trust. The funds available are invested under the management of the DPERS Board of Pension Trustees, which acts as the Board of Trustees for the OPEB Trust and is responsible for the financial management of the OPEB Trust. OPEB contributions are generally funded by the General Fund.
8. Contributions - The contribution rates for the employer and retiree are established annually by the budgeting process of the State. Those rates include an employer contribution based on projected pay-as-you go financing requirements as a percent of covered payroll, with an additional amount to prefund benefits, which is not actuarially determined. For fiscal year 2023, the Authority's contribution was 9.57% of covered payroll and totaled \$21,970.

Retiree contribution rates are affected by the retiree date of hire, with eligible retirees hired after June 30, 1991 paying a proportionately higher rate if their years of service total less than 20.

9. Net OPEB Liability, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB - As of June 30, 2023, the Authority reported a liability of \$898,292 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of June 30, 2022, and the total OPEB liability used to calculate the net OPEB liability was determined by rolling forward the total OPEB liability as of June 30, 2021 to June 30, 2022. The Authority's proportion of the net OPEB liability was calculated utilizing the employer's contribution as it relates to the total reported contributions. As of the June 30, 2022, measurement, the Authority's proportion was 0.0105%.

For the year ended June 30, 2023, the Authority recognized OPEB income of \$403,758. As of June 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to the OPEB as follows:

	Deferred Outflow	Deferred Inflow
Differences between expected and actual experience	\$ 22,720	\$ 110,064
Changes in assumptions	138,665	206,468
Changes in proportion	-	616,697
Differences between expected and actual net investment income	2,099	-
Total	<u>\$ 163,484</u>	<u>\$ 933,229</u>

The Authority's share of net deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows for the year ending June 30:

2023	\$ (127,007)
2024	(119,900)
2025	(108,932)
2026	(143,120)
2027	(135,395)
Thereafter	<u>(135,391)</u>
	<u>\$ (769,745)</u>

10. Actuarial Assumptions - The collective total OPEB liability as of June 30, 2022, measurement date was determined by an actuarial valuation as of June 30, 2021, with update procedures used to roll forward the total OPEB liability to June 30, 2022. The actuarial assumptions used the following actuarial assumptions:

Actuarial Cost Method - Entry Age Normal

Investment Rate of Return - 7.00%, net of plan investment expense including inflation.

Discount Rate - 2.16% at the beginning of the period and 3.54% at the end of the period.

Projected Salary Increases - 3.25% plus merit.

Healthcare Cost Trend Rate - 5.17%

Mortality rates were based on the sex-distinct employee, healthy annuitant, and disabled annuitant mortality tables derived from the Pub-2010 General Benefits Weighted Annuitant Mortality Table, including adjustment factors. Future mortality improvements are reflected by applying a custom projection scale on a generational basis to adjusted base tables from the base year.

The total OPEB liabilities are measured based on assumptions pertaining to the interest rates, inflation rates, and employee demographic behavior in future years. The assumptions used were based on the results of an actuarial experience study conducted in 2021 and covering the period July 1, 2015 through June 30, 2020. It is likely that future experience will not exactly conform to these assumptions. To the extent that actual experience deviates from these assumptions, the emerging liabilities may be higher or lower than anticipated. The more the experience deviates the larger the impact on future financial statements.

The long-term expected rate of return on plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by an asset allocation percentage, which is based on the nature and mix of current and expected plan investments, and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of June 30, 2022 are summarized in the following table:

Asset Class	Long-term Expected Real Rate of Return	Asset Allocation
Domestic Equity	5.7%	33.9%
International Equity	5.7%	12.9%
Fixed Income	2.0%	25.5%
Alternative Investments	7.8%	22.1%
Cash and Equivalents	-	5.6%

The discount rate and investment rate of return used to measure the total OPEB liability was 2.16 percent at the beginning of the current measurement period and 3.54 percent at the end, based on the Bond Buyer GO 20- Bond Municipal Bond Index, an index satisfying the GASB requirement of an index rate for 20- year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. The discount rate assumed that contributions from plan members will be made at the current contribution rate and that employer contributions to the Plan will continue to follow the pay as you go contribution policy. Based on the assumptions of a pay-as-you-go plan, the discount rates used at the June 30, 2022 measurement date is equal to the applicable rate of the 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

11. Sensitivity of the Net OPEB Liability to Changes in the Discount Rate - The following presents the net OPEB liability of the OPEB Trust, as well as what the OPEB Trust's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.54 percent) and 1-percentage-point higher (4.54 percent) than the current discount rate:

1% Decrease	Current Discount Rate	1% Increase
2.54%	3.54%	4.54%
<u>\$ 1,059,116</u>	<u>\$ 898,292</u>	<u>\$ 770,261</u>

Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates - The following presents the net OPEB liability of the OPEB Trust, as well as what the OPEB Trust's net OPEB liabilities would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (5.17 percent decreasing to 4.17 percent) and 1-percentage higher (5.17 increasing to 6.17 percent) than the current healthcare trend rates:

1% Decrease	Current Trend Rate	1% Increase
4.17%	5.17%	6.17%
<u>\$ 771,496</u>	<u>\$ 898,292</u>	<u>\$ 1,049,041</u>

### Non-State Employees

Authority non-state employees are hired by the Authority directly and are eligible for Delaware State Housing Authority employee benefits including the DSHA Retiree Medical Plan (DSHA OPEB). The following disclosures are for the June 30, 2022 plan measurement date and the June 30, 2023 employer reporting date as defined by GASBS Nos. 74 and 75. No stand-alone financial report is issued for the Medical Retiree Trust.

1. Plan Description - The Delaware State Housing Authority (DSHA) retiree medical program is a single-employer defined benefit healthcare plan administered by the Authority's Retiree Medical Trustees. By-Laws were adopted on March 1, 2008, which established benefits and plan amendment terms, can be amended by the Board of Trustees. There are five trustees, one of whom serves as Chair Person and another as Vice Chair Person, with 2-year alternating terms. Vacancies are selected by current trustees. The DSHA retiree medical program provides health care insurance benefits to its non-state retirees, their spouses and dependents participating in the State of Delaware Group Health Insurance Program. The amount the Authority pays for the medical insurance premiums for retirees varies by the individual's service and retirement date. All regular active employees who retire directly from the Authority and meet the eligibility criteria may participate. The Authority issues this publicly available financial report that includes financial statements and required supplementary information for the plan. As of July 1, 2022, there were 80 active plan members, 35 inactive plan members (including covered spouses) currently receiving benefits, and no inactive plan members entitled to but not yet receiving benefits.
2. Funding Policy - Contributions to the plan are made by the Authority to the DSHA Retiree Medical Trust as established by the Authority on March 1, 2008. The Authority contributes to the Trust periodically the amounts it determines necessary or appropriate. The contribution requirement can be amended by the Board of Trustees. The Authority contributed \$911,537 for the year ended June 30, 2023. The Authority's OPEB expense for this plan for the year ended June 30, 2023 was \$(627,793). The funds are invested according to the Authority's investment policy described in Note IV. A. OPEB contributions are generally funded by the General Fund.
3. Investment Policy - The funds are invested according to the Authority's investment policy described in Note IV. A. The Fiduciary Fund investments include a mortgage loan receivable held by the DSHA Retiree Medical Trust to generate income. The mortgage loan provided \$1,225,000 in permanent financing to a Delaware affordable rental housing site in the form of a 5 percent amortizing loan over 30 years, with a 20-year call provision. The loan was disbursed in October of 2015. The Authority, in the event of loan default, is the guarantor of this loan. The annual money-weighted rate of return on plan investments for the year ended June 30, 2023 was 0.54%.
4. Funded Status and Funding Progress - As of June 30, 2022 measurement (June 30, 2023 employer reporting), the total OPEB liability was \$13,517,120. The plan's fiduciary net position was \$14,417,353, resulting in a net OPEB asset of \$900,233. The plan's fiduciary net position as a percentage of the total OPEB liability calculates to 101%.



5. The following schedule summarizes the change in the net pension liability for the measurement period ended June 30, 2022 (employer reporting as of June 30, 2023):

	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
June 30, 2021 measurement date and June 30, 2022 reporting date	\$ 15,985,632	\$ 9,795,695	\$ 6,189,937
Changes for the year			
Service cost	659,808	-	659,808
Interest	357,623	-	357,623
Differences between expected and actual experience	671,450	-	671,450
Changes in assumptions	(3,978,707)	-	(3,978,707)
Benefit payments	(178,686)	(178,686)	-
Employer contributions	-	5,500,260	(5,500,260)
Net investment income	-	(686,006)	686,006
Administrative expense	-	(13,910)	13,910
June 30, 2022 measurement date and June 30, 2023 reporting date	<u>\$ 13,517,120</u>	<u>\$ 14,417,353</u>	<u>\$ (900,233)</u>

As of June 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to the DSHA OPEB as follows:

	Deferred Outflow	Deferred Inflow
Differences between expected and actual experience	\$ 574,279	\$ 2,595,644
Changes in assumptions	2,084,416	6,148,865
Differences between expected and actual net investment income	788,759	-
Contributions made after measurement date	911,537	-
Total	<u>\$ 4,358,991</u>	<u>\$ 8,744,509</u>

Amounts recognized in the deferred outflows of resources and deferred inflows of resources related to DSHA will be recognized in OPEB expense as follows:

2024	\$ (1,386,928)
2025	(1,167,800)
2026	(795,572)
2027	(495,439)
2028	(784,511)
Thereafter	<u>(666,805)</u>
	<u>\$ (5,297,055)</u>

6. Actuarial Methods and Assumptions - The following table shows the actuarial methods and assumptions of DSHA OPEB's most recent actuarial valuation:

Valuation date	June 30, 2021
Measurement date	June 30, 2022
Actuarial cost method	Entry age normal
Asset valuation method	Market value
Actuarial assumptions:	
Investment rate of return	3.54%
Discount rate	3.54%
20-Year municipal bond rate	3.54%
Municipal bond rate basis	Bond buyers' general obligation 20 year Municipal bond index
Salary Increases	2.00%
Inflation rate	2.00%
Ultimate rate of medical inflation	Pre-65 trend 7.25% in 2023 decreasing to 4.50% in 2034 Post-65 trend 8.00% in 2023 decreasing to 4.50% in 2034
Mortality rate	PUB 2010 "General" Classification projected generationally with Scale MP-2020
Asset method	Fair market value

The following assumptions were updated for the June 30, 2022 measurement:

	June 30, 2022 Measurement	June 30, 2021 Measurement
Discount Rate	3.54%	2.16%
20-Year municipal bond rate	3.54%	2.16%
Ultimate rate of medical inflation		
Pre-65 trend	7.25% in 2021 decreasing to 4.50% in 2034	7.00% in 2021 decreasing to 4.50% in 2034
Post-65 trend	8.00% in 2021 decreasing to 4.50% in 2034	7.00% in 2021 decreasing to 4.50% in 2034
Mortality Rate Scale	MP 2021	MP 2020

The following table illustrates the impact of healthcare cost trend sensitivity on the Net OPEB Liability as of the June 30, 2022 measurement (June 30, 2023 reporting):

	1% Decrease	Trend Rate	1% Increase
Total OPEB Liability	\$ 11,221,029	\$ 13,517,120	\$ 16,514,019
Plan Fiduciary Net Position	14,417,353	14,417,353	14,417,353
Net OPEB Liability	\$ (3,196,324)	\$ (900,233)	\$ 2,096,666

Based on DSHA's funding policy, projected assets are not projected to be sufficient to cover projected benefit payments, so the expected return is not used as the discount rate. The assumed asset allocation of the plan portfolio shown as arithmetically:

Asset Class	Balance at June 30, 2022	Percent of Portfolio	Long-Term Expected Real Rate of Return
Corporate Notes	\$ 5,025,251	34.9%	1.7%
U.S. Agencies	4,132,263	28.7%	1.7%
U.S. Treasury Notes	3,864,103	26.8%	1.6%
Money Market Savings	118,887	0.8%	0.0%
Commercial Paper	193,276	1.3%	1.6%
Loans Receivable	1,085,589	7.5%	5.0%

The following table illustrates the impact of interest rate sensitivity on the Net OPEB Liability as of the June 30, 2022 measurement (June 30, 2023 reporting):

	1% Decrease	Trend Rate	1% Increase
	2.54%	3.54%	4.54%
Total OPEB Liability	\$ 16,340,807	\$ 13,517,120	\$11,329,970
Plan Fiduciary Net Position	14,417,353	14,417,353	14,417,353
Net OPEB Liability	\$ 1,923,454	\$ (900,233)	\$ (3,087,383)

## E. Pension plans

### State Employees

Authority state employees are hired by the Authority through the State of Delaware Office of Personnel and are eligible for State of Delaware employee benefits.

1. Plan Description - All State employees of the Authority are covered by the State of Delaware Employees' Pension Plan which is a cost-sharing, multiple employer, defined benefit public employees retirement system (the "State PERS"). The State of Delaware General Assembly is responsible for setting benefits and amending plan provisions. The State Board of Pension Trustees determines the contributions required. All eligible State employees are required to contribute to the pension plan according to Chapter 55, Title 29 of the Delaware Code.

All full-time or regular part-time state employees are eligible to participate in the State PERS. The State PERS provides pension, disability, and death benefits. In general, employees are eligible for pension benefits if they retire at age 62 with at least five years of credited service, at age 60 with at least 15 years of credited service, or at any age after 30 years of credited service. Monthly benefits equal final average monthly compensation multiplied by 2.0% and multiplied by years of credited service prior to January 1, 1997 plus final average monthly compensation multiplied by 1.85% and multiplied by credited service after December 31, 1996, subject to minimum limitations. For this plan, final average monthly compensation is the monthly average of the highest three years of compensation.

