



**bhm cpa group, inc.**  
CERTIFIED PUBLIC ACCOUNTANTS

---

YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY  
MAHONING COUNTY

SINGLE AUDIT

FOR THE YEAR ENDED JUNE 30, 2024





65 East State Street  
Columbus, Ohio 43215  
ContactUs@ohioauditor.gov  
800-282-0370

Board of Commissioners  
Youngstown Metropolitan Housing Authority  
131 West Boardman Street  
Youngstown, Ohio 44503

We have reviewed the *Independent Auditor's Report* of the Youngstown Metropolitan Housing Authority, Mahoning County, prepared by BHM CPA Group, Inc., for the audit period July 1, 2023 through June 30, 2024. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The Youngstown Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Keith Faber  
Auditor of State  
Columbus, Ohio

**April 16, 2025**

**This page intentionally left blank.**

**Youngstown Metropolitan Housing Authority**  
**Mahoning County**  
Table of Contents  
For the Year Ended June 30, 2024

---

<u>TITLE</u>	<u>PAGE</u>
Independent Auditor's Report .....	1
Management's Discussion and Analysis.....	5
Basic Financial Statements:	
Statement of Net Position .....	12
Statement of Revenues, Expenses, and Change in Net Position.....	13
Statement of Cash Flows .....	14
Notes to the Basic Financial Statements .....	15
Required Supplementary Information:	
Schedule of the Authority's Proportionate Share of the Net Pension Liability/(Asset) Ohio Public Employees Retirement System Last Ten Fiscal Years .....	42
Schedule of the Authority's Contributions - Pension/(Asset) Ohio Public Employees Retirement System Last Ten Fiscal Years .....	43
Schedule of the Authority's Proportionate Share of the Net OPEB Liability(Asset) Ohio Public Employees Retirement System Last Eight Fiscal Years .....	44
Schedule of the Authority's Contributions - OPEB Ohio Public Employees Retirement System Last Ten Fiscal Years .....	45
Notes to the Required Supplementary Information.....	46
Supplementary Information:	
Financial Data Schedules:	
Entity Wide Balance Sheet Summary .....	48
Entity Wide Revenue and Expense Summary .....	50
Schedule of Expenditures of Federal Awards .....	53
Notes to the Schedule of Expenditures of Federal Awards .....	54
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Required by <i>Government Auditing Standards</i> .....	55
Independent Auditor's Report on Compliance with Requirements Applicable to the Major Federal Program and on Internal Control Over Compliance Required by the Uniform Guidance .....	57
Schedule of Findings.....	60

**This page intentionally left blank.**



**bhm cpa group, inc.**  
CERTIFIED PUBLIC ACCOUNTANTS

---

## **INDEPENDENT AUDITOR'S REPORT**

Youngstown Metropolitan Housing Authority  
Mahoning County  
131 West Boardman Street  
Youngstown, Ohio 44503

To the Board of Commissioners

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

#### ***Opinion***

We have audited the financial statements of the Youngstown Metropolitan Housing Authority, Mahoning County, Ohio (Authority), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the of the Youngstown Metropolitan Housing Authority, Mahoning County, Ohio as of June 30, 2024, and the changes in financial position and its cash flows for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

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

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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

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

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

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

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

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

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

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

Accounting principles generally accepted in the United States of America require that the *management's discussion and analysis*, and schedules of net pension and other post-employment benefit liabilities and pension and other post-employment benefit contributions be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



***Supplementary information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The Financial Data Schedules and the Schedule of Expenditures of Federal Awards as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated December 22, 2024, on our consideration of the Authority's internal control over financial reporting and 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 the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "BHM CPA Group". The letters are cursive and somewhat stylized.

BHM CPA Group, Inc.  
Circleville, Ohio  
December 22, 2024

THIS PAGE IS INTENTIONALLY LEFT BLANK

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(Unaudited)**

As management of the Youngstown Metropolitan Housing Authority (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, 2024. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements, which begin on page 12.

**FINANCIAL HIGHLIGHTS**

- Assets and deferred outflows of the Authority exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by \$41,191,749 (net position), an increase of 1.0 percent from what was reported at the prior year-end.
- The Authority's cash and investment balance at June 30, 2024 was \$11,134,371, representing an increase of \$382,816, or 3.6 percent, from June 30, 2023.
- The Authority had total revenue of \$27,506,385 and total expenditures of \$27,097,540 for the year ended June 30, 2024, increasing net assets by \$408,845 for the year.
- The Authority's capital outlays for the year were \$2,997,802.

**USING THIS ANNUAL REPORT**

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. These statements comprise fund financial statements and notes to the financial statements.

**REQUIRED FINANCIAL STATEMENTS**

**MD&A**

Management Discussion and Analysis

**Basic Financial Statements**

Statement of Net Position

Statement of Revenues, Expenses, and Changes in Net Position

Statement of Cash Flows

Notes to the Financial Statements

The 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 deferred outflow of resources, and liabilities and deferred outflow of resources, 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 revenues, expenditures, and changes in net position* 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 to future fiscal periods (e.g., earned but unused vacation leave).

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
(Unaudited)

The *statement of cash flows* provides information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities.

The Authority has many programs that are consolidated into a single enterprise fund. The major programs consist of the following:

Low-Income Public Housing - Under the Conventional Public Housing Program, the Authority rents units it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contribution Contract (ACC) with HUD, and HUD provides Operating Subsidy to enable the PHA to provide the housing at a rent that is based upon 30 percent of adjusted gross household income.

Capital Fund Program (CFP) - This is the current primary funding source for the Authority's physical and management improvements. While the formula funding methodology used for the CGP was revised for the CFP, funds are still provided by formula allocation and based on size and age of the Authority's units.

Housing Choice Voucher Program (Section 8) – HUD provides the Authority with vouchers to assist eligible families rent privately owned homes. A portion of the participant's rent is paid by YMHA to the landlord. The participant is responsible for paying the remainder portion. Applicants are chosen via a lottery.

These financial statements report on the functions of the Authority that are principally supported by intergovernmental revenues. The Authority's function is to provide decent, safe, and sanitary housing to low income and special needs populations, which is primarily funded with grant revenue received from the U.S. Department of Housing and Urban Development.

The financial statements can be found on pages 12 through 14 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 states and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Authority has only one fund type, namely a proprietary fund.

**Notes to the Financial Statements**

Notes provide additional information essential to a full understanding of the data provided in the financial statements. Notes to the financial statements can be found starting on pages 15 of this report.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(Unaudited)**

**SUPPLEMENTARY INFORMATION**

**Financial Analysis of the Authority**

The following table represents a condensed Statement of Net Position compared to the prior year.

**Table 1 – Condensed Statement of Net Position**

	2024 (thousands)	2023 (thousands)
Current and Other Assets	\$ 17,052	\$ 16,819
Deferred Outflows	1,344	2,316
Capital Assets	<u>29,634</u>	<u>29,972</u>
Total Assets & Deferred Outflows	\$ 48,030	\$ 49,107
	=====	=====
Current Liabilities	\$ 1,615	\$ 1,928
Deferred Inflows	215	216
Non-Current Liabilities	<u>5,008</u>	<u>6,180</u>
Total Liabilities & Deferred Inflows	<u>6,838</u>	<u>8,324</u>
Net Position:		
Invested in Capital Assets, Net of Debt	29,353	29,250
Unrestricted & Restricted Net Position	<u>11,839</u>	<u>11,533</u>
Total Net Position	41,192	40,783
	=====	=====
Total Liabilities and Net Position	<u>\$ 48,030</u>	<u>\$ 49,107</u>

During 2024, total assets and deferred outflows decreased by \$1,077,006. The main decrease was a large decrease in deferred outflows related to GASB 68, 75, and 96 of \$972,060.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Authority, assets exceeded liabilities by \$41,191,749 at the close of the most recent fiscal year.

By far the largest portion of the Authority's net position (71 percent) reflects its investments in capital assets (e.g., buildings, machinery, and equipment). The Authority uses these capital assets to provide housing services to residents; consequently, these assets are not available for future spending. The unrestricted net position of the Authority are available for future use to provide program services.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)  
FOR THE YEAR ENDED JUNE 30, 2024  
(Unaudited)**

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

The following table reflects the condensed Statement of Revenues, Expenses, and Changes in Net Assets.