Pension provisions include survivor's benefits, whereby the employee must have been receiving a pension or have been an active employee with five years of credited services. Eligible survivors receive 50% of the pension the employee would have received at age 62. Additionally, the plan provides for monthly disability provisions which are the same as the pension benefit. The employee must have five years of credited service subject to limitations. The plan's death benefit is \$7,000 per member.

2. Funding Policy - Employees of the Authority are required to contribute 3% of earnings in excess of \$6,000. Additionally, for the year ended June 30, 2023, the Authority was required to contribute 12.03% of covered payroll to the plan. The Authority's contribution to the State PERS for the year ended June 30, 2023 was \$16,354, equal to the required contribution for the year. The Authority's contributions to the State PERS for the years ended June 30, 2022 and June 30, 2021, were \$31,402 and \$34,501, respectively, equal to the required contribution for

each year. Pension contributions are generally funded by the General Fund.

3. Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions - At June 30, 2023, the Authority reported a net pension asset of \$149,606 for its proportionate share of the net pension asset. The net pension asset was measured as of June 30, 2022. The total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of June 30, 2022. As of the June 30, 2022 measurement date, the Authority's proportion was 0.0109 percent and 0.0133 percent. The Authority's proportionate share of the Net Pension Asset, Deferred Outflows of Resources, Deferred Inflows of Resources, and Pension Expense (the Collective Pension Amounts) was determined in accordance with Governmental Accounting Standards Board No. 68, *Accounting and Financial Reporting for Pensions* (GASB 68). The Plan's Management has elected to allocate the employer's proportionate shares of the Collective Pension amounts on the percentage of actual employer contributions. Intra-fund transfers and journal entries associated with payroll adjustments are not included in the allocation.

As of June 30, 2023, the Authority reported deferred inflows and outflows of resources related to pensions from the following sources:

	Deferred Outflows	Deferred Inflows
Net difference between projected and actual earnings experience	\$ 15,449	\$ -
Net difference to change in proportion	-	70,731
Net difference between projected and actual earnings on plan investments	28,710	-
Changes of assumptions	16,176	-
Contributions made after the measurement date	16,354	-
Total	<u>\$ 76,689</u>	<u>\$ 70,731</u>

The \$31,402 of deferred outflows of resources resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2023.

4. Actuarial Assumptions - The collective total pension liability for the June 30, 2022 measurement date was determined by actuarial valuation as of June 30, 2021 and rolled forward to June 30, 2022. These actuarial valuations used the following actuarial assumptions:

Investment rate of return/discount rate*	7.0%
Projected salary increases*	2.5% + Merit
Cost-of-living adjustments	Ad hoc

\*Inflation is included at 2.5%

The total pension liabilities are measured based on assumptions pertaining to the interest rates, inflation rates, and employee demographic behavior in the future years. The assumptions used were based on the results of an actuarial experience study conducted in 2018. It is likely that future experience will not exactly conform to these assumptions. To the extent that actual experience deviates from these assumptions, the emerging liabilities may be higher or lower than anticipated. The more the experience deviates the larger the impact on future financial statements.

Mortality rates were based on the RP-2010 tables with gender adjustments for healthy annuitants and disabled retirees and an adjusted version on MP-2020 mortality improvement scale on a fully generational basis.

Projected benefit payments do not include the effects of projected ad hoc cost-of-living adjustments (ad hoc COLAs) as they are not substantively automatic. The primary considerations relevant to making this determination include the historical patterns of granting the changes and the consistency in the amounts of the changes.

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

Best estimates of geometric real rates of return for each major asset class included in the System's current and expected asset allocation is summarized in the following table:

Asset Class	Long-Term Expected Real Rate of Return	Asset Allocation
Domestic equity	5.7%	31.8%
International equity	5.7%	15.0%
Fixed income	2.0%	23.6%
Alternative investments	7.8%	21.5%
Cash and equivalents	-	8.1%

Discount Rate - The discount rate for all plans used to measure the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at rates determined by the Board of Pension Trustees, actuarially determined. Based on those assumptions, the pension plans fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate - The following presents the collective net pension liability (asset) of the Plan, calculated using the discount rate of 7.0%, as well as what the Plan's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage point higher than the current rate:

	1% Decrease	Discount Rate	1% Increase
\$	312,400	\$ 149,606	\$ 24,463

- Deferred Outflows of Resources and Deferred Inflows of Resources - The components of collective deferred outflows of resources and deferred inflows of resources, other than the difference between the projected and actual earnings on the DPERS investments, are amortized into pension expense over a closed period, which reflects the weighted average remaining service life as of all plan members, beginning the year in which the deferred amount occurs. The amortization period is six years for the State Employees' Plan. The annual difference between the projected and actual earnings on investments is amortized over a five-year closed period beginning the year in which the difference occurs. The amortization of the employer specific proportion deferred outflows (inflows) is amortized over six years.

The cumulative amounts of collective net deferred outflows (inflows) of resources reported as of June 30, 2022 will be recognized in pension expense during the years ended June 30, as follows:

2024	\$	(9,818)
2025		(15,404)
2026		(11,859)
2027		49,994
2028		(11,523)
Thereafter		<u>(11,786)</u>
	\$	<u><u>(10,396)</u></u>

6. Pension Expense - For the year ended June 30, 2023, the Authority recognized pension income of \$12,648.

7. The components of the pension expense for the year ending June 30, 2023, are as follows:

Service Costs	\$	24,874
Interest on Total Pension Liability		89,038
Member Contributions		(9,342)
Administrative Expenses		663
Changes in benefit terms		25,250
Projected Earnings on Plan Investments		(97,047)
Differences between projected and actual earnings on plan investments		(14,257)
Differences between projected and actual experiences with regard to or other inputs in the measurement of total pension liability		6,349
Change in Assumption with regard to factors or other inputs in the measurement of total pension liability		7,903
Net Amortization of deferred amounts from Changes in Proportion		<u>(46,079)</u>
Pension Income	\$	<u><u>(12,648)</u></u>

8. Plan Assets - The Plan's investments are reported at fair value. Fair value for fixed income and equity securities are generally valued based on published market prices and quotations from national security exchanges or securities pricing services. Pooled investments are funds wherein the System owns units or shares of commingled equity, bond, and cash funds. Alternative investments included nontraditional investments, some of which may be illiquid, such as limited partnerships, venture capital funds, or private LLCs.

The State PERS issues a publicly available financial report that includes the financial statements and required supplementary information in conformity with U.S. generally accepted accounting principles as prescribed by the Governmental Accounting Standards Board (GASB). That report may be obtained by writing to the State of Delaware Public Employee Retirement System, McArdle Building, Suite 1, 860 Silver Lake Blvd., Dover, DE 19904, or by calling 1-800-722-7300.

### Non-State Employees

Authority non-state employees are hired by the Authority directly and are eligible for Delaware State Housing Authority employee benefits.

1. Plan Description - Full-time non-state employees are covered by the Housing-Renewal and Local Agency Retirement Plan. The Administrator of the plan is Mercer. The Authority establishes and amends contributions through a General Order which is approved by the Authority's Director. The Plan shall be construed, regulated, and administered according to the laws of the State of Tennessee, where the plan is incorporated, except those

areas preempted by the laws of the United States of America. The Housing-Renewal and Local Agency Retirement Plan provides pension, disability, and death benefits. In general, employees are eligible for pension benefits if they retire at age 65 with at least five years of credited service, or the date on which the employee completes ten (10) years of combined participation in this Plan and their prior plan, if any. The employee is entitled to the full value of their account as of the date of retirement.

2. Funding Policy - This defined contribution plan is funded by contributions from both the covered employees and the Authority. Non-state employees of the Authority are required to contribute 3.5% of their basic salary. The Authority's contribution rate was 10.85% of covered payroll for the year ended June 30, 2023. The Authority's contribution to the Housing Renewal and Local Agency Retirement Plan for the year ended June 30, 2023, was \$716,504 equal to the required contribution for the year. The Authority's contributions to the plan for the years ended June 30, 2021 and June 30, 2020, were \$634,930 and \$610,620, respectively, equal to the required contributions for each year.

#### **F. Contingent liabilities**

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, the Authority expects such amounts, if any, to be immaterial.

Certain conditions may exist as of the date the financial statements are issued which may result in loss to DSHA, but which only will be resolved when one or more future events occur or fail to occur. DSHA's management and its legal counsel assess such contingent liabilities, and such assessment inherently involves an exercise of judgment. In assessing loss contingencies related to legal proceedings that are pending against DSHA or unasserted claims that may result in such proceedings, DSHA's legal counsel evaluates the perceived merits of any legal proceedings or unasserted claims. DSHA did not accrue loss contingencies with respect to litigation as of June 30, 2023.

#### **G. Subsequent events**

The Authority has evaluated subsequent events through the date of issuance of the financial statements and has determined that there have been no events that have occurred that would require adjustment to the disclosures in these financial statements.

DELAWARE STATE HOUSING AUTHORITY  
REQUIRED SUPPLEMENTARY INFORMATION





DELAWARE STATE HOUSING AUTHORITY  
STATE OF DELAWARE EMPLOYEES' PENSION PLAN  
SCHEDULE OF NET PENSION LIABILITY  
AS OF JUNE 30, 2023

Actuarial Valuation Date	Proportion of Collective Net Pension Liability	Proportion of Total Pension (Asset)/Liability	Authority's Covered Payroll	Net Pension Liability as a Percentage of Covered Payroll	Plan's Fiduciary Net Position as a Percentage of Total Pension Liability
6/30/2014	0.048%	\$ 177,377	\$ 878,451	20.2%	95.8%
6/30/2015	0.046%	\$ 307,518	\$ 863,020	35.6%	92.7%
6/30/2016	0.038%	\$ 571,337	\$ 718,116	79.6%	84.1%
6/30/2017	0.038%	\$ 414,818	\$ 493,985	84.0%	85.3%
6/30/2018	0.023%	\$ 292,497	\$ 459,368	63.7%	87.5%
6/30/2019	0.017%	\$ 267,335	\$ 357,909	74.7%	85.4%
6/30/2020	0.013%	\$ 186,376	\$ 279,587	66.7%	87.3%
6/30/2021	0.013%	\$ (156,020)	\$ 256,895	-60.7%	-110.5%
6/30/2022	0.011%	\$ 149,606	\$ 231,749	64.6%	-88.8%

\* Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

DELAWARE STATE HOUSING AUTHORITY  
STATE OF DELAWARE EMPLOYEES' PENSION PLAN  
NOTES TO SCHEDULE OF NET PENSION LIABILITY  
AS OF JUNE 30, 2023

Employer Reporting Date	June 30, 2023	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016
Actuarial Valuation Date	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015	June 30, 2014
Measurement Date	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015
Investment Rate of return/discount rate*	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.2%	7.2%
Projected salary increases*	2.5% + Merit	2.5% + Merit	2.5% + Merit	2.5% + Merit	2.5% + Merit	2.5% + Merit	2.5% + Merit	3.5% to 11.5%
Cost-of-living adjustments	0%	0%	0%	0%	0%	0%	0%	Ad hoc
Mortality rates	Pub-2010 mortality tables with gender adjustments for employees, healthy annuitants, and disabled retirees as well as an adjusted version on MP-2020 mortality improvement scale on a fully generational basis.				RP-2014 tables with gender adjustments for healthy annuitants and disabled retirees and an adjusted version on MP-2015 mortality improvement scale on a fully generational basis.			Mortality rates were based on the Sex distinct RP-2000 combined Mortality Table projected to 2015 scale AA for Males or Females, as appropriate, for mortality improvement.

\*Inflation is included at 2.5%

DELAWARE STATE HOUSING AUTHORITY  
STATE OF DELAWARE EMPLOYEES' PENSION PLAN  
SCHEDULE OF EMPLOYER CONTRIBUTIONS  
AS OF JUNE 30, 2023

Date	Required Employer Contribution	Contributions Recognized in Relation to the Required Employer Contribution	Contribution Deficiency/(Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
6/30/2012	\$ 96,951	\$ 96,951	\$ -	\$ 1,045,858	9.27%
6/30/2013	\$ 91,068	\$ 91,068	\$ -	\$ 929,265	9.80%
6/30/2014	\$ 92,413	\$ 92,413	\$ -	\$ 878,451	10.52%
6/30/2015	\$ 91,739	\$ 91,739	\$ -	\$ 863,020	10.63%
6/30/2016	\$ 76,982	\$ 76,982	\$ -	\$ 718,116	10.72%
6/30/2017	\$ 52,807	\$ 52,807	\$ -	\$ 493,985	10.69%
6/30/2018	\$ 46,856	\$ 46,856	\$ -	\$ 459,368	10.20%
6/30/2019	\$ 46,063	\$ 46,063	\$ -	\$ 357,909	12.87%
6/30/2020	\$ 36,514	\$ 36,514	\$ -	\$ 279,587	13.06%
6/30/2021	\$ 34,501	\$ 34,501	\$ -	\$ 256,895	13.43%
6/30/2022	\$ 31,402	\$ 31,402	\$ -	\$ 231,749	13.55%
6/30/2023	\$ 16,354	\$ 16,354	\$ -	\$ 135,327	12.08%

NOTE TO SCHEDULE OF EMPLOYER CONTRIBUTIONS

The Authority contributes required contribution as defined by the State of Delaware's Operating Budget.

DELAWARE STATE HOUSING AUTHORITY  
RETIREE MEDICAL TRUST FUND  
SCHEDULE OF CHANGES IN NET OPEB LIABILITY  
AS OF JUNE 30, 2023

Measurement Date	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017
Reporting Date	June 30, 2023	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018
Beginning OPEB Liability Balance	\$ 15,985,632	\$ 18,614,876	\$ 14,195,231	\$ 15,280,574	\$ 16,445,290	\$ 17,911,837
Service Cost	659,808	1,017,904	673,326	677,546	776,605	937,606
Interest Cost	357,623	432,031	519,593	615,235	614,727	535,772
Difference Between Expected and Actual Experience	671,450	(2,013,082)	(118,539)	(1,413,621)	(1,186,338)	(39,636)
Change in assumptions	(3,978,707)	(1,897,429)	3,477,124	(842,173)	(1,267,300)	(2,798,750)
Benefit payments	(178,686)	(168,668)	(131,859)	(122,330)	(102,410)	(101,539)
Ending OPEB Liability Balance	\$ 13,517,120	\$ 15,985,632	\$ 18,614,876	\$ 14,195,231	\$ 15,280,574	\$ 16,445,290
Beginning Plan Fiduciary Net Position	\$ 9,795,695	\$ 9,123,931	\$ 8,088,704	\$ 7,096,300	\$ 6,446,869	\$ 5,767,009
Benefit payments	(178,686)	(168,668)	(131,859)	(122,330)	(102,410)	(101,539)
Employer contributions	5,500,260	778,725	784,124	748,852	713,293	732,138
Net Investment Income	(686,006)	71,607	392,662	375,182	50,598	58,061
Administrative expense	(13,910)	(9,900)	(9,700)	(9,300)	(12,050)	(8,800)
Ending Plan Fiduciary Net Position	14,417,353	9,795,695	9,123,931	8,088,704	7,096,300	6,446,869
Net OPEB (Asset) / Liability	\$ (900,233)	\$ 6,189,937	\$ 9,490,945	\$ 6,106,527	\$ 8,184,274	\$ 9,998,421
Cover-Employee Payroll	\$ 4,783,109	\$ 3,957,131	\$ 5,009,664	\$ 4,759,353	\$ 4,612,790	\$ 4,350,000
Net OPEB (Asset) / Liability as a Percentage of Payroll	-18.82%	156.42%	189.45%	128.31%	177.43%	229.85%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	106.66%	61.28%	49.01%	56.98%	46.44%	39.20%

DELAWARE STATE HOUSING AUTHORITY  
RETIREE MEDICAL TRUST FUND  
NOTES TO SCHEDULE OF CHANGES IN NET OPEB LIABILITY  
AS OF JUNE 30, 2023

Valuation date	July 1, 2022	July 1, 2021	July 1, 2020	July 1, 2019	July 1, 2018	July 1, 2016
Measurement date	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017
Actuarial Cost Method	Entry Age Normal	Entry Age Normal	Entry Age Normal	Entry Age Normal	Entry Age Normal	Entry Age Normal
Asset Valuation Method	Market Value	Market Value	Market Value	Market Value	Market Value	Market Value
Actuarial Assumptions:						
Investment Rate of Return	3.54%	2.16%	2.21%	3.51%	3.87%	3.00%
Discount Rate	3.54%	2.16%	2.21%	3.51%	3.87%	2.85%
20 Year Municipal Bond Rate	3.54%	2.16%	2.21%	3.51%	3.87%	2.85%
Municipal Bond Rate Basis	Bond Buyers General Obligation 20 Year Municipal Bond Index					
Inflation Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Ultimate Rate of Medical Inflation						
Pre-65 Trend	7.25% in 2022 decreasing to 4.50% in 2035	7.00% in 2021 decreasing to 4.50% in 2034	6.00% in 2020 decreasing to 4.75% in 2028	6.75% in 2019 decreasing to 4.75% in 2028	7.50% in 2016 decreasing to 4.50% in 2028	6.00% in 2016 decreasing to 4.50% in 2027
Post-65 Trend	8.00% in 2022 decreasing to 4.50% in 2035	6.75% in 2021 decreasing to 4.50% in 2034	5.75% in 2020 decreasing to 4.75% in 2028	6.00% in 2019 decreasing to 4.75% in 2028	8.25% in 2016 decreasing to 4.50% in 2028	5.00% in 2016 decreasing to 4.50% in 2027
Mortality Rate	PUB-2011, "General" Classification projected generationally with Scale MP-2021	PUB-2010, "General" Classification projected generationally with Scale MP-2020	PUB-2010, "General" Classification projected generationally with Scale MP-2019	PUB-2010, "General" Classification projected generationally with Scale MP-2018	RP-2014 Mortality Table projected generationally with scale MP-2015 from the central year.	
Asset Method	Fair Market Value	Fair Market Value	Fair Market Value	Fair Market Value	Fair Market Value	Fair Market Value

\*Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

DELAWARE STATE HOUSING AUTHORITY  
RETIREE MEDICAL TRUST FUND  
SCHEDULE OF CONTRIBUTIONS  
AS OF JUNE 30, 2023

Fiscal Year End Date	Actuarially Determined Contribution	Contributions Recognized by Plan	Contribution Deficiency (Excess)	Covered Employee Payroll	Contribution as a Percentage of Payroll	Rate of Return
6/30/2023	\$ 534,285	\$ 911,537	\$ (377,252)	\$ 4,783,109	19.06%	3.54%
6/30/2022	956,558	5,500,260	(4,543,702)	3,957,131	139.00%	2.16%
6/30/2021	1,476,504	778,725	697,779	5,009,664	15.54%	2.21%
6/30/2020	1,029,396	784,124	245,272	4,759,353	16.48%	3.51%
6/30/2019	1,169,622	748,852	420,770	4,612,790	16.23%	3.87%
6/30/2018	1,169,622	713,293	456,329	4,350,000	16.40%	3.00%
6/30/2017	1,471,550	732,138	739,412	4,350,000	16.83%	3.00%

Notes to Schedule of Contribution

Valuation Date: Actuarially determined contribution rates are calculated as of June 30, one year prior to the end of the fiscal year in which contributions are reported

Actuarial Cost Method:  
Effective July 1, 2022 Entry Age Normal with 30-year open amortization period for the initial unfunded and subsequent actuarial gains /loses.  
Through June 30, 2022 Entry Age Normal with 30-year open amortization period for the unfunded liability

Asset Valuation Method: Market Value

Investment Rate of Return: Net of OPEB plan investment expense, including inflation - detailed by year above.

Retirement Age: Varies

Mortality: PUB-2011, "General" Classification, projected generationally with Scale MP-2021  
Refer to Schedule of Changes in Net OPEB Liability for prior years.

\* Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

DELAWARE STATE HOUSING AUTHORITY  
 RETIREE MEDICAL TRUST FUND  
 SCHEDULE OF ANNUAL MONEY-WEIGHTED RATE OF RETURN ON INVESTMENTS  
 AS OF JUNE 30, 2023

Fiscal Year End Date	Annual Money-Weighted Rate of Return on Investments
6/30/2023	0.54%
6/30/2022	-4.81%
6/30/2021	0.77%
6/30/2020	4.74%
6/30/2019	5.29%
6/30/2018	0.82%
6/30/2017	1.88%

\* Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.



DELAWARE STATE HOUSING AUTHORITY  
STATE OF DELAWARE OTHER POST EMPLOYMENT BENEFITS PLAN  
JUNE 30, 2023

In accordance with GASB No. 75, the following required supplementary information is provided with respect to the Authority's net OPEB Liability. Information prior to 2018 is not readily available.

	June 30, 2023	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018
<u>Schedule of Net OPEB Liability</u>						
Measurement Date	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017
Percentage Proportion	0.0105%	0.0124%	0.0129%	0.0167%	0.0221%	0.0276%
Net OPEB Liability Share	\$ 898,292	\$ 1,247,256	\$ 1,347,483	\$ 1,331,941	\$ 1,812,358	\$ 2,282,581
Employer Covered Payroll	231,749	256,895	279,587	357,909	459,368	493,985
OPEB Liability as a Percentage of Covered Plan's Fiduciary Net Position as a Percentage of Total OPEB Liability	387.61%	485.51%	481.95%	372.15%	394.53%	349.06%
	6.43%	6.06%	4.27%	4.89%	4.44%	4.13%
<u>Schedule of Contributions</u>						
Required Contribution	\$ 21,970	\$ 28,957	\$ 33,025	\$ 35,762	\$ 42,004	\$ 49,585
Actual Contribution	21,970	28,957	33,025	35,762	42,004	49,585
Contribution Deficiency/(Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employer Covered Payroll	\$ 135,327	\$ 231,749	\$ 256,895	\$ 279,587	\$ 357,909	\$ 459,468
Actual contribution as a percentage of covered payroll	16.23%	12.49%	12.86%	12.79%	11.74%	10.79%
<u>Notes to Required Supplementary Information</u>						
Actuarial Valuation Date	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016
Actuarial Cost Method	entry age normal	entry age normal	entry age normal	entry age normal	entry age normal	entry age normal
Discount Rate	3.54%	2.16%	2.21%	3.50%	3.87%	3.58%
Healthcare Trend Rate	5.17%	5.50%	5.60%	6.60%	6.80%	7.00%
Mortality Rate	Pub-2010 General Benefits Weighted Annuity Mortality Table	Pub-2010 General Benefits Weighted Annuity Mortality Table	RP-2014 Total Dataset Employee Mortality Table	RP-2014 Total Dataset Health Annuitant Mortality Table	RP-2014 Total Dataset Health Annuitant Mortality Table	RP-2014 Total Dataset Health Annuitant Mortality Table
<u>Investment Allocation</u>						
Domestic Equity	N/A	N/A	N/A	N/A	20% - 80%	36.70%
International Equity	N/A	N/A	N/A	N/A	20% - 80%	19.20%
Equity	20% - 80%	20% - 80%	20% - 80%	20% - 80%	N/A	N/A
Fixed Income	20% - 80%	20% - 80%	20% - 80%	20% - 80%	20% - 80%	38.10%
Cash and Equivalents *	0.00%	0.00%	0.00%	0.00%	0.00%	6.00%
Alternative Investments						
Illiquid Investments	0% - 30%	0% - 30%	0% - 30%	0% - 30%	N/A	N/A
Other Diversification Investments	0% - 20%	0% - 20%	0% - 20%	0% - 20%	N/A	N/A
<u>Investment Rate of Return</u>						
Domestic Equity	5.70%	5.70%	5.70%	5.70%	5.70%	3.75%
International Equity	5.70%	5.70%	5.70%	5.70%	5.70%	3.75%
Fixed Income	2.00%	2.00%	2.00%	2.00%	2.00%	3.75%
Cash and Equivalents	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Investments	7.80%	7.80%	7.80%	7.80%	N/A	N/A

\* The Fund will rarely be fully invested at the minimum or maximum limits, and some assets will be held in cash.

DELAWARE STATE HOUSING AUTHORITY  
OTHER SUPPLEMENTARY INFORMATION



DELAWARE STATE HOUSING AUTHORITY  
 SCHEDULE OF ACTIVITIES - ENTITY-WIDE  
 FOR THE YEAR ENDED JUNE 30, 2023

EXPENSES	\$ 195,678,356
PROGRAM REVENUE	
Charges for services	14,649,166
Operating grants and contributions	186,781,629
Capital grants and contributions	<u>692,453</u>
NET OPERATING REVENUE	<u>6,444,892</u>
GENERAL REVENUE	
Investment gains/(losses) and miscellaneous earnings	<u>4,560,094</u>
TOTAL GENERAL REVENUE	<u>4,560,094</u>
CHANGE IN NET POSITION	11,004,986
NET POSITION, BEGINNING	<u>633,972,861</u>
NET POSITION, ENDING	<u><u>\$ 644,977,847</u></u>



DELAWARE STATE HOUSING AUTHORITY  
BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS  
JUNE 30, 2023

	DELAWARE EMERGENCY MORTGAGE ASSISTANCE PROGRAM	DELAWARE HOUSING INSURANCE FUND	DELAWARE MORTGAGE MEDIATION PROGRAM	DSHA SECOND MORTGAGE ASSISTANCE LOAN PROGRAM	DELAWARE DEPARTMENT OF JUSTICE MORTGAGE SETTLEMENT FUND	HOUSING REHABILITATION LOAN PROGRAM	STRONG NEIGHBORHOODS HOUSING FUND
<b>ASSETS</b>							
Cash and cash equivalents	\$ 6,685,528	\$ 31,885	\$ -	\$ 7,385,068	\$ 284,972		\$ 3,305,982
Investments	10,744,273	-	26,962	-	-	-	11,238,657
Interfund receivables	64,000	-	-	118	-	-	-
Loans receivable:							
Mortgages receivable, net	4,724,497	-	-	14,007,101	-	353,806	-
Accrued interest & other receivables	476,946	-	-	6,968,510	-	85,878	-
<b>TOTAL ASSETS</b>	<b>\$ 22,695,244</b>	<b>\$ 31,885</b>	<b>\$ 26,962</b>	<b>\$ 28,360,797</b>	<b>\$ 284,972</b>	<b>\$ 439,684</b>	<b>\$ 14,544,639</b>
<b>LIABILITIES &amp; FUND BALANCES</b>							
<b>LIABILITIES</b>							
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred credit	-	-	-	-	-	-	-
Interfund payables	173	50	-	1,518	-	-	-
Escrow deposits	7,067	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>7,240</b>	<b>50</b>	<b>-</b>	<b>1,518</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCES</b>							
Restricted	22,688,004	31,835	26,962	28,359,279	284,972	439,684	14,544,639
Assigned	-	-	-	-	-	-	-
<b>TOTAL FUND BALANCES</b>	<b>22,688,004</b>	<b>31,835</b>	<b>26,962</b>	<b>28,359,279</b>	<b>284,972</b>	<b>439,684</b>	<b>14,544,639</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 22,695,244</b>	<b>\$ 31,885</b>	<b>\$ 26,962</b>	<b>\$ 28,360,797</b>	<b>\$ 284,972</b>	<b>\$ 439,684</b>	<b>\$ 14,544,639</b>