**Table 2 – Condensed Statement of Revenues, Expenses, and Changes in Net Position**

	2024 (thousands)	2023 (thousands)
Intergovernmental Revenue	\$ 24,118	\$ 22,173
Program Revenue	3,344	3,276
Other Revenue	45	477
	<hr/>	<hr/>
Total Revenue	27,507	25,926
	<hr/>	<hr/>
Operating Expenses	12,804	12,151
Depreciation Expense	2,893	2,953
Housing Assistance Payments	11,645	11,062
Other Expenses	(244)	228
	<hr/>	<hr/>
Total Expenses	27,098	26,394
	<hr/>	<hr/>
Prior Period Adjustment	0	(1)
Net Increase/(Decrease)	\$ 409	\$ (469)
Beginning Net Position	40,783	41,252
	<hr/>	<hr/>
Ending Net Position	41,192	40,783
	=====	=====

The net position of the Authority increased by \$408,845 during the current fiscal year. The Authority receives its primary source of income from governmental revenues through HUD's Line-of-Credit Control System (eLOCCS). Allowable program expenses, with the exception of non-cash transactions (such as depreciation expense and changes in compensated absences) are drawn down from funds granted to the Authority. Governmental revenues, rental income, and charges for services were sufficient to cover operating expenses incurred during fiscal year 2024.

*Section intentional left blank*

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)  
FOR THE YEAR ENDED JUNE 30, 2024  
(Unaudited)**

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets**

As of June 30, 2024, the Authority's investment in capital assets for its business-type activities was \$29,633,707 (net of accumulated depreciation) as reflected in the following schedule.

**Table 3 – Capital Assets**

	<u>2024</u>	<u>2023</u>
Land	\$ 3,187,078	\$ 3,187,078
Buildings	95,211,437	120,317,937
Equipment – Administrative	860,257	888,903
Equipment – Dwelling	653,785	1,235,229
Leasehold Improvements (GASB 96)	0	41,784
Accumulated Depreciation	(70,590,859)	(96,070,417)
Construction in Progress	312,009	371,157
Total	<u>\$ 29,633,707</u>	<u>\$ 29,971,671</u>

**Capital Assets and Debt Administration**

Major capital asset transactions during the current fiscal year include the following:

- Security Cameras at all sites \$1,080,205
- Structural Repairs at Amedia \$251,258
- Additionally, a review of old fixed assets resulted in the authority writing off \$28,444,167 that had been disposed of or replaced. The majority of these assets were fully depreciated, but the Authority did have a loss of \$108,535 of the assets written off.

Additional information on the Authority's capital assets can be found in Note 5 of this report.

**LONG-TERM DEBT**

As of June 30, 2024, the Authority had \$280,921 of long-term debt, a decrease of \$440,746, or 61.1 percent, over the prior year. The Authority has bonds payable that were used to fund the energy efficiency Phase II project as well as refinance the remaining debt on Phase I's and bear interest at rates between 3% and 4%.

Additional information on the Authority's long-term debt can be found in Note 10 of this report.

**NET PENSION LIABILITY**

The net pension liability (NPL) is the largest single liability reported by the Authority at June 30, 2024 and is reported pursuant to GASB Statement 68, "Accounting and Financial Reporting for Pensions—an Amendment of GASB Statement 27." For reasons discussed below, many end users of this financial statement will gain a clearer understanding of the Authority's actual financial condition by adding deferred inflows related to pension and OPEB, the net pension liability and the net OPEB liability to the reported net position and subtracting deferred outflows related to pension and OPEB.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(Unaudited)**

Governmental Accounting Standards Board standards are national and apply to all government financial reports prepared in accordance with generally accepted accounting principles. Prior accounting for pensions (GASB 27) and postemployment benefits (GASB 45) focused on a funding approach. This approach limited pension and OPEB costs to contributions annually required by law, which may or may not be sufficient to fully fund each plan's *net pension liability* or *net OPEB liability*. GASB 68 and GASB 75 take an earnings approach to pension and OPEB accounting; however, the nature of Ohio's statewide pension/OPEB plans and state law governing those systems requires additional explanation in order to properly understand the information presented in these statements.

GASB 68 and GASB 75 require the net pension liability and the net OPEB liability to equal the Authority's proportionate share of each plan's collective:

1. Present value of estimated future pension/OPEB benefits attributable to active and inactive employees' past service
2. Minus plan assets available to pay these benefits

GASB notes that pension and OPEB obligations, whether funded or unfunded, are part of the "employment exchange" – that is, the employee is trading his or her labor in exchange for wages, benefits, and the promise of a future pension and other postemployment benefits. GASB noted that the unfunded portion of this promise is a present obligation of the government, part of a bargained-for benefit to the employee, and should accordingly be reported by the government as a liability since they received the benefit of the exchange. However, the Authority is not responsible for certain key factors affecting the balance of these liabilities. In Ohio, the employee shares the obligation of funding pension benefits with the employer. Both employer and employee contribution rates are capped by State statute. A change in these caps requires action of both Houses of the General Assembly and approval of the Governor. Benefit provisions are also determined by State statute. The Ohio revised Code permits, but does not require the retirement systems to provide healthcare to eligible benefit recipients. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The employee enters the employment exchange with the knowledge that the employer's promise is limited not by contract but by law. The employer enters the exchange also knowing that there is a specific, legal limit to its contribution to the retirement system. In Ohio, there is no legal means to enforce the unfunded liability of the pension/OPEB plan *as against the public employer*. State law operates to mitigate/lessen the moral obligation of the public employer to the employee, because all parties enter the employment exchange with notice as to the law. The retirement system is responsible for the administration of the pension and OPEB plans.

Most long-term liabilities have set repayment schedules or, in the case of compensated absences (i.e. sick and vacation leave), are satisfied through paid time-off or termination payments. There is no repayment schedule for the net pension liability or the net OPEB liability. As explained above, changes in benefits, contribution rates, and return on investments affect the balance of these liabilities, but are outside the control of the local government. In the event that contributions, investment returns, and other changes are insufficient to keep up with required payments, State statute does not assign/identify the responsible party for the unfunded portion. Due to the unique nature of how the net pension liability and the net OPEB liability are satisfied, these liabilities are separately identified within the long-term liability section of the statement of net position.

In accordance with GASB 68 and GASB 75, the Authority's statements prepared on an accrual basis of accounting include an annual pension expense and an annual OPEB expense for their proportionate share of each plan's *change* in net pension liability and net OPEB liability, respectively, not accounted for as deferred inflows/outflows.



**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)  
FOR THE YEAR ENDED JUNE 30, 2024  
(Unaudited)**

**Economic Factors and Next Year's Budgets and Rates**

The following factors were considered in preparing the Authority's budget for the 2025 fiscal year:

- In the past HUD has not fully funded the operating subsidy but has been funding around 90% of the eligible subsidy. Proration increased to approximately 96% for the 2024 year.
- The Authority's operating expenses do not show any significant increases other than expected inflationary increases.

**Future Events that will Financially Impact the Authority**

Approximately 88 percent of the Authority's revenues come from governmental grants. For the last couple years the funding has returned to a higher proration which has enabled the AMP's to operate at a profit and build some reserves. It remains to be seen how long the increased funding will last, the cost savings the Authority implemented are serving us well in the current climate, but funding will always be an issue so the Authority will continue to review where costs savings can be implemented and what alternative revenue sources can be found. The Authority will need to continue to develop alternative sources of income to avoid the risks inherent in being dependent on one primary source of revenue. HUD has encouraged public housing authorities to become more entrepreneurial in their operations to protect against decreasing funding and/or other unforeseen circumstances. Without taking such actions, the Authority could face uncertainty in the future.

**Contacting the Authority's Financial Management**

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Executive Director, Youngstown Metropolitan Housing Authority, 131 West Boardman Street, Youngstown, Ohio 44503, or call (330) 744-2161.