HOME 4 GOOD PROGRAM	PRE DEVELOPMENT LOAN PROGRAM	NEIGHBOR- WORKS PROJECT REINVEST	WILMINGTON SENIOR TAX ASSISTANCE PROGRAM	STUDENT EMERGENCY ASSISTANCE	SUSTAINABLE ENERGY UTILITY LOAN FUND	DOWN PAYMENT ASSISTANCE PROGRAM	STATE SUPPLEMENTAL FUND	DSHA LAND BANK PROGRAM	TOTAL NONMAJOR GOVERNMENTAL FUNDS
\$ 1,372,662	\$ 475,302	\$ 12,240	\$ 19,643	\$ 50	\$ 709,728	\$ -	\$ -	\$ 3,853,673	\$ 24,136,733
-	-	-	-	-	-	-	200	50	22,010,142
-	-	-	-	-	-	-	-	-	64,118
-	21,198	-	-	-	1,301,637	117,000	-	1,146,377	21,671,616
-	-	-	-	-	-	-	-	5,732	7,537,066
<u>\$ 1,372,662</u>	<u>\$ 496,500</u>	<u>\$ 12,240</u>	<u>\$ 19,643</u>	<u>\$ 50</u>	<u>\$ 2,011,365</u>	<u>\$ 117,000</u>	<u>\$ 200</u>	<u>\$ 5,005,832</u>	<u>\$ 75,419,675</u>
\$ -	\$ -	\$ -	\$ -	\$ -	11,365	\$ -	\$ -	\$ -	11,365
-	-	-	-	-	-	-	-	-	-
-	-	-	-	50	-	117,000	200	100	119,091
-	-	-	-	-	-	-	-	-	7,067
-	-	-	-	50	11,365	117,000	200	100	137,523
1,372,662	496,500	12,240	-	-	2,000,000	-	-	5,005,732	75,262,509
-	-	-	19,643	-	-	-	-	-	19,643
<u>1,372,662</u>	<u>496,500</u>	<u>12,240</u>	<u>19,643</u>	<u>-</u>	<u>2,000,000</u>	<u>-</u>	<u>-</u>	<u>5,005,732</u>	<u>75,282,152</u>
<u>\$ 1,372,662</u>	<u>\$ 496,500</u>	<u>\$ 12,240</u>	<u>\$ 19,643</u>	<u>\$ 50</u>	<u>\$ 2,011,365</u>	<u>\$ 117,000</u>	<u>\$ 200</u>	<u>\$ 5,005,832</u>	<u>\$ 75,419,675</u>

DELAWARE STATE HOUSING AUTHORITY  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2023

	DELAWARE EMERGENCY MORTGAGE ASSISTANCE PROGRAM	DELAWARE HOUSING INSURANCE FUND	DELAWARE MORTGAGE MEDIATION PROGRAM	DSHA SECOND MORTGAGE ASSISTANCE LOAN PROGRAM	DELAWARE DEPARTMENT OF JUSTICE MORTGAGE SETTLEMENT FUND	HOUSING REHABILITATION LOAN PROGRAM	STRONG NEIGHBORHOODS HOUSING FUND
<b>REVENUES</b>							
Interest income:							
Investments	\$ 60,045	\$ -	\$ 359	\$ -	\$ -	\$ -	\$ 180,258
Loans	93,882	-	-	703,548	-	16,975	-
Total interest income	153,927	-	359	703,548	-	16,975	180,258
Payments from primary government	-	-	-	-	-	-	4,000,000
Gains/(losses) on investments	-	-	-	-	-	-	-
Fees	-	-	59,100	1,375	-	-	-
Other revenue	1,828,621	-	-	-	-	6,053	-
<b>TOTAL REVENUES</b>	<b>1,982,548</b>	<b>-</b>	<b>59,459</b>	<b>704,923</b>	<b>-</b>	<b>23,028</b>	<b>4,180,258</b>
<b>EXPENDITURES</b>							
Current:							
Affordable rental housing	-	-	-	-	-	-	-
Community rehabilitation	-	-	-	-	-	-	5,109,981
Home ownership	226,127	-	47,700	699,024	67,950	-	-
Housing rehabilitation	-	-	-	-	-	14,493	-
<b>TOTAL EXPEDITURES</b>	<b>226,127</b>	<b>-</b>	<b>47,700</b>	<b>699,024</b>	<b>67,950</b>	<b>14,493</b>	<b>5,109,981</b>
<b>EXCESS/(DEFICIT) REVENUE OVER EXPENDITURES</b>	<b>1,756,421</b>	<b>-</b>	<b>11,759</b>	<b>5,899</b>	<b>(67,950)</b>	<b>8,535</b>	<b>(929,723)</b>
<b>OTHER FINANCING SOURCES (USES)</b>							
Debt Proceeds	-	-	-	-	-	-	-
Transfers in	-	-	-	80,350	-	-	-
Transfers out	-	(309,770)	(7,362)	(3,492,257)	-	(80,250)	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(309,770)</b>	<b>(7,362)</b>	<b>(3,411,907)</b>	<b>-</b>	<b>(80,250)</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>1,756,421</b>	<b>(309,770)</b>	<b>4,397</b>	<b>(3,406,008)</b>	<b>(67,950)</b>	<b>(71,715)</b>	<b>(929,723)</b>
FUND BALANCES, BEGINNING	20,931,583	341,605	22,565	31,765,287	352,922	511,399	15,474,362
<b>FUND BALANCES, ENDING</b>	<b>\$ 22,688,004</b>	<b>\$ 31,835</b>	<b>\$ 26,962</b>	<b>\$ 28,359,279</b>	<b>\$ 284,972</b>	<b>\$ 439,684</b>	<b>\$ 14,544,639</b>



HOME 4 GOOD PROGRAM	PRE DEVELOPMENT LOAN PROGRAM	NEIGHBOR- WORKS PROJECT REINVEST	WILMINGTON SENIOR TAX ASSISTANCE PROGRAM	STUDENT EMERGENCY ASSISTANCE	SUSTAINABLE ENERGY UTILITY LOAN FUND	DOWN PAYMENT ASSISTANCE PROGRAM	STATE SUPPLEMENTAL FUND	DSHA LAND BANK PROGRAM	TOTAL NONMAJOR GOVERNMENTAL FUNDS
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	240,662
-	-	-	-	-	-	-	-	5,732	820,137
-	-	-	-	-	-	-	-	5,732	1,060,799
-	-	-	-	-	-	-	-	-	4,000,000
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	60,475
300,000	-	-	-	-	-	-	-	-	2,134,674
300,000	-	-	-	-	-	-	-	5,732	7,255,948
846,510	-	-	-	-	-	-	-	-	846,510
-	-	-	-	90,000	-	-	-	-	5,199,981
-	-	-	-	-	-	-	-	-	1,040,801
-	-	-	-	-	-	-	-	-	14,493
846,510	-	-	-	90,000	-	-	-	-	7,101,785
(546,510)	-	-	-	(90,000)	-	-	-	5,732	154,163
-	-	-	-	-	1,000,000	-	-	-	1,000,000
1,500,000	-	-	-	-	-	-	-	5,000,000	6,500,100
(500,000)	-	-	-	-	-	-	-	-	(4,309,389)
1,000,000	-	-	-	-	1,000,000	-	-	5,000,000	3,190,711
453,490	-	-	-	(90,000)	1,000,000	-	-	5,005,732	3,344,874
919,172	496,500	12,240	19,643	90,000	1,000,000	-	-	-	71,937,278
\$ 1,372,662	\$ 496,500	\$ 12,240	\$ 19,643	\$ -	\$ 2,000,000	\$ -	\$ -	\$ 5,005,732	\$ 75,282,152

\* Net of \$80,250 of transfers between non-major funds

DELAWARE STATE HOUSING AUTHORITY  
SCHEDULE OF NET POSITION - PROPRIETARY FUND - SUBFUNDS OF THE FEDERAL PROGRAMS ENTERPRISE FUND  
JUNE 30, 2023

	COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS	FAMILY UNIFICATION PROGRAM	HOME INVESTMENT PARTNERSHIP PROGRAM	HOUSING TRUST FUND	EMERGENCY RENTAL ASSISTANCE PROGRAM	MOVING TO WORK DEMONSTRATION PROGRAM	HOMEOWNER ASSISTANCE FUND
<b>ASSETS</b>							
<b>Current Assets:</b>							
Cash and cash equivalents	\$ 107,114	\$ 106,408	\$ 4,324	\$ 84,041	\$ 8,453,942	\$ 5,767,525	\$ 3,955,223
Investments	-	-	6,813,343	-	25,641,736	408,791	15,589,791
Accrued interest and other receivables	151	-	-	140,778	105,503	153,948	290,809
Grants receivable-U.S. Dept of HUD	1,935	-	9,961	3,556	-	2,800	-
Interfund receivables	-	-	-	-	-	58,505	-
Prepaid expenses	-	24,102	-	-	-	406,407	-
Total current assets	109,200	130,510	6,827,628	228,375	34,201,181	6,797,976	19,835,823
<b>Non-Current Assets:</b>							
Cash, restricted for payment of escrows	-	101,225	-	-	-	1,812,379	-
Investments	-	-	7,708,281	32,635	-	-	-
Mortgages receivable, net	-	-	59,252,442	9,552,795	-	-	-
Accrued interest and other receivables, net	-	-	13,209,564	-	-	-	-
Interfund receivables	29,946	-	-	-	-	-	-
Capital assets not being depreciated	-	-	-	-	-	976,077	-
Capital assets net of accumulated depreciation	-	-	-	-	215,850	3,479,577	116,982
Total non-current assets	29,946	101,225	80,170,287	9,585,430	215,850	6,268,033	116,982
<b>TOTAL ASSETS</b>	<b>139,146</b>	<b>231,735</b>	<b>86,997,915</b>	<b>9,813,805</b>	<b>34,417,031</b>	<b>13,066,009</b>	<b>19,952,805</b>
<b>LIABILITIES</b>							
<b>Current Liabilities:</b>							
Accounts payable	10,048	-	20,278	5,164	477,210	509,925	947,966
Unearned Revenue	-	-	-	-	34,774,584	-	18,886,463
Due St of Delaware-pension costs	-	-	-	-	-	-	-
Interfund payables	16,300	-	3,600	4,200	-	33,269	18,856
Lease payable	-	-	-	-	-	83,044	-
Subscription Payable	-	-	-	-	164,432	-	99,606
Compensated absences payable	2,973	-	2,917	1,431	-	20,249	4,153
Total current liabilities	29,321	-	26,795	10,795	35,416,226	646,487	19,957,044
<b>Non-Current Liabilities:</b>							
Interfund payables	-	30,000	128,617	105,894	-	505,050	-
Lease payable	-	-	-	-	-	268,583	-
Subscription Payable	-	-	-	-	-	-	-
Compensated absences payable	30,900	-	19,577	7,118	7,135	225,739	-
Escrow deposits	75,000	101,225	7,708,281	32,635	-	1,870,136	-
Total non-current liabilities	105,900	131,225	7,856,475	145,647	7,135	2,869,508	-
<b>TOTAL LIABILITIES</b>	<b>135,221</b>	<b>131,225</b>	<b>7,883,270</b>	<b>156,442</b>	<b>35,423,361</b>	<b>3,515,995</b>	<b>19,957,044</b>
<b>NET POSITION</b>							
Invested in capital assets	-	-	-	-	51,418	4,104,027	17,376
Restricted by federal regulations	3,925	100,510	79,114,645	9,657,363	-	5,445,987	-
Unrestricted	-	-	-	-	(1,057,748)	-	(21,615)
<b>TOTAL NET POSITION</b>	<b>\$ 3,925</b>	<b>\$ 100,510</b>	<b>\$ 79,114,645</b>	<b>\$ 9,657,363</b>	<b>\$ (1,006,330)</b>	<b>\$ 9,550,014</b>	<b>\$ (4,239)</b>

EMERGENCY HOUSING VOUCHER PROGRAM	SECOND CHANCE ACT/ I-ADAPT HOUSING PROGRAM	SECTION 8 CONTRACT ADMINISTRATION PROGRAM	2017 MAINSTREAM VOUCHER PROGRAM	SECTION 811 PROJECT RENTAL ASSISTANCE DEMONSTRATION PROGRAM	COMMUNITY REINVESTMENT FUND	AMERICAN RESCUE PLAN ACT	TOTAL FEDERAL PROGRAMS
\$ 85,254	\$ 3,088	\$ 999,409	\$ 49,997	\$ 21,979	\$ 50	\$ 9,028,724	\$ 28,667,078
-	-	-	-	-	62	130,434	48,584,157
-	-	-	67	-	-	-	691,256
-	-	247,884	-	1,861	-	-	267,997
-	-	-	-	-	-	-	58,505
9,188	-	3,380,724	48,821	66,260	-	-	3,935,502
94,442	3,088	4,628,017	98,885	90,100	112	9,159,158	82,204,495
-	-	-	-	-	-	-	1,913,604
-	-	-	-	-	-	-	7,740,916
-	-	-	-	-	-	-	68,805,237
-	-	-	-	-	-	-	13,209,564
-	-	-	-	-	-	-	29,946
-	-	-	-	-	-	-	976,077
-	-	-	-	-	-	-	3,812,409
-	-	-	-	-	-	-	96,487,753
94,442	3,088	4,628,017	98,885	90,100	112	9,159,158	178,692,248
-	-	39,952	3,276	-	-	-	2,013,819
69,442	-	-	-	-	-	9,152,776	62,883,265
-	-	-	-	-	-	-	-
-	-	250,000	-	-	-	698	326,923
-	-	-	-	-	-	-	83,044
-	-	-	-	-	-	-	264,038
-	-	4,154	-	-	-	-	35,877
69,442	-	294,106	3,276	-	-	9,153,474	65,606,966
25,000	50	3,200,000	100,050	90,100	50	500	4,185,311
-	-	-	-	-	-	-	268,583
-	-	-	-	-	-	-	-
-	-	95,346	-	-	-	-	385,815
-	-	-	-	-	-	-	9,787,277
25,000	50	3,295,346	100,050	90,100	50	500	14,626,986
94,442	50	3,589,452	103,326	90,100	50	9,153,974	80,233,952
-	-	-	-	-	-	-	4,172,821
-	3,038	1,038,565	-	-	62	5,184	95,369,279
-	-	-	(4,441)	-	-	-	(1,083,804)
\$ -	\$ 3,038	\$ 1,038,565	\$ (4,441)	\$ -	\$ 62	\$ 5,184	\$ 98,458,296

DELAWARE STATE HOUSING AUTHORITY  
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION - PROPRIETARY FUND -  
SUBFUNDS OF THE FEDERAL PROGRAMS ENTERPRISE FUND  
FOR THE YEAR ENDED JUNE 30, 2023

	COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS	FAMILY UNIFICATION PROGRAM	HOME INVESTMENT PARTNERSHIP PROGRAM	HOUSING TRUST FUND	EMERGENCY RENTAL ASSISTANCE PROGRAM	MOVING TO WORK DEMONSTRATION PROGRAM	HOMEOWNER ASSISTANCE FUND
<b>OPERATING REVENUES</b>							
Interest income on loans	\$ -	\$ -	\$ 540,756	\$ 106,890	\$ -	\$ -	\$ -
Federal housing program grants	5,814,753	342,600	1,272,841	3,290,595	58,726,876	11,359,573	30,765,327
Rental income	-	-	-	-	-	619,457	-
Miscellaneous	(6,044)	-	13,126	-	-	625,886	-
<b>TOTAL OPERATING REVENUES</b>	<b>5,808,709</b>	<b>342,600</b>	<b>1,826,723</b>	<b>3,397,485</b>	<b>58,726,876</b>	<b>12,604,916</b>	<b>30,765,327</b>
<b>OPERATING EXPENSES</b>							
Administrative	475,372	-	596,328	407,494	7,865,260	3,230,361	4,493,995
Grants and housing assistance payments	5,328,479	329,753	1,074,647	-	51,479,610	7,234,443	26,146,562
Public housing maintenance & utilities	-	-	-	-	-	1,882,394	-
Depreciation & Amortization	-	-	-	-	198,582	738,223	107,624
<b>TOTAL OPERATING EXPENSES</b>	<b>5,803,851</b>	<b>329,753</b>	<b>1,670,975</b>	<b>407,494</b>	<b>59,543,452</b>	<b>13,085,421</b>	<b>30,748,181</b>
<b>OPERATING INCOME/(LOSS)</b>	<b>4,858</b>	<b>12,847</b>	<b>155,748</b>	<b>2,989,991</b>	<b>(816,576)</b>	<b>(480,505)</b>	<b>17,146</b>
<b>NON-OPERATING INCOME/(EXPENSES)</b>							
Investment income	-	-	80,245	-	183,950	4,860	500
Interest Expense	-	-	-	-	(7,361)	(18,896)	(4,459)
Gain/(Loss) on Disposal of Property	-	-	-	-	-	-	-
<b>TOTAL NON-OPERATING INCOME/EXPENSES)</b>	<b>-</b>	<b>-</b>	<b>80,245</b>	<b>-</b>	<b>176,589</b>	<b>(14,036)</b>	<b>(3,959)</b>
<b>INCOME/(LOSS) BEFORE CAPITAL GRANTS AND OPERATING TRANSFERS</b>							
	4,858	12,847	235,993	2,989,991	(639,987)	(494,541)	13,187
Capital grants and contributions	-	-	-	-	-	692,453	-
Transfers in	-	-	-	-	517,940	-	-
Transfers out	-	-	-	-	-	-	(17,940)
<b>CHANGE IN NET POSITION</b>	<b>4,858</b>	<b>12,847</b>	<b>235,993</b>	<b>2,989,991</b>	<b>(122,047)</b>	<b>197,912</b>	<b>(4,753)</b>
NET POSITION, BEGINNING	(933)	87,663	78,878,652	6,667,372	(884,283)	9,352,102	514
<b>NET POSITION, ENDING</b>	<b>\$ 3,925</b>	<b>\$ 100,510</b>	<b>\$ 79,114,645</b>	<b>\$ 9,657,363</b>	<b>\$ (1,006,330)</b>	<b>\$ 9,550,014</b>	<b>\$ (4,239)</b>

EMERGENCY HOUSING VOUCHER PROGRAM	SECOND CHANCE ACT/ I-ADAPT HOUSING PROGRAM	SECTION 8 CONTRACT ADMINISTRATION	2017 MAINSTREAM VOUCHER PROGRAM	SECTION 811 PROJECT RENTAL ASSISTANCE DEMONSTRATION PROGRAM	COMMUNITY REINVESTMENT FUND	AMERICAN RESCUE PLAN ACT	TOTAL FEDERAL PROGRAMS
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 647,646
104,558	-	43,704,290	552,137	803,105	-	1,192,224	157,928,879
-	-	-	-	-	-	-	619,457
-	-	-	-	1,248	-	-	634,216
104,558	-	43,704,290	552,137	804,353	-	1,192,224	159,830,198
-	-	1,540,826	68,419	-	-	-	18,678,055
104,558	-	42,206,207	520,552	803,105	-	1,192,224	136,420,140
-	-	-	-	-	-	-	1,882,394
-	-	-	-	-	-	-	1,044,429
104,558	-	43,747,033	588,971	803,105	-	1,192,224	158,025,018
-	-	(42,743)	(36,834)	1,248	-	-	1,805,180
-	-	-	-	-	-	5,184	274,739
-	-	-	-	-	-	-	(30,716)
-	-	-	-	-	-	-	-
-	-	-	-	-	-	5,184	244,023
-	-	(42,743)	(36,834)	1,248	-	5,184	2,049,203
-	-	-	-	-	-	-	692,453
-	-	-	-	-	-	-	500,000
-	-	-	-	-	-	-	-
-	-	(42,743)	(36,834)	1,248	-	5,184	3,241,656
-	3,038	1,081,308	32,393	(1,248)	62	-	95,216,640
\$ -	\$ 3,038	\$ 1,038,565	\$ (4,441)	\$ -	\$ 62	\$ 5,184	\$ 98,458,296

DELAWARE STATE HOUSING AUTHORITY  
SCHEDULE OF NET POSITION - PROPRIETARY FUND - SUBFUNDS OF THE SINGLE FAMILY  
PROGRAM ENTERPRISE FUND  
JUNE 30, 2023

	SINGLE FAMILY MORTGAGE REVENUE BOND SERIES 2007D-2018A	DSHA MORTGAGE BACKED SECURITIES PURCHASE PROGRAM	TOTAL SINGLE FAMILY PROGRAMS
<b>ASSETS</b>			
Current Assets:			
Cash and cash equivalents	\$ 12,368	\$ 6,533,263	\$ 6,545,631
Investments	106,477	26,232,122	26,338,599
Accrued interest and other receivables	1,245	153,149	154,394
Total current assets	120,090	32,918,534	33,038,624
Non-Current Assets:			
Investments	-	9,517,755	9,517,755
Securitized mortgage loans, net	21,582,036	-	21,582,036
Mortgage loan receivable, net	-	-	-
Accrued interest and other receivables	70,327	-	70,327
Total non-current assets	21,652,363	9,517,755	31,170,118
<b>TOTAL ASSETS</b>	<b>21,772,453</b>	<b>42,436,289</b>	<b>64,208,742</b>
<b>LIABILITIES</b>			
Current Liabilities:			
Accounts payable	5,000	69	5,069
Interfund payables	-	35,730	35,730
Total current liabilities	5,000	35,799	40,799
Non-Current Liabilities:			
Revenue bonds payable	21,275,568	-	21,275,568
Total non-current liabilities	21,275,568	-	21,275,568
<b>TOTAL LIABILITIES</b>	<b>21,280,568</b>	<b>35,799</b>	<b>21,316,367</b>
<b>DEFERRED INFLOW OF RESOURCES</b>			
Deferred amount on bond refunding	1,575,795	-	1,575,795
<b>TOTAL DEFERRED INFLOW OF RESOURCES</b>	<b>1,575,795</b>	<b>-</b>	<b>1,575,795</b>
<b>NET POSITION</b>			
Restricted by bond covenants		42,400,490	42,400,490
Unrestricted	(1,083,910)	-	(1,083,910)
<b>TOTAL NET POSITION</b>	<b>\$ (1,083,910)</b>	<b>\$ 42,400,490</b>	<b>\$ 41,316,580</b>

DELAWARE STATE HOUSING AUTHORITY  
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION - PROPRIETARY  
FUND SUBFUNDS OF THE SINGLE FAMILY PROGRAMS ENTERPRISE FUND  
FOR THE YEAR ENDED JUNE 30, 2023

	SINGLE FAMILY MORTGAGE REVENUE BOND SERIES 2007D-2018A	DSHA MORTGAGE BACKED SECURITIES PURCHASE PROGRAM	TOTAL SINGLE FAMILY PROGRAMS
<b>OPERATING REVENUES</b>			
Interest income on loans	\$ 874,805	\$ -	\$ 874,805
Amortization of deferred revenues	105,056	-	105,056
Miscellaneous	-	110,629	110,629
<b>TOTAL OPERATING REVENUES</b>	<b>979,861</b>	<b>110,629</b>	<b>1,090,490</b>
<b>OPERATING EXPENSES</b>			
Interest expense on bonds	652,385	-	652,385
Administrative	-	7,813	7,813
Loan servicing fees	-	-	-
Amortization of deferred expenses	-	-	-
Other expenses	14,999	-	14,999
<b>TOTAL OPERATING EXPENSES</b>	<b>667,384</b>	<b>7,813</b>	<b>675,197</b>
<b>OPERATING INCOME/(LOSS)</b>	<b>312,477</b>	<b>102,816</b>	<b>415,293</b>
<b>NON-OPERATING INCOME/(EXPENSES)</b>			
Investment income	1,544	3,363,836	3,365,380
Change in fair value of investments	(830,663)	(222,489)	(1,053,152)
<b>TOTAL NON-OPERATING INCOME/(EXPENSES)</b>	<b>(829,119)</b>	<b>3,141,347</b>	<b>2,312,228</b>
<b>INCOME/(LOSS) BEFORE OPERATING TRANSFERS</b>	<b>(516,642)</b>	<b>3,244,163</b>	<b>2,727,521</b>
Transfers in	-	959,430	959,430
Transfers out	(400,664)	(677,899)	(1,078,563)
<b>CHANGE IN NET POSITION</b>	<b>(917,306)</b>	<b>3,525,694</b>	<b>2,608,388</b>
<b>NET POSITION, BEGINNING</b>	<b>(166,604)</b>	<b>38,874,796</b>	<b>38,708,192</b>
<b>NET POSITION, ENDING</b>	<b>\$ (1,083,910)</b>	<b>\$ 42,400,490</b>	<b>\$ 41,316,580</b>

DELAWARE STATE HOUSING AUTHORITY  
SCHEDULE OF REVENUE BONDS PAYABLE  
FOR THE YEAR ENDED JUNE 30, 2023

The details of and changes in the Authority's mortgage revenue bonds during the Year Ended June 30, 2023 are as follows:

Bond Issue	Interest Rate	Final Maturity Date	Bonds Outstanding June 30, 2022	Called	Bonds Outstanding June 30, 2023
Single Family Mortgage Revenue Bonds 2013 Series A	2.60%	2043	\$ 14,699,086	\$ (1,229,056)	\$ 13,470,030
Single Family Mortgage Revenue Bonds 2018 Series A	3.48%	2048	8,917,726	(937,125)	7,980,601
TOTAL			\$ 23,616,812	\$ (2,166,181)	\$ 21,450,631

Tax exemption - interest on bonds is not includable in gross income for purposes of federal income taxation with the following exceptions:

Single Family Mortgage Revenue Bonds 2013-1 NIBP (original issue amount of \$58,150,000).

All SMAL Mortgage Revenue Bonds.



DELAWARE STATE HOUSING AUTHORITY  
 SUPPLEMENTAL STATEMENT OF PUBLIC HOUSING ACTUAL MODERNIZATION CAPITAL FUND  
 GRANT COSTS  
 AS OF JUNE 30, 2023

ANNUAL CONTRIBUTIONS CONTRACT P-4520

	PROJECT NUMBER			TOTAL
	DE26-P004- 501.20	DE26-P004- 501.21	DE26-P004- 501.22	
Funds advanced	\$ 1,043,413	\$ 213,341	\$ 71,954	\$ 1,328,708
Management improvements	404,795	-	-	404,795
Site improvements	498,574	89,268	-	587,842
Dwelling structures	-	-	-	-
Dwelling equipment - nonexpendable	-	-	-	-
Nondwelling structures/equipment	-	-	-	-
Administration	140,044	124,073	71,954	336,071
Fees and costs	-	-	-	-
Funds expended	1,043,413	213,341	71,954	1,328,708
Excess (deficiency) of funds advanced	\$ -	\$ -	\$ -	\$ -

**DELAWARE STATE HOUSING AUTHORITY**

**NOTES TO SUPPLEMENTAL STATEMENT OF PUBLIC HOUSING ACTUAL MODERNIZATION  
CAPITAL FUND GRANT COSTS**

**ANNUAL CONTRIBUTIONS CONTRACT**

HUD regulations prescribe the accounting principles and financial reporting requirements to be followed by the Authority in the preparation of supplemental schedules prepared under the annual contributions contracts.