Respectfully submitted,

LaMont English  
Executive Director

YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY  
STATEMENT OF NET POSITION  
PROPRIETARY FUND TYPE  
JUNE 30, 2024

<b><u>ASSETS</u></b>	2024
<b><u>Current Assets</u></b>	
Cash and Cash Equivalents	\$ 7,688,299
Restricted Cash and Cash Equivalents	1,469,358
Investments	1,976,714
Receivables, Net of Allowance	619,175
Inventory	39,125
Prepaid Expense and Other Assets	103,755
Total Current Assets	<u>11,896,426</u>
<b><u>Capital Assets</u></b>	
Non-Depreciable, Capital Assets	3,499,087
Depreciable Capital Assets, Net	26,134,620
Total Capital Assets	<u>29,633,707</u>
<b><u>Other Noncurrent Assets</u></b>	
Notes Receivable	4,969,035
Other Assets	187,056
Total Other Noncurrent Assets	<u>5,156,091</u>
<b><u>DEFERRED OUTFLOWS OF RESOURCES</u></b>	
Pension	1,209,365
OPEB	134,319
Total Deferred Outflows of Resources	<u>1,343,684</u>
<b>TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES</b>	<u><u>\$ 48,029,908</u></u>
<b><u>LIABILITIES</u></b>	
<b><u>Current Liabilities</u></b>	
Accounts Payable	\$ 652,332
Accrued Compensated Absences	263,843
Tenant Security Deposits	205,069
Deferred Revenue	47,145
Accrued Wages and Payroll Taxes	165,374
Current Portion of Long-Term Debt	280,921
Total Current Liabilities	<u>1,614,684</u>
<b><u>Noncurrent Liabilities</u></b>	
Noncurrent liabilities - Other	202,713
Accrued Compensated Absences	292,594
Net Pension Liability	4,513,241
Total Noncurrent Liabilities	<u>5,008,548</u>
<b>Total Liabilities</b>	<u>6,623,232</u>
<b><u>DEFERRED INFLOWS OF RESOURCES</u></b>	
Pension	128,373
OPEB	86,554
Total Deferred inflows of Resources	<u>214,927</u>
<b><u>NET POSITION</u></b>	
Net Investment in Capital Assets	29,352,786
Restricted	1,014,508
Unrestricted	10,824,455
<b>Total Net Position</b>	<u>41,191,749</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES, AND NET POSITION</b>	<u><u>\$ 48,029,908</u></u>

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

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION**  
**PROPRIETARY FUND TYPE**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

	<u>2024</u>
<b><u>Operating Revenues</u></b>	
Government Grants	\$ 21,468,138
Tenant Revenue	3,344,380
Other Revenue	105,443
<b>Total Operating Revenues</b>	<u>24,917,961</u>
<b><u>Operating Expenses</u></b>	
Administrative	3,913,381
Tenant and Protective Services	458,014
Utilities	2,690,613
Maintenance	4,326,266
General and Other Insurance	1,415,231
Housing Assistance Payments	11,645,280
<b>Total Operating Expenses Before Depreciation</b>	<u>24,448,785</u>
Income (Loss) Before Depreciation	469,176
Depreciation	<u>(2,893,073)</u>
 Operating Income (Loss)	 <u>(2,423,897)</u>
<b><u>Non-Operating Revenues (Expenses)</u></b>	
Interest and Investment Revenue	119,426
Interest Expense	(70,939)
Casualty Loss Proceeds	371,517
Casualty Loss Expense	(56,260)
Loss on Disposition of Capital Assets	(180,677)
<b>Total Non-Operating Revenues (Expenses)</b>	<u>183,067</u>
Income (Loss) Before Contributions	<u>(2,240,830)</u>
 Capital Grants	 <u>2,649,675</u>
Change in Net Position	<u>408,845</u>
 Total Net Position, Beginning of Year	 <u>40,782,904</u>
 <b>Net Position, End of Year</b>	 <u><u>\$ 41,191,749</u></u>

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

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUND TYPE**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

	2024
<b><u>Cash Flows from Operating Activities</u></b>	
Cash Received from HUD/Other Governments	\$ 21,603,114
Cash Received from Tenants	3,346,614
Cash Received from Other Sources	237,211
Cash Payments for Housing Assistance Payments	(11,739,470)
Cash Payment for Administrative & Other Expenses	(12,993,982)
<b>Net Cash Provided by Operating Activities</b>	<b>453,487</b>
<b><u>Cash Flows from Capital and Related Financing Activities</u></b>	
Net Casualty Loss	315,257
Principal and Interest on Long Term Receivables	143,796
Interest and Principal Payments on Debt	(563,038)
Gain/Loss on Sale Capital Assets	(180,677)
Acquisition of Capital Assets and Other Assets	(2,612,220)
Capital Grants Received	2,649,675
<b>Net Cash (Used) by Capital and Other Related Financing Activities</b>	<b>(247,207)</b>
<b><u>Cash Flows from Investing Activities</u></b>	
Investment Income	119,426
<b>Net Cash Provided by Investing Activities</b>	<b>119,426</b>
Net Increase (Decrease) in Cash and Cash Equivalents	325,706
Cash and Cash Equivalents, Beginning	8,831,951
<b>Cash and Cash Equivalents, Ending</b>	<b>\$ 9,157,657</b>
<b><u>Reconciliation of Operating Loss to Net Cash Used by Operating Activities</u></b>	
Net Operating Income (Loss)	\$ (2,423,897)
Adjustments to Reconcile Operating Loss to Net Cash	
Provided by Operating Activities:	
Depreciation	2,893,073
(Increase) Decrease in :	
Accounts Receivable	172,554
Prepaid Expenses and Other Assets	(5,514)
Deferred Outflows	972,060
Non-Current Assets - Other	(161,038)
Increase (Decrease) in:	
Accounts Payable	(65,142)
Compensated Absences	39,319
Accrued Wages/Payroll Taxes	(42,221)
Deferred Revenue	5,121
Net Pension Liability	(928,572)
Tenant Security Deposits	2,234
Deferred Inflows	(814)
Non-Current Liabilities - Other	(3,676)
<b>Net Cash Used by Operating Activities</b>	<b>\$ 453,487</b>

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

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Description of the Entity and Programs**

The Youngstown Metropolitan Housing Authority (the Authority) is a political subdivision created under Ohio Revised Code Section 3735.27 to engage in the acquisition, development, leasing, and administration of a low-rent housing program. The Authority contracts with the United States Department of Housing and Urban Development (HUD) to provide low and moderate income persons with safe and sanitary housing through rent subsidies provided by HUD. The Authority depends on the subsidies from HUD to operate. The Authority participates in the Section 8 Housing Choice Voucher program provided by HUD. In these section 8 programs, rental assistance is provided to families based on the families' ability to pay in accordance with HUD regulations. Under the Housing Choice Voucher program, the rental assistance is tied to the tenant family. The rental assistance, in general, is provided to help the family pay rent wherever they choose to live. The Authority also participates in the Public Housing program. Under this program, the Authority manages constructed or financed public housing units using grant funds from HUD. Tenants of these facilities pay a percentage of his/her adjusted gross income towards rent and utilities.

**B. Summary of Significant Accounting Policies**

The financial statements of the Youngstown Metropolitan Housing Authority (the Authority) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below.

**C. Reporting Entity**

The accompanying general purpose financial statements comply with the provision of GASB No. 14, the Financial Reporting Entity (as amended by GASB Statement No. 61), in that the financial statements include all organizations, activities and functions for which the Authority is financially accountable. This report includes all activities considered by management to be part of the Authority by virtue of Section 2100 of the Codification of Governmental Accounting and Financial Reporting Standards.

Section 2100 indicates that the reporting entity consists of **a)** the primary government, **b)** organizations for which the primary government is financially accountable, and **c)** other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**C. Reporting Entity (Continued)**

It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's government body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

A primary government has the ability to impose its will on an organization if it can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization. A financial benefit or burden relationship exists if the primary government **a)** is entitled to the organization's resources; **b)** is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or **c)** is obligated in some manner for the debt of the organization.

Management believes the financial statements included in this report represent all of the funds of the Authority over which the Authority is financially accountable.

**D. Fund Accounting**

The Authority uses the proprietary fund to report on its financial position and the results of its operations for the Section 8 and Public Housing programs. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities.

Funds are classified into three categories: governmental, proprietary and fiduciary. The Authority uses the proprietary category for its programs.

**E. Proprietary Fund Types**

Proprietary funds are used to account for the Authority's ongoing activities which are similar to those found in the private sector. The following is the proprietary fund type:

Enterprise Fund - This fund is used to account for the operations that are financed and operated in a manner similar to private business enterprises where the intent is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges or where it has been decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

**F. Measurement Focus/Basis of Accounting**

The proprietary funds are accounted for on the accrual basis of accounting. Revenues are recognized in the period earned and expenses are recognized in the period incurred.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**G. Interprogram Balances**

Receivables and payables resulting from short-term interprogram loans are classified as “Inter-program Due from/to” in respective program financial statements. These amounts are eliminated in the Authority’s Statement of Net Position in the basic financial statements.

**H. Investments**

Investments are restricted by the provisions of the HUD Regulations (See Note 2). Investments are valued at market value. The Authority has cash deposits and investments totaling \$11,134,371 at June 30, 2024. Interest income and unrealized gain on investments totaled \$119,426 for fiscal year 2024.

**I. Capital Assets**

Capital assets are stated at cost and depreciation is computed using the straight line method over an estimated useful life of the assets. The cost of normal maintenance and repairs, that do not add to the value of the asset or materially extend the asset life, are not capitalized. The Authority capitalizes all assets with a cost of \$1,000 or more. See Note 5 for useful lives for depreciation purposes.

**J. Cash and Cash Equivalents**

For the purpose of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less.

**K. Compensated Absences**

The Authority accounts for compensated absences in accordance with GASB Statement No. 16. Sick leave and other compensated absences with similar characteristics are accrued as a liability based on the sick leave accumulated at the balance sheet date by those employees who currently are eligible to receive termination payments. To calculate the liability, these accumulations are reduced to the maximum amount allowed as a termination payment. All employees who meet the termination policy of the Authority for years of service are included in the calculation of the compensated absences accrual amount.

Vacation leave and other compensated absences with similar characteristics are accrued as a liability as the benefits are earned by the employees if both of the following conditions are met: (1) the employees’ rights to receive compensation are attributable to services already rendered and are not contingent on a specific event that is outside the control of the employer and employee; and (2) it is probable that the employer will compensate the employees for the benefits through paid time off or some other means, such as cash payments at termination or retirement.

In the proprietary fund, the compensated absences are expensed when earned with the amount reported as a fund liability. Information regarding compensated absences is detailed in Note 11.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**L. Budgetary Accounting**

The Authority annually prepares its budget as prescribed by the Department of Housing and Urban Development. This budget is adopted by the Board of the Authority.

**M. Estimates**

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

**N. Deferred Outflow/Inflows of Resources**

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense) until then. For the Authority, deferred outflows of resources are reported on the statement of net position for pension, OPEB, and SBITA. The deferred outflows of resources related to pension, OPEB plans, SBITA are explained in Notes 7, 8, and 9.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized until that time. For the Authority, deferred inflows of resources are reported on the statement of net position for pension, OPEB, and SBITA. The deferred inflows of resources related to pension, OPEB plans, and SBITA are explained in Notes 7, 8, and 9.

**O. Pensions/Other Postemployment Benefits (OPEB)**

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

**P. Net Position**

When expenses are incurred for purposes which both restricted and unrestricted Net Position are available, the Authority first applies restricted Net Position.



**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 2: DEPOSITS AND INVESTMENTS**

***Deposits***

At fiscal year end, the carrying amount of the Authority's deposits were \$9,157,657 and the bank balance was \$9,381,460. Based on criteria described in GASB Statement No. 40, *Deposits and Investments Risk Disclosures*, as of June 30, 2023, \$655,307 of the Authority's bank balance was covered by Federal Depository Insurance. The remainder was collateralized by securities pledged in the name of the Authority or by pooled collateral. Included in the carrying value of the Authority's deposits is \$500 in petty cash.

Custodial credit risk is the risk that, in the event of bank failure, the Authority's deposits may not be returned. The Authority's policy is to place deposits with major local banks approved by the Authority's Board. All deposits are collateralized with eligible securities in amounts equal to 105 percent of the carrying value of deposits. Such collateral, as permitted by Chapter 135 of the Ohio Revised Code, is held in financial institution pools at Federal Reserve banks, or at member banks of the Federal Reserve System, in the name of the respective depository bank, and pledged as a pool of collateral against the public deposits it holds, or as specific collateral held at the Federal Reserve bank in the name of the Authority.

***Investments***

The Authority has a formal investment policy. The Authority had investments comprised of U.S. Government Securities (AAA – Moody's) with a market value of \$1,976,714 at June 30, 2024.

***Interest Rate Risk***

The Authority's investment policy limits investments to 5 years but does not limit investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The Authority staggers maturity dates of investments to avoid losses from rising interest rates.

***Credit Risk***

Any deposits of the Authority exceeding the \$250,000 FDIC insurance limit are fully and continuously collateralized by securities pledged in the name of the Authority or by pooled collateral as provided by the Ohio Revised Code

***Concentration of Credit Risk***

The Authority does not limit the amount of funds that may be on deposit with any one financial institution; however, as was mentioned in the preceding, all deposits exceeding the \$250,000 FDIC insurance limit are fully and continuously collateralized by securities pledged in the name of the Authority or by pooled collateral as permitted by the Ohio Revised Code.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 2: DEPOSITS AND INVESTMENTS (continued)**

A reconciliation of cash and investments as shown in the statement of net position at June 30, 2024 to the deposits and investments included in this note is as follows:

	Cash and Cash Equivalents*	Investments
Per Statement of Net Position	\$ 9,157,657	\$ 1,976,714
Per GASB Statement No. 3		

\*Includes Restricted Cash and Cash Equivalents

**NOTE 3: RESTRICTED CASH**

The restricted cash balance as of June 30, 2024 represents cash on hand for the following:

	Restricted Cash
Tenant Security Deposits	\$205,069
FSS Escrow Funds	202,713
Forfeited FSS Escrow Funds	20,705
Property Sale Proceeds	993,803
Restricted for ENV Vouchers	<u>47,068</u>
Total Restricted Cash	<u>\$1,469,358</u>

**NOTE 4: INSURANCE COVERAGE**

The Authority is exposed to various risks of loss during the normal course of its operations including, but not limited to, loss related to torts; theft of, damage to, and destruction of assets, errors and omissions, and injuries to employees.

To protect against risks to which the Authority is exposed, the Authority is covered for property damage, general liability, automobile liability, law enforcement liability, public officials' liability, and other crime liabilities through membership in the Ohio Housing Authority Property Casualty, Inc. (OHAPCI). OHAPCI is an insurance risk pool comprised of three Ohio housing authorities, of which the Authority is one. Deductibles and coverage limits are summarized below:

	Deductible	Coverage Limits
Property (per occurrence)	\$ 2,500	\$ 250,000,000
General Liability	0	2,000,000
Automobile Physical Damage/Liability	500/500	ACV/2,000,000
Public Officials	0	2,000,000

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 4: INSURANCE COVERAGE** (continued)

Additionally, Workers' Compensation insurance is maintained through the State of Ohio Bureau of Workers' Compensation, in which rates are calculated retrospectively. The Authority provides employee group health care benefits via a partially self-funded plan administered by Enterprise Group Planning, Inc. Excess loss coverage for the plan is provided by QBE Insurance Corporation. There was no significant reduction in coverages and settled claims have not exceeded the Authority's insurance in any of the past three years.

**NOTE 5: CAPITAL ASSETS**

The following is a summary of the Authority's capital assets.

	2024
<b>Capital Assets Not Depreciated</b>	
Land	\$ 3,187,078
Construction in Progress	<u>312,009</u>
<b>Total Capital Assets Not Depreciated</b>	3,499,087
 <b>Capital Assets Being Depreciated</b>	
Buildings and Building Improvements	95,211,437
Furniture and Equipment	<u>1,514,042</u>
<b>Total Capital Assets Being Depreciated</b>	96,725,479
Less: Accumulated Depreciation	<u>(70,590,859)</u>
Subtotal Capital Assets Being Depreciated	<u>26,134,620</u>
<b>Total Capital Assets</b>	\$29,633,707

The Authority capitalizes all assets with a cost of \$1,000 or more. The Authority uses the straight line method of depreciation. The following is a list of useful lives for depreciation purposes:

Buildings	15 to 40 years
Equipment	7 years
Computer Equipment	3 years
Vehicles	5 years
Maintenance Equipment	7 years

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 5: CAPITAL ASSETS** (continued)

The following is a summary of changes in capital assets:

	Balance June 30, 2023	Additions	Deletions	Balance June 30, 2024
Capital Assets Not Depreciated				
Land	\$ 3,187,078	\$ 0	0	\$ 3,187,078
Construction in Progress	371,157	312,009	(371,157)	312,009
Total Capital Assets Not Depreciated	3,558,235	312,009	(371,157)	3,499,087
Capital Assets Being Depreciated				
Buildings and Building Improvements	120,317,937	2,649,675	(27,756,175)	95,211,437
Furniture, Equipment, and Machinery	2,124,132	36,118	(646,208)	1,514,042
Leasehold Improvement	41,784	0	(41,784)	0
Total Capital Assets				
Being Depreciated	122,483,853	2,685,793	(28,444,167)	96,725,479
Accumulated Depreciation				
Buildings and Improvements	(94,194,474)	(2,771,049)	27,526,644	(69,438,879)
Furniture and Equipment	( 1,875,943)	(122,024)	845,987	(1,151,980)
Total Accumulated Depreciation	(96,070,417)	(2,893,073)	28,372,631	(70,590,859)
Depreciable Assets, Net	26,413,436	(207,280)	(71,536)	26,134,620
Total Capital Assets, Net	\$29,971,671	104,729	(442,693)	\$ 29,633,707

**NOTE 6: MIXED FINANCE CONSTRUCTION LOAN**

The Authority advanced funds to a development partner in conjunction with multi-lender mixed finance arrangements for construction of the Village at Arlington, Village at Arlington II, Arlington Heights, and Arlington Heights II developments. Repayment is subject to the projects realizing surplus cash flows. The loans are secured by the property. The Notes bear interest at 1 percent. While the Housing Authority has received payments of the Village at Arlington loans no payments have been received on the Arlington Heights loans, due to this interest has not been accrued on these loans. At June 30, 2024, the note Receivable and Interest Receivable balance is \$4,989,481. Due to the uncertainty of the projects generating surplus cash that would trigger a repayment obligation, no portion is considered to be current.