# Statistical Section

**DELAWARE STATE HOUSING AUTHORITY  
STATISTICAL SECTION  
(Unaudited)**

This part of the Delaware State Housing Authority's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures and required supplemental information says about the Authority's overall financial health.

<b>Index</b>	<b>Page</b>
<b>Financial Trends</b> These schedules contain trend information to help the reader understand how the Authority's financial performance and well-being have changed over time.	104-108
<b>Revenue Capacity</b> These schedules contain information to help the reader assess the Authority's most significant revenue source, interest income on mortgages receivable.	109-110
<b>Debt Capacity</b> These schedules present information to help the reader assess the affordability of the Authority's current level of outstanding debt and the Authority's ability to issue additional debt in the future.	111-113
<b>Demographic and Economic Information</b> These schedules offer demographic and economic indicators to help the reader understand the environment within which the Authority's financial activities take place.	114-115
<b>Operating Information</b> These schedules contain services and infrastructure data to help the reader understand how the information in the Authority's financial report relates to the services the Authority provided and the services it performs.	116-118

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual reports for the relevant year.



**Delaware State Housing Authority  
Financial Trends Information  
Net Position by Component  
Last Ten Fiscal Years**

	2014	2015	2016	2017*	2018	2019	2020	2021	2022	2023
<b>Governmental activities</b>										
Invested in capital assets	\$ 1,763,891	\$ 1,366,731	\$ 1,258,030	\$ 1,149,328	\$ 1,203,934	\$ 1,098,484	\$ 1,720,849	\$ 2,693,416	\$ 2,655,815	\$ 2,509,097
Restricted by federal and state regulations	256,990,349	276,502,639	296,297,300	299,560,858	312,030,768	322,991,442	342,635,792	350,843,761	433,502,011	408,660,487
Restricted for Authority Loan Program	11,110,864	5,241,125	4,713,758	44,720,116	38,180,523	72,544,415	57,265,641	27,678,344	24,177,750	27,629,801
Unrestricted, for Authority's purposes	29,106,074	35,244,454	34,379,912	16,383,146	14,899,769	15,594,188	29,581,854	80,583,818	39,712,453	66,403,586
Total governmental activities net position	<u>\$ 298,971,178</u>	<u>\$ 318,354,949</u>	<u>\$ 336,649,000</u>	<u>\$ 361,813,448</u>	<u>\$ 366,314,994</u>	<u>\$ 412,228,529</u>	<u>\$ 431,204,136</u>	<u>\$ 461,799,339</u>	<u>\$ 500,048,029</u>	<u>\$ 505,202,971</u>
<b>Business-type activities</b>										
Invested in capital assets	\$ 15,297,862	\$ 14,180,860	\$ 13,377,242	\$ 12,123,372	\$ 8,499,337	\$ 7,594,602	\$ 7,207,279	\$ 5,102,837	\$ 4,296,771	\$ 4,172,821
Restricted by federal and state regulations	66,226,063	69,456,041	73,654,104	74,469,961	76,026,998	79,198,513	86,049,126	88,422,678	91,806,333	95,369,279
Restricted by bond covenants	51,724,585	53,207,589	57,705,804	53,484,174	44,437,080	34,260,410	43,191,935	50,418,862	38,874,797	42,400,490
Unrestricted, for Authority's purposes	-	-	-	-	-	-	-	(1,027,088)	(1,053,069)	(2,167,714)
Total business-type activities net position	<u>\$ 133,248,510</u>	<u>\$ 136,844,490</u>	<u>\$ 144,737,150</u>	<u>\$ 140,077,507</u>	<u>\$ 128,963,415</u>	<u>\$ 121,053,525</u>	<u>\$ 136,448,340</u>	<u>\$ 142,917,289</u>	<u>\$ 133,924,832</u>	<u>\$ 139,774,876</u>
<b>Entity-wide</b>										
Invested in capital assets	\$ 17,061,753	\$ 15,547,591	\$ 14,635,272	\$ 13,272,700	\$ 9,703,271	\$ 8,693,086	\$ 8,928,128	\$ 7,796,253	\$ 6,952,586	\$ 6,681,918
Restricted by federal and state regulations	323,216,412	345,958,680	369,951,404	374,030,819	388,057,766	402,189,955	428,684,918	439,266,439	525,308,344	504,029,766
Restricted by bond covenants	51,724,585	53,207,589	57,705,804	53,484,174	44,437,080	34,260,410	43,191,935	50,418,862	38,874,797	42,400,490
Restricted for Authority Loan Program	11,110,864	5,241,125	4,713,758	44,720,116	38,180,523	72,544,415	57,265,641	27,678,344	24,177,750	27,629,801
Unrestricted, for Authority's purposes	29,106,074	35,244,454	34,379,912	16,383,146	14,899,769	15,594,188	29,581,854	79,556,730	38,659,384	64,235,872
Total entity-wide net position	<u>\$ 432,219,688</u>	<u>\$ 455,199,439</u>	<u>\$ 481,386,150</u>	<u>\$ 501,890,955</u>	<u>\$ 495,278,409</u>	<u>\$ 533,282,054</u>	<u>\$ 567,652,476</u>	<u>\$ 604,716,628</u>	<u>\$ 633,972,861</u>	<u>\$ 644,977,847</u>

\* The Authority implemented GASB No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions," during Fiscal Year 2018. This statement improves accounting and financial reporting by state and local governments for postemployment benefits other than pensions (other postemployment benefits or OPEB). Fund balances for Fiscal Year 2017 have been restated to reflect these categories.

**Delaware State Housing Authority  
Financial Trends Information  
Changes in Net Position  
Last Ten Fiscal Years**

	2014	2015	2016	2017*	2018	2019	2020	2021	2022	2023
<b>Expenses</b>										
Governmental activities:										
Administrative	\$ 5,071,861	\$ 4,776,262	\$ 5,000,961	\$ 5,316,364	\$ 5,438,058	\$ 4,353,427	\$ 4,562,047	\$ 4,507,179	\$ 3,881,785	\$ 7,197,811
Affordable rental housing	5,226,568	9,176,783	8,651,108	10,212,616	11,158,589	10,053,889	14,028,328	12,430,622	13,958,697	12,055,658
Community rehabilitation		360,165	2,418,857	3,936,342	6,610,951	4,316,312	7,201,234	3,746,535	6,446,717	16,638,662
Home ownership	1,960,558	2,934,677	1,627,637	3,472,145	3,209,735	2,592,994	2,014,791	1,363,329	434,482	1,040,801
Housing rehabilitation	49,259	138,598	16,473	65,128	393,767	98,911	23,114	15,040	15,224	14,493
Total governmental activities expenses	\$ 12,308,246	\$ 17,386,485	\$ 17,715,036	23,002,595	26,811,100	21,415,533	27,829,514	22,062,705	24,736,905	36,947,425
Business-type activities:										
Affordable rental housing	51,523,848	51,847,187	52,488,557	56,793,428	59,690,280	58,061,235	61,269,446	87,783,516	150,230,667	152,626,932
Community rehabilitation	4,611,321	3,850,871	3,149,733	3,332,987	2,607,042	2,516,189	1,971,268	4,759,810	9,140,430	5,428,802
Home ownership	24,295,925	20,066,800	16,968,536	13,209,188	10,341,553	7,535,982	4,486,909	2,587,277	816,955	675,197
Total business-type activities expenses	80,431,094	75,764,858	72,606,826	73,335,603	72,638,875	68,113,406	67,727,623	95,130,603	160,188,052	158,730,931
Total entity-wide expenses	\$ 92,739,340	\$ 93,151,343	\$ 90,321,862	\$ 96,338,198	\$ 99,449,975	\$ 89,528,939	\$ 95,557,137	\$ 117,193,308	\$ 184,924,957	\$ 195,678,356
<b>Program Revenues</b>										
Governmental activities:										
Charges for services										
Administrative	\$ 948,410	\$ 2,091,887	\$ 1,599,871	\$ 1,916,786	\$ 2,708,294	\$ 4,105,227	\$ 1,807,241	\$ 4,628,937	\$ 5,320,022	\$ 4,580,094
Affordable rental housing	4,615,235	4,312,379	4,445,677	4,747,453	5,091,215	4,714,788	4,896,142	4,994,674	6,124,143	4,367,709
Community rehabilitation	-	-	-	-	5,565	-	17,601	-	17,110	-
Home ownership	2,100,050	2,171,178	2,405,839	2,751,574	3,935,497	5,198,728	4,065,520	3,713,346	4,102,433	2,686,526
Housing rehabilitation	74,111	65,552	59,994	40,533	50,263	45,278	28,144	34,760	23,930	23,028
Operating grants and contributions	14,196,000	24,742,600	24,161,755	35,190,800	24,870,895	28,859,405	28,313,000	23,884,900	27,379,374	28,852,750
Total governmental activities program revenues	21,933,806	33,383,596	32,673,136	44,647,146	36,661,729	42,923,426	39,127,648	37,256,617	42,967,012	40,510,107
Business-type activities:										
Charges for services										
Affordable rental housing	2,489,145	2,407,122	2,580,849	2,731,371	2,592,937	2,625,704	2,645,114	2,361,890	2,260,006	1,901,319
Community rehabilitation	-	11,083	-	904	12,216	27,048	14,196	53,132	-	-
Home ownership	29,825,683	25,039,750	21,063,337	17,198,910	11,449,328	8,410,745	6,109,759	12,209,106	1,936,108	1,090,490
Operating grants and contributions	56,208,932	55,135,693	55,897,492	56,675,462	57,519,387	59,712,344	63,407,690	90,209,611	159,360,026	157,928,879
Capital grants and contributions	493,015	524,534	773,550	447,124	1,050,397	526,499	1,625,608	332,470	452,494	692,453
Total business-type activities program revenues	89,016,775	83,118,182	80,315,228	77,053,771	72,624,265	71,302,340	73,802,367	105,166,209	164,008,634	161,613,141
Total entity-wide revenues	\$ 110,950,581	\$ 116,501,778	\$ 112,988,364	\$ 121,700,917	\$ 109,285,994	\$ 114,225,766	\$ 112,930,015	\$ 142,422,826	\$ 206,975,646	\$ 202,123,248



	2014	2015	2016	2017*	2018	2019	2020	2021	2022	2023
<b>Net (Expenses)/Revenue</b>										
Governmental activities	\$ 9,625,560	\$ 15,997,111	\$ 14,958,100	\$ 21,644,551	\$ 9,850,629	\$ 21,507,893	\$ 11,298,134	\$ 15,193,912	\$ 18,230,107	\$ 3,562,682
Business-type activities	8,585,681	7,353,324	7,708,402	3,718,168	(14,610)	3,188,934	6,074,744	10,035,606	3,820,582	2,882,210
Total entity-wide net (expense)/revenue	\$ 18,211,241	\$ 23,350,435	\$ 22,666,502	\$ 25,362,719	\$ 9,836,019	\$ 24,696,827	\$ 17,372,878	\$ 25,229,518	\$ 22,050,689	\$ 6,444,892
<b>General Revenues and Other Changes in Net Position</b>										
Governmental activities:										
Investment income, gains/(losses) on investments, and miscellaneous earnings	\$ 232,531	\$ 1,280,125	\$ 582,728	\$ 248,583	\$ (458,071)	\$ 3,244,739	\$ 2,498,330	\$ 269,987	\$ (2,902,279)	\$ 1,973,127
Transfers	3,546,765	2,106,535	2,753,223	3,271,313	9,163,797	21,160,903	5,179,143	15,131,304	22,920,862	(380,867)
Total governmental activities	3,779,296	3,386,660	3,335,951	3,519,896	8,705,726	24,405,642	7,677,473	15,401,291	20,018,583	1,592,260
Business-type activities:										
Investment income, gains/(losses) on investments, and miscellaneous earnings	2,647,601	(1,650,809)	2,937,481	(5,106,498)	(1,088,210)	10,056,328	14,499,214	7,561,154	10,107,823	2,586,967
Gain/(Loss) on Disposal of Property	-	-	-	-	(847,475)	5,751		4,003,493	-	-
Transfers	(3,546,765)	(2,106,535)	(2,753,223)	(3,271,313)	(9,163,797)	(21,160,903)	(5,179,143)	(15,131,304)	(22,920,862)	380,867
Total business-type activities	(899,164)	(3,757,344)	184,258	(8,377,811)	(11,099,482)	(11,098,824)	9,320,071	(3,566,657)	(12,813,039)	2,967,834
Total entity-wide	\$ 2,880,132	\$ (370,684)	\$ 3,520,209	\$ (4,857,915)	\$ (2,393,756)	\$ 13,306,818	\$ 16,997,544	\$ 11,834,634	\$ 7,205,544	\$ 4,560,094
<b>Change in Net Position</b>										
Governmental activities	\$ 13,404,856	\$ 19,383,771	\$ 18,294,051	\$ 25,164,447	\$ 18,556,355	\$ 45,913,535	\$ 18,975,607	\$ 30,595,203	\$ 38,248,690	\$ 5,154,942
Business-type activities	7,686,517	3,595,980	7,892,660	(4,659,643)	(11,114,092)	(7,909,890)	15,394,815	6,468,949	(8,992,457)	5,850,044
Total entity-wide	\$ 21,091,373	\$ 22,979,751	\$ 26,186,711	\$ 20,504,804	\$ 7,442,263	\$ 38,003,645	\$ 34,370,422	\$ 37,064,152	\$ 29,256,233	\$ 11,004,986

\* The Authority implemented GASB No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions," during Fiscal Year 2018. This statement improves accounting and financial reporting by state and local governments for postemployment benefits other than pensions (other postemployment benefits or OPEB). Fund balances for Fiscal Year 2017 have been restated to reflect these categories.