The following is a summary of Notes Receivable at June 30, 2024:

Note Receivable Village at Arlington I	\$1,534,059
Interest on Note Receivable	19,883*
Note Receivable Village at Arlington II	1,350,360
Interest on Note Receivable	563*
Note Receivable Arlington Heights	977,500
Note Receivable Arlington Heights II	1,000,000
Other Notes Receivable	107,116
Total Notes Receivable	\$4,989,481
* Interest Receivable recorded as current	20,446
Total Notes Receivable	<u>\$4,969,035</u>

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 7: DEFINED BENEFIT PENSION PLANS**

***Net Pension Liability/Asset***

The net pension liability/asset reported on the statement of net position represents a liability/asset to employees for pensions. Pensions are a component of exchange transactions – between an employer and its employees – of salaries and benefits for employee services. Pensions are provided to an employee – on a deferred-payment basis – as part of the total compensation package offered by an employer for employee services each financial period. The obligation to sacrifice resources for pensions is a present obligation because it was created as a result of employment exchanges that already have occurred.

The net pension liability/asset represents the Authority's proportionate share of each pension plan's collective actuarial present value of projected benefit payments attributable to past periods of service, net of each pension plan's fiduciary net position. The net pension liability/asset calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost of living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting this estimate annually.

Ohio Revised Code limits the Authority's obligation for this liability to annually required payments. The Authority cannot control benefit terms or the manner in which pensions are financed; however, the Authority does receive the benefit of employees' services in exchange for compensation including pension.

GASB 68 assumes the liability is solely the obligation of the employer, because (1) they benefit from employee services; and (2) State statute requires all funding to come from these employers. All contributions to date have come solely from these employers (which also includes costs paid in the form of withholdings from employees). State statute requires the pension plans to amortize unfunded liabilities within 30 years. If the amortization period exceeds 30 years, each pension plan's board must propose corrective action to the State legislature. Any resulting legislative change to benefits or funding could significantly affect the net pension liability. Resulting adjustments to the net pension liability would be effective when the changes are legally enforceable. The Ohio Revised Code permits but does not require the retirement systems to provide healthcare to eligible benefit recipients.

The proportionate share of each plan's unfunded benefits is presented as a *net pension asset* or a long-term *net pension liability*. Any liability for the contractually-required pension contribution outstanding at the end of the year is included in *accrued wages and payroll taxes*.

***Plan Description – Ohio Public Employees Retirement System (OPERS)***

Authority employees participate in the Ohio Public Employees Retirement System (OPERS). OPERS is a cost-sharing, multiple employer public employee retirement system which administers three separate pension plans. The traditional pension plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan and the combined plan is a cost-sharing, multiple-employer defined benefit pension plan with defined contribution features. Effective January 1, 2022, the Combined Plan is no longer available for member selection. In October 2023, the legislature approved House Bill (HB) 33, which allows for the consideration of the Combined Plan with the Traditional Pension Plan with the timing of the consolidation at the discretion of OPERS. Participating employers are divided into state, local, law enforcement and public safety divisions. While members in the state and local divisions may participate in all three plans, law enforcement and public safety divisions exist only within the traditional plan.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 7: DEFINED BENEFIT PENSION PLANS** (continued)

OPERS provides retirement, disability, survivor and death benefits, and annual cost of living adjustments to members of the traditional and combined plans. Authority to establish and amend benefits is provided by Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report that includes financial statements, required supplementary information and detailed information about OPERS' fiduciary net position that may be obtained by visiting <https://www.opers.org/financial/reports.shtml>, by writing to the Ohio Public Employees Retirement System, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling 800-222-7377.

Senate Bill (SB) 343 was enacted into law with an effective date of January 7, 2013. In the legislation, members in the traditional and combined plans were categorized into three groups with varying provisions of the law applicable to each group. The following table provides age and service requirements for retirement and the retirement formula applied to final average salary (FAS) for the three member groups under the traditional and combined plans as per the reduced benefits adopted by SB 343 (see OPERS' Annual Comprehensive Financial Report referenced above for additional information, including requirements for reduced and unreduced benefits):

<b>Group A</b> Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	<b>Group B</b> 20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	<b>Group C</b> Members not in other Groups and members hired on or after January 7, 2013
<b>State and Local</b>	<b>State and Local</b>	<b>State and Local</b>
<b>Age and Service Requirements:</b> Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	<b>Age and Service Requirements:</b> Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	<b>Age and Service Requirements:</b> Age 62 with 60 months of service credit or Age 57 with 25 years of service credit
<b>Traditional Plan Formula:</b> 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	<b>Traditional Plan Formula:</b> 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	<b>Traditional Plan Formula:</b> 2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35
<b>Combined Plan Formula:</b> 1% of FAS multiplied by years of service for the first 30 years and 1.25% for service years in excess of 30	<b>Combined Plan Formula:</b> 1% of FAS multiplied by years of service for the first 30 years and 1.25% for service years in excess of 30	<b>Combined Plan Formula:</b> 1% of FAS multiplied by years of service for the first 35 years and 1.25% for service years in excess of 35

Final average Salary (FAS) represents the average of the three highest years of earnings over a member's career for Groups A and B. Group C is based on the average of the five highest years of earnings over a member's career.

Members who retire before meeting the age and years of service credit requirement for unreduced benefits receive a percentage reduction in the benefit amount. The base amount of a member's pension benefit is locked in upon receipt of the initial benefit payment for calculation of the annual cost-of-living adjustment.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 7: DEFINED BENEFIT PENSION PLANS (continued)**

When a traditional plan benefit recipient has received benefits for 12 months, an annual cost of living adjustment (COLA) is provided. This COLA is calculated on the base retirement benefit at the date of retirement and is not compounded. Members retiring under the combined plan receive a cost-of-living adjustment on the defined benefit portion of their pension benefit. For those who retired prior to January 7, 2013, the COLA is 3 percent. For those retiring on or after January 7, 2013, beginning in 2019, the adjustment is based on the average percentage increase in the Consumer Price Index, capped at 3 percent.

Defined contribution plan benefits are established in the plan documents, which may be amended by the Board. Member-directed plan and combined plan members who have met the retirement eligibility requirements may apply for retirement benefits. The amount available for defined contribution benefits in the combined plan consists of the members' contributions plus or minus the investment gains or losses resulting from the members' investment selections. Combined plan members wishing to receive benefits must meet the requirements for both the defined benefit and defined contribution plans. Member-directed participants must have attained the age of 55, have money on deposit in the defined contribution plan and have terminated public service to apply for retirement benefits. The amount available for defined contribution benefits in the member-directed plan consists of the members' contributions, vested employer contributions and investment gains or losses resulting from the members' investment selections. Employer contributions and associated investment earnings vest over a five-year period, at a rate of 20 percent each year. At retirement, members may select one of several distribution options for payment of the vested balance in their individual OPERS accounts. Options include the annuitization of their benefit account (which includes joint and survivor options and will continue to be administered by OPERS), partial lump-sum payments (subject to limitations), a rollover of the vested account balance to another financial institution, receipt of entire account balance, net of taxes withheld, or a combination of these options. When members choose to annuitize their defined contribution benefit, the annuitized portion of the benefit is reclassified to a defined benefit.

Funding Policy - The Ohio Revised Code (ORC) provides statutory authority for member and employer contributions as follows:

	State and Local		
	Traditional Pension Plan	Combined Plan	Member- Directed Plan
<b>2023-2024 Statutory Maximum Contribution Rates</b>			
Employer	14.0 %	14.0 %	14.0 %
Employee *	10.0 %	10.0 %	10.0 %
<b>2023-2024 Actual Contribution Rates</b>			
Employer:			
Pension	14.0 %	14.0 %	14.0 %
Post-Employment Health Care Benefits **	0.0 %	0.0 %	0.0 %
Total Employer	<u>14.0 %</u>	<u>14.0 %</u>	<u>14.0 %</u>
Employee	<u>10.0 %</u>	<u>10.0 %</u>	<u>10.0 %</u>

\* Member contributions within the Combined Plan are not used to fund the defined benefit retirement allowance.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 7: DEFINED BENEFIT PENSION PLANS (continued)**

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. For fiscal year ending June 30, 2024, the Authority's contractually required contributions used to fund pension benefits was \$427,004 for the traditional plan, \$6,829 for the combined plan.

***Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

The net pension liability/asset for OPERS was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability/asset was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability/asset was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense:

	OPERS Traditional Pension Plan	OPERS Combined Plan	Total
Proportion of the Net Pension Liability/Asset:			
Prior Measurement Date	0.018051%	0.010848%	
Current Measurement Date	0.017239%	0.011921%	
Change in Proportionate Share	<u>-0.000812%</u>	<u>0.001073%</u>	
Proportionate Share of the:			
Net Pension Liability	\$ 4,513,241	\$ 0	\$ 4,513,241
Net Pension Asset	\$ 0	\$ 36,643	\$ 36,643
Pension Expense	\$ 310,572	\$ 1,572	\$ 312,144

At June 30, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

*Section intentional left blank*



**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 7: DEFINED BENEFIT PENSION PLANS (continued)**

	OPERS Traditional Pension Plan	OPERS Combined Plan	Total
<b>Deferred Outflows of Resources</b>			
Net difference between projected and actual earnings on pension plan investments	\$ 910,964	\$ 5,963	\$ 916,927
Differences between expected and actual experience	73,766	1,485	75,251
Changes of assumptions	0	1,361	1,361
Changes in proportion and differences between Authority contributions and proportionate share of contributions	0	782	782
Authority contributions subsequent to the measurement date	211,746	3,298	215,044
Total Deferred Outflows of Resources	<u>\$ 1,196,476</u>	<u>\$ 12,889</u>	<u>\$ 1,209,365</u>
<b>Deferred Inflows of Resources</b>			
Differences between expected and actual experience	\$ 0	\$ 3,625	\$ 3,625
Changes in proportion and differences between Authority contributions and proportionate share of contributions	117,193	7,555	124,748
Total Deferred Inflows of Resources	<u>\$ 117,193</u>	<u>\$ 11,180</u>	<u>\$ 128,373</u>

\$215,044 reported as deferred outflows of resources related to pension resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability or increase to the net pension asset in the year ending June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year Ending June 30:	OPERS Traditional Pension Plan	OPERS Combined Plan	Total
2025	\$ 139,371	\$ (145)	\$ 139,226
2026	276,557	603	277,160
2027	581,327	2,385	583,712
2028	(129,718)	(2,052)	(131,770)
2029	0	(904)	(904)
Thereafter	0	(1,476)	(1,476)
Total	<u>\$ 867,537</u>	<u>\$ (1,589)</u>	<u>\$ 865,948</u>

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 7: DEFINED BENEFIT PENSION PLANS (continued)**

***Actuarial Assumptions - OPERS***

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all prior periods included in the measurement in accordance with the requirements of GASB 67. Key actuarial assumptions and methods used in the latest actuarial valuation, reflecting experience study results, are presented below:

	<u>Traditional Pension Plan</u>	<u>Combined Plan</u>
Wage Inflation		
Current Measurement Date:	2.75 percent	2.75 percent
Prior Measurement Date:	2.75 percent	2.75 percent
Future Salary Increases, including inflation		
Current Measurement Date:	2.75 to 10.75 percent including wage inflation	2.75 to 8.25 percent including wage inflation
Prior Measurement Date:	2.75 to 10.75 percent including wage inflation	2.75 to 8.25 percent including wage inflation
COLA or Ad Hoc COLA		
Pre 1/7/2013 retirees:	3 percent, simple	3 percent, simple
Post 1/7/2013 retirees:		
Current Measurement Date:	2.3 percent simple through 2024, then 2.05 percent simple	2.3 percent simple through 2024, then 2.05 percent simple
Prior Measurement Date:	3 percent, simple through 2023, then 2.05 percent simple	3 percent, simple through 2023, then 2.05 percent simple
Investment Rate of Return		
Current Measurement Date:	6.9 percent	6.9 percent
Prior Measurement Date:	6.9 percent	6.9 percent
Actuarial Cost Method	Individual Entry Age	Individual Entry Age

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 7: DEFINED BENEFIT PENSION PLANS** (continued)

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170% of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law Enforcement divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all of the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all of these tables.

The most recent experience study was completed for the five-year period ended December 31, 2020.

OPERS manages investments in three investment portfolios: the Defined Benefits portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Defined Benefit portfolio includes the investment assets of the Traditional Pension Plan, the defined benefit component of the Combined Plan, and the annuitized accounts of the Member-Directed Plan. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money weighted rate of return expressing investment performance, net of investments expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was a loss of 11.2 percent for 2023.

The allocation of investment assets with the Defined Benefit portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The long-term expected rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of the geometric real rates of return were provided by the Board's investment consultant. For each major asset class that is included in the Defined Benefit portfolio's target asset allocation as of December 31, 2023, these best estimates are summarized in the following table:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Geometric)
Fixed Income	24.00 %	2.85 %
Domestic Equities	21.00	4.27
Real Estate	13.00	44.46
Private Equity	15.00	7.52
International Equities	20.00	5.16
Risk Parity	2.00	4.38
Other investments	5.00	3.46
Total	100.00 %	

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 7: DEFINED BENEFIT PENSION PLANS (continued)**

**Discount Rate** The discount rate used to measure the total pension liability was 6.9 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefits 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 Authority's Proportionate Share of the Net Pension Liability/Asset to Changes in the Discount Rate** The following table presents the Authority's proportionate share of the net pension liability/asset calculated using the current period discount rate assumption of 6.9 percent, as well as what the Authority's proportionate share of the net pension liability/asset would be if it were calculated using a discount rate that is one percent lower or one percent higher than the current rate:

Authority's proportionate share of the net pension liability/(asset)	1% Decrease (5.90%)	Current Discount Rate (6.90%)	1% Increase (7.90%)
Traditional Pension Plan	\$ 7,105,054	\$ 4,513,241	\$ 2,357,606
Combined Plan	\$ (22,173)	\$ (36,643)	\$ (48,042)

**NOTE 8: DEFINED BENEFIT OPEB PLANS**

***Net OPEB Liability***

The net OPEB liability reported on the statement of net position represents a liability to employees for OPEB. OPEB is a component of exchange transactions – between an employer and its employees – of salaries and benefits for employee services. OPEB are provided to an employee – on a deferred-payment basis – as part of the total compensation package offered by an employer for employee services each financial period. The obligation to sacrifice resources for OPEB is a present obligation because it was created as a result of employment exchanges that already have occurred.

The net OPEB liability represents the Authority's proportionate share of each OPEB plan's collective actuarial present value of projected benefit payments attributable to past periods of service, net of the OPEB plan's fiduciary net position. The net OPEB liability calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost of living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting these estimates annually.

Ohio Revised Code limits the Authority's obligation related to this liability to annually required payments. The Authority cannot control benefit terms or the manner in which OPEB are financed; however, the Authority does receive the benefit of employees' services in exchange for compensation including OPEB.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 8: DEFINED BENEFIT OPEB PLANS (continued)**

GASB 75 assumes any liability is solely the obligation of the employer, because they benefit from employee services. OPEB contributions come from these employers and health care plan enrollees which pay a portion of the health care costs in the form of a monthly premium. The Ohio Revised Code permits, but does not require the retirement systems to provide healthcare to eligible benefit recipients. Any change to benefits or funding could significantly affect the net OPEB liability. Resulting adjustments to the net OPEB liability would be effective when the changes are legally enforceable. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The proportionate share of each plan's unfunded benefits is presented as a long-term *net OPEB liability*. Any liability for the contractually-required OPEB contribution outstanding at the end of the year is included in *accrued wages and payroll taxes*.

***Plan Description – Ohio Public Employees Retirement System (OPERS)***

The Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: the traditional pension plan, a cost-sharing, multiple-employer defined benefit pension plan; the member-directed plan, a defined contribution plan; and the combined plan, a cost-sharing, multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care trust, the 115 Health Care Trust, which was established in 2014 to fund health care for the Traditional Pension, Combined, and Member-Directed plans. With one exception, OPERS-provided health care coverage is neither guaranteed nor statutorily required. Ohio law currently requires Medicare Part A equivalent coverage or Medicare Part A premium reimbursement for eligible retirees and their eligible dependents.

Retirees and eligible dependents enrolled in Medicare Parts A and B, and non-Medicare retirees beginning in 2022, are able to participate in the OPERS Connector in lieu of comprehensive health care coverage. The Connector, a vendor selected by OPERS, assist eligible retirees, spouses, and dependents in the evaluation, selection and purchase of a health care plan on the open market. Eligible retirees may receive a monthly allowance in their health reimbursement arrangement (HRA) account that can be used to reimburse eligible health care expenses.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 8: DEFINED BENEFIT OPEB PLANS** (continued)

OPERS members enrolled in the Traditional Pension Plan or Combined Plan retiring with an effective date of January 1, 2022 or after must meet the following health care eligibility requirements to receive an HRA allowance:

1. **Age 65 or older** – minimum of 20 years of qualified health care service credit.
2. **Age 60 to 64** – based on the following age-and-service criteria:
  - a. Group A – 30 years of total service with at least 20 years of qualified health care service credit;
  - b. Group B – 31 years of total service with at least 20 years of qualified health care service credit; or
  - c. Group C – 32 years of total service with at least 20 years of qualified health care service credit.
3. **Age 59 or younger** – based on the following age-and-service criteria:
  - a. Group A – 30 years of qualified health care service credit;
  - b. Group B - 32 years of qualified health care service credit at any age or 31 years of qualified health care service credit and at least age 52; or
  - c. Group C – 32 years of qualified health care service credit and at least age 55.

Retirees who don't meet the requirement for coverage as a non-Medicare participant can become eligible for coverage at age 65 if they have at least 20 years of qualifying service. Members with a retirement date prior to January 1, 2022 who were eligible to participate in the OPERS health care program will continue to be eligible after January 1, 2022, as summarized in the following table:

Retirement Date	Group A		Group B		Group C	
	Age	Service	Age	Service	Age	Service
December 1, 2014 or Prior	Any	10	Any	10	Any	10
January 1, 2015 through December 31, 2021	60	20	52 60	31 20	55	32
	Any	30	Any	32	60	20

Participants in the Member-Directed Plan have access to the Connector and have a separate health care funding mechanism. A portion of employer contributions for these participants is allocated to a retiree medical account (RMA). Upon separation or retirement, participants may use vested RMA funds for reimbursement of qualified medical expenses.

The Ohio Revised Code permits, but does not require OPERS to provide health care to its eligible benefit recipients. Authority to establish and amend health care coverage is provided to the Board in Chapter 145 of the Ohio Revised Code.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 8: DEFINED BENEFIT OPEB PLANS (continued)**

Disclosures for the health care plan are presented separately in the OPERS financial report. Interested parties may obtain a copy by visiting <https://www.opers.org/financial/reports.shtml>, by writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling (614) 222-5601 or 800-222-7377.

Funding Policy - The Ohio Revised Code provides the statutory authority requiring public employers to fund postemployment health care through their contributions to OPERS. When funding is approved by OPERS Board of Trustees, a portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans.

Employer contribution rates are expressed as a percentage of covered payroll. In 2023 and 2024, state and local employers contributed at a rate of 14.0 percent of earnable salary and public safety and law enforcement employers contributed at 18.1 percent. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. For 2023-2024, no portion of the employer contribution rate was allocated to health care for the Traditional Pension Plan. The employer contribution as a percent of covered payroll deposited for the Combined Plan and Member-Directed Plan health care programs in 2023-2024 was 2.0 percent and 4.0 percent, respectively.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Authority's contractually required contribution allocated to health care was \$4,321 for the fiscal year ending June 30, 2024.

***OPEB Liability, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB***

The net OPEB liability and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2022, rolled forward to the measurement date of December 31, 2023, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. The Authority's proportion of the net OPEB asset was based on the Authority's share of contributions to the retirement plan relative to the contributions of all participating entities. Following is information related to the proportionate share and OPEB expense:

	<u>OPERS</u>
Proportion of the Net OPEB Liability/Asset:	
Prior Measurement Date	0.017373%
Current Measurement Date	0.016616%
Change in Proportionate Share	<u>-0.000757%</u>
Proportionate Share of the Net OPEB Liability (Asset)	\$ (149,963)
OPEB Expense	\$ (29,588)

At June 30, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 8: DEFINED BENEFIT OPEB PLANS (continued)**

	<u>OPERS</u>
<b>Deferred Outflows of Resources</b>	
Net difference between projected and actual earnings on OPEB plan investments	\$ 90,060
Changes of assumptions	38,609
Changes in proportion and differences between Authority contributions and proportionate share of contributions	2,806
Authority contributions subsequent to the measurement date	<u>2,844</u>
Total Deferred Outflows of Resources	<u><u>\$ 134,319</u></u>
<b>Deferred Inflows of Resources</b>	
Differences between expected and actual experience	\$ 21,344
Changes of assumptions	64,465
Changes in proportion and differences between Authority contributions and proportionate share of contributions	<u>745</u>
Total Deferred Inflows of Resources	<u><u>\$ 86,554</u></u>

\$2,844 reported as deferred outflows of resources related to OPEB resulting from Authority contributions subsequent to the measurement date will be recognized as an increase of the net OPEB asset in the year ending June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending June 30:	<u>OPERS</u>
2025	\$ (2,746)
2026	7,973
2027	70,103
2028	<u>(30,409)</u>
Total	<u><u>\$ 44,921</u></u>

***Actuarial Assumptions - OPERS***

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.



**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 8: DEFINED BENEFIT OPEB PLANS (continued)**

Projections of health care costs for financial reporting purposes are based on the substantive plan and include the types of coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2022, rolled forward to the measurement date of December 31, 2023. The actuarial valuation used the following actuarial assumptions and methods applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

	December 31, 2023	December 31, 2022
Wage Inflation	2.75 percent	2.75 percent
Projected Salary Increases	2.75 to 10.75 percent, including wage inflation	2.75 to 10.75 percent, including wage inflation
Single Discount Rate	5.70 percent	5.22 percent
Investment Rate of Return	6.00 percent	6.00 percent
Municipal Bond Rate	3.77 percent	4.05 percent
Health Care Cost Trend Rate	5.50 percent initial, 3.50 percent ultimate in 2038	5.50 percent initial, 3.50 percent ultimate in 2036
Actuarial Cost Method	Individual Entry Age	Individual Entry Age

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170% of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law Enforcement divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all of the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all of these tables.

The most recent experience study was completed for the five-year period ended December 31, 2020.

During 2023, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio was a gain of 14.0 percent for 2023.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 8: DEFINED BENEFIT OPEB PLANS** (continued)

The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. OPERS' primary goal is to achieve and maintain a fully funded status for the benefits provided through the defined pension plans. Health care is a discretionary benefit. The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. The table below displays the Board-approved asset allocation policy for 2023 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Geometric)
Fixed Income	37.00 %	2.82 %
Domestic Equities	25.00	4.27
Real Estate Investment Trust	5.00	4.68
International Equities	25.00	5.16
Risk Parity	3.00	4.38
Other investments	5.00	2.43
Total	<u>100.00 %</u>	

**Discount Rate** A single discount rate of 5.70 percent was used to measure the OPEB liability on the measurement date of December 31, 2023; however, the single discount rate used at the beginning of the year was 5.22 percent. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.00 percent and a municipal bond rate of 3.77 percent. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2070. As a result, the actuarial long-term expected rate of return on health care investments was applied to projected costs through the year 2070, and the municipal bond rate was applied to all health care costs after that date.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 8: DEFINED BENEFIT OPEB PLANS (continued)**

***Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate*** The following table presents the Authority's proportionate share of the net OPEB liability calculated using the single discount rate of 5.70 percent, as well as what the Authority's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1.0 percent lower or 1.0 percent higher than the current rate:

	1% Decrease (4.70%)	Current Discount Rate (5.70%)	1% Increase (6.70%)
Authority's proportionate share of the net OPEB liability (asset)	\$ 82,415	\$ (149,963)	\$ (342,456)

***Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Health Care Cost Trend Rate*** Changes in the health care cost trend rate may also have a significant impact on the net OPEB liability. The following table presents the net OPEB liability calculated using the assumed trend rates, and the expected net OPEB liability if it were calculated using a health care cost trend rate that is 1.0 percent lower or 1.0 percent higher than the current rate.

Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2024 is 5.50 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

	1% Decrease	Current Health Care Cost Trend Rate Assumption	1% Increase
Authority's proportionate share of the net OPEB liability (asset)	\$ (156,190)	\$ (149,963)	\$ (142,898)

**NOTE 9: SUBSCRIPTION-BASED INFORMATION TECHNOLOGY  
ARRANGEMENT**

For the year ended 6/30/2023, the financial statements include the adoption of GASB Statement No. 96, Subscription-Based Information Technology Arrangements (SBITAs). This statement provides guidance on the accounting and financial reporting requirements for SBITAs. Under this statement, a governmental agency should recognize a subscription liability and an intangible right-to-use subscription asset. For additional information, refer to the disclosures below.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 9: SUBSCRIPTION-BASED INFORMATION TECHNOLOGY  
ARRANGEMENT (continued)**

On March 1, 2022, Youngstown Metropolitan Housing Authority (YMHA) entered into a 36 month agreement for the use of TenMast. An initial subscription liability was recorded in the amount of \$97,499. YMHA is required to make yearly payments in the amount of \$42,769 with an annual increase equal to 3.5% or the US Bureau of Labor Statistics Consumer Price Index for the most recent year whichever is greater. The subscription liability has an implied interest rate of 5.26%. The subscription asset estimated useful life was 36 months as of the contract commencement. The value of the right-to-use subscription asset as of 6/30/24 was \$97,499 with accumulated amortization of \$97,499 as the agreement expired during the year.