Delaware State Housing Authority  
Financial Trends Information  
Fund Balances of Governmental Funds  
Last Ten Fiscal Years

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>General Fund</b>										
Nonspendable	\$ 12,716,083	\$ 15,441,784	\$ 16,724,248	\$ 8,802,261	\$ 13,635,828	\$ 29,906,533	\$ 43,635,736	\$ 51,940,683	\$ 63,890,205	\$ 74,196,724
Committed	28,565,682	26,103,229	23,248,447	31,574,109	30,735,553	42,934,663	37,641,471	43,018,958	49,145,341	38,030,229
Assigned	-	-	-	-	-	-	-	-	-	-
Total General Fund	\$ 41,281,765	\$ 41,545,013	\$ 39,972,695	\$ 40,376,370	\$ 44,371,381	\$ 72,841,196	\$ 81,277,207	\$ 94,959,641	\$ 113,035,546	\$ 112,226,953
<b>All Other Governmental Funds</b>										
Restricted	\$ 240,728,105	\$ 245,063,914	\$ 275,871,013	\$ 299,529,073	\$ 314,336,165	\$ 322,991,441	\$ 342,613,482	\$ 350,824,118	\$ 365,273,179	\$ 344,815,040
Committed	11,890,862	28,842,035	17,877,495	21,067,994	22,072,657	29,609,752	19,624,170	27,678,344	27,678,344	53,445,020
Assigned	4,371,382	2,596,690	2,548,792	1,310,739	162,478	45,877	22,310	19,643	19,643	19,643
Total All Other Governmental Funds	\$ 256,990,349	\$ 276,502,639	\$ 296,297,300	\$ 321,907,806	\$ 336,571,300	\$ 352,647,070	\$ 362,259,962	\$ 378,522,105	\$ 392,971,166	\$ 398,279,703
<b>Total Fund Balances of Governmental Funds</b>	\$ 298,272,114	\$ 318,047,652	\$ 336,269,995	\$ 362,284,176	\$ 380,942,681	\$ 425,488,266	\$ 443,537,169	\$ 473,481,746	\$ 506,006,712	\$ 510,506,656

**Delaware State Housing Authority**  
**Financial Trends Information**  
**Changes in Fund Balances of Governmental Funds**  
**Last Ten Fiscal Years**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Revenues</b>										
Interest income on investments	\$ 211,287	\$ 335,398	\$ 390,293	\$ 617,390	\$ 805,512	\$ 2,736,084	\$ 2,313,083	\$ 925,187	\$ 738,249	\$ 2,578,023
Interest income on loans	4,647,044	4,451,968	4,634,459	4,835,898	5,167,462	5,557,068	5,684,091	6,546,596	7,539,822	6,059,590
Grants	26,000	30,000	136,755	1,523,000	250,895	98,000	43,000	134,000	14,374	17,000
Payments from primary government	14,170,000	24,712,600	24,025,000	33,667,800	24,620,000	28,761,405	28,270,000	23,750,900	26,790,000	28,535,750
Gains/(losses) on investments	21,244	37,326	192,435	(368,806)	(458,071)	972,317	605,606	(655,200)	(3,640,528)	(604,896)
Fees	2,047,249	3,097,876	2,667,995	3,166,073	3,518,779	4,241,234	3,702,337	3,796,976	3,895,295	3,391,942
Other revenues	1,043,513	1,091,152	1,208,927	1,454,375	2,299,082	2,781,704	1,637,861	3,028,145	4,727,521	2,505,825
<b>Total revenues</b>	<b>22,166,337</b>	<b>33,756,320</b>	<b>33,255,864</b>	<b>44,895,730</b>	<b>36,203,659</b>	<b>45,147,812</b>	<b>42,255,978</b>	<b>37,526,604</b>	<b>40,064,733</b>	<b>42,483,234</b>
<b>Expenditures</b>										
Administrative	5,044,362	4,672,955	5,072,669	4,466,631	5,547,270	5,488,527	6,209,228	5,945,187	9,514,243	8,669,326
Affordable rental housing	5,226,569	9,176,783	8,651,108	10,212,616	11,158,588	10,137,636	14,028,328	12,430,622	13,958,697	12,055,658
Community rehabilitation	-	360,165	2,418,857	3,936,342	6,610,951	4,316,313	7,201,234	3,746,534	6,446,717	16,638,662
Home ownership	1,885,681	2,934,677	1,627,637	3,472,145	2,998,373	1,805,492	1,198,572	520,692	434,482	1,040,801
Housing rehabilitation	49,259	138,598	16,473	65,128	393,769	15,162	23,116	15,040	15,224	14,493
Debt service	-	-	-	-	-	-	-	-	11,167	45,004
Capital outlay	-	-	-	-	-	-	725,740	991,987	290,382	138,479
<b>Total expenditures</b>	<b>12,205,871</b>	<b>17,283,178</b>	<b>17,786,744</b>	<b>22,152,862</b>	<b>26,708,951</b>	<b>21,763,130</b>	<b>29,386,218</b>	<b>23,650,062</b>	<b>30,670,912</b>	<b>38,602,423</b>
<b>Excess/(deficiency) of revenues over expenditures</b>	<b>9,960,466</b>	<b>16,473,142</b>	<b>15,469,120</b>	<b>22,742,868</b>	<b>9,494,708</b>	<b>23,384,682</b>	<b>12,869,760</b>	<b>13,876,542</b>	<b>9,393,821</b>	<b>3,880,811</b>
<b>Other financing sources (uses)</b>										
Issuance of Debt	-	-	-	-	-	-	-	1,000,000	-	1,000,000
Lease Issued	-	-	-	-	-	-	-	-	210,283	-
Transfers in	a 6,060,707	4,248,034	4,798,744	3,996,313	10,663,797	30,676,255	15,403,845	19,890,988	24,190,383	11,588,052
Transfers out	(2,513,942)	(2,141,499)	(2,045,521)	(725,000)	(1,500,000)	(9,515,352)	(10,224,702)	(4,822,953)	(1,269,521)	(11,968,919)
Proceeds from sale of capital asset	-	1,195,861	-	-	-	-	-	-	-	-
<b>Total other financing sources (uses)</b>	<b>3,546,765</b>	<b>3,302,396</b>	<b>2,753,223</b>	<b>3,271,313</b>	<b>9,163,797</b>	<b>21,160,903</b>	<b>5,179,143</b>	<b>16,068,035</b>	<b>23,131,145</b>	<b>619,133</b>
<b>Net change in fund balances</b>	<b>\$ 13,507,231</b>	<b>\$ 19,775,538</b>	<b>\$ 18,222,343</b>	<b>\$ 26,014,181</b>	<b>\$ 18,658,505</b>	<b>\$ 44,545,585</b>	<b>\$ 18,048,903</b>	<b>\$ 29,944,577</b>	<b>\$ 32,524,966</b>	<b>\$ 4,499,944</b>
<b>Debt service as a percentage of noncapital expenditures</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Explanations of material transactions occurring in a single year that affect trends:

- a Significant cash and non-cash transfers from Multi-Family programs to the General Fund in the form of surplus cash, mortgages loans receivable, and escrow balances upon the call of all remaining Multi-Family bonds outstanding during the fiscal year.

Delaware State Housing Authority  
Revenue Capacity Information  
Significant "Own-Source" Revenue Base - Securitized Mortgage Loans and Mortgage Loans Receivable  
Last Ten Years

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Governmental activities:</b>										
Affordable rental housing	\$ 139,333,202	\$ 137,146,876	\$ 148,529,349	\$ 152,834,768	\$ 155,387,929	\$ 159,424,489	\$ 178,093,620	\$ 176,836,579	\$ 170,840,621	\$ 186,107,121
Home ownership	20,987,502	24,193,520	26,641,247	28,860,335	35,454,191	51,493,757	55,777,022	59,461,143	68,406,172	69,277,197
Housing rehabilitation	3,768,470	3,405,897	3,201,799	2,844,553	2,273,207	1,919,890	1,832,631	1,648,356	1,432,434	1,298,917
Total governmental activities	164,089,174	164,746,293	178,372,395	184,539,656	193,115,327	212,838,136	235,703,273	237,946,078	240,679,227	256,683,235
<b>Business-type activities:</b>										
Affordable rental housing	52,089,016	53,960,713	57,135,334	57,678,033	59,432,932	59,944,931	65,390,893	66,544,516	65,616,322	68,805,237
Home ownership	513,229,765	417,833,862	340,881,078	268,276,337	211,046,066	167,128,177	144,678,941	44,508,075	24,693,780	21,582,036
Total business-type activities	565,318,781	471,794,575	398,016,412	325,954,370	270,478,998	227,073,108	210,069,834	111,052,591	90,310,102	90,387,273
Total entity-wide	\$ 729,407,955	\$ 636,540,868	\$ 576,388,807	\$ 510,494,026	\$ 463,594,325	\$ 439,911,244	\$ 445,773,107	\$ 348,998,669	\$ 330,989,329	\$ 347,070,508
Total interest income on loans	\$ 31,203,250	\$ 27,220,877	\$ 24,312,066	\$ 20,778,818	\$ 16,785,971	\$ 14,597,092	\$ 12,419,543	\$ 18,177,414	\$ 7,582,041	\$ 7,582,041
Average rate of return for year	4.28%	4.28%	4.22%	4.07%	3.62%	3.32%	2.79%	5.21%	2.29%	2.18%

Delaware State Housing Authority  
Revenue Capacity Information  
Significant "Own-Source" Revenue Rates - Interest Income on Loans  
Last Ten Years

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Governmental activities:</b>										
Affordable rental housing	2.60%	2.42%	2.33%	2.34%	2.27%	2.28%	2.10%	2.41%	3.12%	2.14%
Home ownership	4.63%	4.43%	4.23%	4.21%	4.55%	3.67%	3.40%	3.31%	3.19%	2.98%
Housing rehabilitation	1.57%	1.65%	1.52%	1.42%	1.46%	1.36%	1.16%	1.10%	1.18%	1.31%
<b>Business-type activities:</b>										
Affordable rental housing	2.45%	2.33%	2.23%	2.17%	2.08%	2.12%	1.72%	1.86%	1.75%	0.94%
Home ownership	4.93%	5.15%	5.40%	5.48%	4.92%	4.65%	3.88%	23.35%	4.12%	4.05%
Average rate of return for year	4.28%	4.28%	4.22%	4.07%	3.62%	3.32%	2.78%	5.21%	2.93%	2.18%

**Delaware State Housing Authority**  
**Debt Capacity Information**  
**Ratios of Outstanding Debt by Type**  
**Last Ten Fiscal Years**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Governmental activities:</b>										
Notes payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000
Total governmental activities	-	-	-	-	-	-	-	1,000,000	1,000,000	2,000,000
<b>Business-type activities:</b>										
Revenue bonds payable	483,725,337	386,695,139	305,335,222	237,910,532	188,338,148	152,630,027	126,879,268	52,781,394	23,388,176	21,275,568
Notes payable	-	-	-	-	-	-	-	-	-	-
Total business-type activities	483,725,337	386,695,139	305,335,222	237,910,532	188,338,148	152,630,027	126,879,268	52,781,394	23,388,176	21,275,568
Total entity-wide	\$ 483,725,337	\$ 386,695,139	\$ 305,335,222	\$ 237,910,532	\$ 188,338,148	\$ 152,630,027	\$ 126,879,268	\$ 53,781,394	\$ 24,388,176	\$ 23,275,568
Entity-wide										
Investments	\$ 112,887,216	\$ 135,431,713	\$ 139,392,340	\$ 159,224,576	\$ 147,301,599	\$ 189,677,211	\$ 208,492,300	\$ 458,718,948	\$ 338,722,962	\$ 304,488,463
Securitized mortgage loans	469,324,676	379,201,847	306,589,795	239,255,735	190,606,287	161,144,042	140,862,442	41,456,392	30,231,284	25,889,838
Mortgage loans receivable, net	260,083,279	257,339,021	269,799,012	271,238,291	272,988,038	278,768,202	304,910,665	307,572,277	300,758,045	321,180,670
Total investments, securitized mortgage loans, and mortgage loans receivable balances	\$ 842,295,171	\$ 771,972,581	\$ 715,781,147	\$ 669,718,602	\$ 610,895,924	\$ 629,589,455	\$ 654,265,407	\$ 807,747,617	\$ 669,712,291	\$ 651,558,971
Debt as a percentage of investments, securitized mortgage loans, and mortgage loans receivable	57.43%	50.09%	42.66%	35.52%	30.83%	24.24%	19.39%	6.66%	3.64%	3.57%

Note: Details regarding the Authority's outstanding debt can be found in Note IV., F. to the current financial statements.

Delaware State Housing Authority  
Debt Capacity Information  
Pledged Revenue Coverage  
Last Ten Fiscal Years

Single Family Bond Program						
Fiscal Year	Gross Revenue and Other Sources of Debt Service*	Less: Expenses**	Net Available Revenue	Debt Service***		Coverage
				Principal	Interest	
2014	175,809,087	258,845	175,550,242	151,353,842	22,557,472	1.01
2015	112,604,320	263,907	112,340,413	94,018,447	17,098,608	1.01
2016	93,562,807	294,955	93,267,852	78,992,020	13,137,657	1.01
2017	75,861,652	213,768	75,647,884	63,162,093	10,218,697	1.03
2018	60,893,264	150,000	60,743,264	48,547,669	7,470,829	1.08
2019	68,404,072	89,160	68,314,912	53,584,261	5,679,454	1.15
2020	35,894,773	59,154	35,835,619	25,444,683	4,387,819	1.20
2021	108,057,359	192,945	107,868,414	74,097,875	809,765	1.44
2022	19,159,639	13,614	19,146,025	29,393,218	630,674	0.64
2023	4,455,870	22,812	4,455,466	2,112,608	652,385	1.61

Second Mortgage Loan Assistance (SMAL) Bond Program						
Fiscal Year	Gross Revenue and Other Sources of Debt Service*	Less: Expenses**	Net Available Revenue	Debt Service***		Coverage
				Principal	Interest	
2014	152,118	8,000	144,118	146,782	-	0.98
2015	46,947	-	46,947	54,517	-	0.86
2016	79,806	-	79,806	44,367	-	1.80
2017	1,407,150	110	1,407,040	1,533,426	-	0.92
2018	3,271	105	3,166	-	-	-
2019	-	-	-	-	-	-
2020	-	-	-	-	-	-
2021	-	-	-	-	-	-
2022	-	-	-	-	-	-
2023	-	-	-	-	-	-

\* "Other sources of debt service" include mortgage principal repayment, mortgage insurance claims received, bond issue proceeds designated for refunding, unused bond proceeds, excess reserves, and proceeds from the sale of securitized mortgage loans.

\*\* Expenses do not include interest or amortization expenses.

\*\*\* Details regarding the Authority's outstanding debt can be found in Note IV.,F. to the current financial statements.

**Delaware State Housing Authority**  
**Debt Capacity Information**  
**Legal Debt Margin Computation Information**

There is no aggregate limit to the amount of bonds and other evidences of indebtedness that may be outstanding at any one time for the Delaware State Housing Authority. There is a private activity bond volume cap limitation for the amount of bonds issued by the Authority. The following table sets forth the Authority's legal debt margin computation information.

2018 Allocation	77,677,500	
Add: Additional Allocation	233,032,500	
Less: mcc Election 2021	<u>(310,710,000)</u>	
Net Remaining 2018 Allocation		-
2019 Allocation	79,185,000	
Add: Additional Allocation	237,560,000	
Less: mcc Election 2022*	<u>(316,745,000)</u>	
Net Remaining 2019 Allocation		-
2020 Allocation	80,442,500	
Add: Additional Allocation	241,332,500	
Less: McLane, Peach, Holly Square (MPH)**	<u>(12,240,708)</u>	
Net Remaining 2020 Allocation		309,534,292
2021 Allocation	81,247,500	
Add: Additional Allocation	<u>243,747,500</u>	
Net Remaining 2021 Allocation		324,995,000
2022 Allocation	71,777,500	
Add: Additional Allocation	256,287,500	
Less: DE Bond I (East Lake Gardens)***	<u>(7,050,000)</u>	
Net Remaining 2022 Allocation		321,015,000
2023 Allocation	105,595,000	
Less: Frazier****	(8,650,000)	
Less: Christina Villiage****	(18,940,000)	
Less: Owens Queen****	<u>(16,037,220)</u>	
Net Remaining 2023 Allocation		61,967,780
Total Available Allocation		<u>\$ 1,017,512,072</u>

\*MCC allocation was made during fiscal year 2022 that used the 2015 Allocation.

\*\*MPH was a conduit bond issue during fiscal year 2021 that used the 2020 Allocation.

\*\*\* DE Bond I (East Lake Gardens) was a conduit bond issue during fiscal year 2022 that used the 2022 Allocation.

\*\*\*\* DE Bond I (Frazier, Christina Billage and Owens Queen) was a conduit bond issue during fiscal year 2022 that used the 2022 Allocation.

Source: Delaware State Housing Authority, Administration Section



**Delaware State Housing Authority  
Demographic and Economic Information  
Employment by Industry Sectors  
Most Recent Year Data and Nine Years Ago**

<u>Sector</u>	<u>Calendar Year 2022</u>			<u>Calendar Year 2013</u>		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of of Total Employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of of Total Employment</u>
Healthcare and social services	70,450	1	15.34%	61,103	1	14.76%
Retail trade	50,352	2	10.97%	51,465	2	12.43%
Accommodation, entertainment, and food services	50,019	3	10.89%	44,515	3	10.76%
Finance, insurance, and real estate	48,852	4	10.64%	43,928	4	10.61%
Professional, management, and technical services	34,907	5	7.60%	34,478	5	8.33%
State government	31,986	6	6.97%	29,143	6	7.04%
Administrative and waste services	31,073	7	6.77%	23,713	9	5.73%
Local government	28,980	8	6.31%	25,959	7	6.27%
Transportation, communications, and utilities	26,917	9	5.86%	17,778	11	4.30%
Manufacturing	26,229	10	5.71%	25,457	8	6.15%
Construction	23,537	11	5.13%	19,573	10	4.73%
Educational and other services	16,267	12	3.54%	17,606	12	4.25%
Wholesale trade	12,354	13	2.69%	12,219	13	2.95%
Federal government	5,952	14	1.30%	5,525	14	1.33%
Agriculture, forestry, and mining	1,249	15	0.27%	1,411	15	0.34%
Totals	459,124		100.00%	413,873		100.00%

Source: State of Delaware, Department of Labor

Notice: The U. S. Department of Labor, Employment & Training Administration has informed the Delaware Department of Labor that pursuant to 20 CFR (Code of Federal Regulations) Part 603, information regarding principal employers is confidential and may not be disclosed to the public. Therefore, DSHA reports employment by industry sectors within the State of Delaware in place of principal employers.

**Delaware State Housing Authority**  
**Demographic and Economic Information**  
**Demographic and Economic Statistics**  
**Most Recent and Nine Years Ago**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>State of Delaware</b>										
Population	925,395	934,948	944,076	952,065	961,939	967,171	973,764	986,809	1,003,384	1,018,396
Personal income (thousands of dollars)	40,565,882	42,175,123	44,438,426	45,574,410	47,782,056	50,783,109	53,055,306	55,357,375	60,133,631	64,406,597
Per capita personal income (dollars)	43,836	45,110	47,071	47,869	49,673	52,507	54,485	56,097	59,931	63,243
Unemployment rate	6.2%	5.1%	4.6%	4.3%	4.5%	3.8%	4.0%	5.3%	4.8%	4.6%
Poverty rate	11.5%	12.5%	12.4%	11.7%	13.6%	12.5%	11.3%	10.9%	11.6%	9.4%
Median home value (dollars)	226,200	235,800	232,900	231,500	233,100	238,600	244,700	251,100	258,300	269,700
<b>Kent County</b>										
Population	169,457	171,949	173,533	174,827	176,824	178,500	180,786	183,643	184,149	186,946
Personal income (thousands of dollars)	6,066,477	6,311,262	6,508,538	6,730,431	7,126,715	7,503,142	7,791,288	8,557,697	9,092,417	9,569,448
Per capita personal income (dollars)	35,800	36,704	37,506	38,498	40,304	42,023	43,097	46,600	50,432	51,188
Unemployment rate	6.1%	4.9%	4.4%	4.0%	4.2%	3.2%	3.7%	5.2%	4.6%	4.7%
Poverty rate	12.4%	13.5%	14.1%	14.2%	13.6%	13.2%	13.8%	13.0%	13.0%	12.2%
Median home value (dollars)	192,800	199,500	200,200	200,500	199,800	205,800	213,900	220,600	226,600	238,700
<b>New Castle County</b>										
Population	549,521	552,271	555,167	556,987	559,793	559,335	558,753	561,531	571,708	575,494
Personal income (thousands of dollars)	25,779,767	26,670,043	27,964,201	28,425,526	29,992,261	31,739,233	33,064,369	33,666,443	36,125,614	38,211,010
Per capita personal income (dollars)	46,913	48,292	50,371	51,034	53,577	56,745	59,175	59,955	63,189	66,397
Unemployment rate	5.3%	4.2%	3.9%	3.6%	3.8%	2.8%	3.3%	4.9%	4.0%	3.9%
Poverty rate	10.7%	11.9%	12.3%	12.1%	11.3%	13.4%	11.6%	10.1%	4.3%	11.4%
Median home value (dollars)	241,700	246,300	243,400	242,400	244,300	248,100	254,500	260,800	211,700	275,600
<b>Sussex County</b>										
Population	206,417	210,728	215,376	220,251	225,322	229,286	234,225	241,635	247,527	255,956
Personal income (thousands of dollars)	8,719,638	9,193,818	9,965,687	10,418,453	10,663,080	11,540,734	12,199,649	13,133,235	14,720,997	16,626,139
Per capita personal income (dollars)	42,243	43,629	46,271	47,303	47,324	50,333	52,085	54,352	59,472	64,957
Unemployment rate	6.5%	5.4%	4.7%	4.4%	4.7%	3.6%	4.0%	4.5%	4.0%	4.5%
Poverty rate	12.9%	14.8%	13.9%	12.3%	11.6%	11.9%	12.3%	11.0%	11.0%	11.5%
Median home value (dollars)	222,500	236,600	231,400	228,500	231,600	242,900	248,900	258,600	269,700	285,100

Sources:

U. S. Census Bureau; U. S. Department of Commerce, Bureau of Economic Analysis; U. S. Department of Labor, Bureau of Labor Statistics; and Delaware State Housing Authority, Policy and Planning Section

**Delaware State Housing Authority**  
**Operating Information**  
**Full-time Equivalent Employees by Function**  
**Last Ten Fiscal Years**

<b>Activity/Function</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<b>Governmental activities:</b>										
Administration	44	44	44	44	40	43	46	43	65	65
Affordable rental housing	22	25	23	23	24	25	26	21	24	18
Community rehabilitation	-	1	1	1	1	1	1	-	-	-
Home ownership	3	4	5	5	8	8	7	7	10	8
Housing rehabilitation	1	-	-	-	-	-	-	-	-	-
<b>Business-type activities:</b>										
Affordable rental housing	52	50	53	53	48	49	59	50	66	78
Community rehabilitation	1	1	1	1	1	1	1	1	1	1
Home ownership	3	3	3	3	-	-	-	-	-	2
<b>Total employees</b>	<b>126</b>	<b>128</b>	<b>129</b>	<b>129</b>	<b>122</b>	<b>127</b>	<b>140</b>	<b>122</b>	<b>166</b>	<b>172</b>

Source:  
Delaware State Housing Authority, Administration Section

**Delaware State Housing Authority  
Operating Information  
Operating Indicators by Function  
Last Ten Fiscal Years**

<b>Activity/Function</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<b>Governmental activities:</b>										
Affordable rental housing										
Units assisted with HDF mortgages and grants	1,223	1,669	926	605	532	494	841	196	908	131
Units assisted with Low Income Housing Tax Credits	588	408	421	345	575	242	204	180	335	130
Units assisted with other program loans and grants	413	666	707	715	709	401	1,904	1,017	790	653
Community rehabilitation										
Units assisted with loans and grants	-	41	22	39	76	176	21	54	156	130
Home ownership										
Units assisted with loans and grants (1)	995	1,487	1,654	2,838	3,235	4,346	757	1,693	2,138	1,492
Housing rehabilitation										
Units assisted with loans and grants	245	158	214	200	157	121	34	116	117	122
<b>Business-type activities:</b>										
Affordable rental housing										
Units assisted with HOME mortgages	100	182	165	55	55	55	30	106	24	34
Units assisted with other program loans and grants	218	230	279	380	248	293	327	4,494	365	357
DSHA public housing units administered	508	508	508	508	400	400	400	500	500	496
Housing Choice Vouchers administered	955	955	955	955	955	955	955	905	766	960
Section 8 Contract Administration rental units subsidized	4,667	4,667	4,667	4,667	4,667	4,665	4,656	4,667	4,667	4,667
Community rehabilitation										
Units assisted with loans and grants	118	138	127	134	123	133	254	2,489	153	147
Home ownership										
Units assisted with first mortgages (2)	1,824	1,318	1,113	2,630	1,385	1,456	394	1,717	645	1,471
Units assisted with second mortgages	-	185	153	176	305	831	1,052	-	1,116	774

Source:

Delaware State Housing Authority, Policy and Planning Section

Notes:

- (1) Includes: second mortgages, grants, foreclosure prevention counseling and assistance.
- (2) Includes: foreclosure prevention counseling and assistance.

Delaware State Housing Authority  
 Operating Information  
 Capital Asset Statistics by Function  
 Last Ten Fiscal Years

Activity/Function	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Governmental activities:</b>										
Administration										
Community centers	1	1	1	1	-	-	-	-		-
<b>Business-type activities:</b>										
Affordable rental housing										
Rental units	508	508	508	508	400	400	396	290	290	290
Community centers	4	4	4	4	4	4	4	5	5	5
Recreational areas/playgrounds	3	3	3	3	2	2	2	5	5	5

Source:  
 Delaware State Housing Authority, Administration Section

Note: Quantifiable and meaningful capital asset indicators are not available for all functions.