**NOTE 10: NON-CURRENT LIABILITIES**

A summary of the Authority's non-current liabilities is as follows:

	Balance at 6/30/2023	Additions	Deletions	Balance Due Within at 6/30/2023	One Year
Long-Term Debt					
<i>Primary Government</i>					
Bank of the Ozarks 8/12/14 3%-4%	\$721,667	0	(440,746)	280,921	280,921
GASB 96 Liability	51,354	0	(51,354)	0	0
Non-current liabilities other	206,389	17,029	(20,705)	202,713	0
Compensated Absences	517,118	152,381	(113,062)	556,437	263,843
Pension Liability	5,441,813	0	(928,572)	4,513,241	0
Total Non-Current Liabilities	\$ 6,938,341	\$169,410	(\$1,554,439)	\$ 5,553,312	\$ 544,764

Long-term debt for the Low Rent Public Housing program consists of a \$4,740,000 bond issue through the Bank of the Ozarks. The bonds bear interest at varying amounts from 3%-4% with the final maturity date of 11/30/2024. The Bond proceeds are being used to finance a Phase II Energy Performance contract and to pay off the remaining balance on the PNC loan. The bonds matures as follows:

	Principal	Interest	Total
2024-2025	280,921	5,500	286,421

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 11: COMPENSATED ABSENCES**

Full time, permanent employees are granted vacation and sick leave benefits in varying amounts to specified maximums depending on tenure with the Authority. Vacation days exceeding those earned in the current year may not be carried over into the next calendar year. Generally, upon termination after one year of service, employees are entitled to be paid all accrued vacation. The following schedule details earned annual leave based on length of service for employees hired before September 1, 2007:

<u>Management</u>	<u>Maintenance and Administration</u>
1-5 years 2 weeks	1-5 years 2 weeks
6-10 years 3 weeks	6-10 years 3 weeks
11-15 years 4 weeks	11-15 years 4 weeks
16-20 years 5 weeks	16-20 years 5 weeks
21 years and over 6 weeks	21 years and over 6 weeks

Employees hired after September 1, 2007 earn annual leave as follows:

<u>Management</u>	<u>Maintenance and Administration</u>
1-6 years 2 weeks	1-6 years 2 weeks
7-12 years 3 weeks	7-12 years 3 weeks
13-18 years 4 weeks	13-18 years 4 weeks
19-24 years 5 weeks	19-24 years 5 weeks
25 years + 6 weeks	25 years + 6 weeks

Sick leave accrued to full time, permanent employees to specified maximums. Sick leave may be cumulative without limit. However, employees with 7 years or more of service, upon termination of employment, may receive 50 percent of their accumulated sick leave, up to a maximum of 75 days. Upon retirement employees with 7 or more years of service, employment, may receive 100 percent of their accumulated sick leave, up to a maximum of 75 days.

In accordance with GASB Statement No. 16, *Accounting for Compensated Absences*, vacation and compensatory time are accrued as liabilities when an employee's right to receive compensation is attributable to services already rendered and it is probable that the employee will be compensated through paid time off or some other means, such as cash payments at termination or retirement. Leave time that has been earned but is unavailable for use as paid time off or as some other form of compensation because an employee has not met the minimum service requirement is accrued to the extent that it is considered to be probable that the conditions for compensation will be met in the future.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 11: COMPENSATED ABSENCES (Continued)**

The estimated liability for compensated absences at June 30, 2024, based on the vesting method is detailed as follows:

	Current Accrued Compensated Absences	Long-Term Accrued Compensated Absences	Total Accrued Compensated Absences
Public Housing	\$ 121,854	\$ 115,013	\$ 236,867
Central Office	89,433	139,616	229,049
Section 8 - Rental Voucher & SR	52,556	37,965	90,521
	\$ 263,843	\$ 292,594	\$ 556,437

**NOTE 12: INTERPROGRAM RECEIVABLES AND PAYABLES**

The following balances at June 30, 2024 represent individual fund interprogram receivables and payables:

	Interfund Receivables	Interfund Payables
Total AMP's	\$ 0	\$ 222
PIH FSS	0	14,604
HCV & SRO Program	513	647
Central Office	15,475	515
Total	<b>\$15,988</b>	<b>\$ 15,988</b>

These interprogram receivables and payables have been eliminated in the statement of net position.

**NOTE 13: CONTINGENCIES**

The Authority is party to various legal proceedings which seek damages or injunctive relief generally incidental to its operations and pending projects. The Authority's management is of the opinion that the ultimate disposition of various claims and legal proceedings will not have a material effect, if any, on the financial condition of the Authority. The Authority has received several federal and state grants for specific purposes which are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to grantor agencies for expenses disallowed under the terms of the grant. Based upon prior experience, management believes such disallowances, if any, will be immaterial.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**  
**(CONTINUED)**

**NOTE 14: CONSTRUCTION COMMITMENTS**

The Authority had the following material capital or construction commitment at June 30, 2024:

	Contract Amount	Balance Outstanding June 30, 2024
Multiple Sites HVAC Upgrade	1,392,942	1,239,472
Amedia Masonry Repairs	224,304	224,304
Fire Alarm Panel – Amedia & Struthers	704,238	223,068
Elevator Upgrade – Gutknecht	1,161,219	477,385
Struthers Sanitary Line Repairs	206,070	191,620
Norton Interior Renovations	896,500	873,030
Security Cameras – All Sites	2,138,313	948,632
Total	<u>6,723,586</u>	<u>4,177,511</u>

**NOTE 15: NET INVEST IN CAPITAL ASSETS**

Capital Assets	\$ 29,633,707
Less Outstanding Debt	(280,921)
Total	<u>29,352,786</u>

Youngstown Metropolitan Housing Authority  
Mahoning County  
Required Supplementary Information  
Schedule of the Authority's Proportionate Share of the Net Pension Liability /(Asset)  
Ohio Public Employees Retirement System  
Last Ten Fiscal Years

<b>Traditional Plan</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
Authority's Proportion of the Net Pension Liability	0.017239%	0.018051%	0.018688%	0.021100%	0.020517%	0.020441%	0.020665%	0.021364%	0.042320%	0.025756%
Authority's Proportionate Share of the Net Pension Liability	\$ 4,513,241	\$ 5,332,273	\$ 1,625,932	\$ 3,124,451	\$ 4,055,324	\$ 5,598,375	\$ 3,241,938	\$ 4,851,402	\$ 4,212,528	\$ 3,106,462
Authority's Covered Payroll	\$ 2,837,590	\$ 2,798,076	\$ 2,712,173	\$ 2,971,791	\$ 2,886,692	\$ 2,760,856	\$ 2,730,178	\$ 2,761,781	\$ 3,026,920	\$ 3,157,661
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	159.05%	190.57%	59.95%	105.14%	140.48%	202.78%	118.74%	175.66%	139.17%	98.38%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	79.01%	75.74%	92.62%	86.88%	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%
<b>Combined Plan</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
Authority's Proportion of the Net Pension Asset	0.011921%	0.010848%	0.008386%	0.008857%	0.008401%	0.008127%	0.008552%	0.008716%	0.009310%	0.005605%
Authority's Proportionate Share of the Net Pension (Asset)	\$ (36,643)	\$ (25,568)	\$ (33,041)	\$ (25,567)	\$ (17,518)	\$ (9,088)	\$ (11,642)	\$ (6,301)	\$ (4,532)	\$ (2,157)
Authority's Covered Payroll	\$ 54,741	\$ 51,180	\$ 38,232	\$ 39,032	\$ 37,397	\$ 34,757	\$ 35,025	\$ 33,928	\$ 33,875	\$ 20,488
Authority's Proportionate Share of the Net Pension Asset as a Percentage of its Covered Payroll	66.94%	49.96%	86.42%	65.50%	46.84%	26.15%	33.24%	18.57%	13.38%	10.53%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	144.55%	137.14%	169.88%	157.67%	145.28%	126.64%	137.28%	116.55%	116.90%	114.83%

Amounts presented as of the Authority's measurement date, which is the prior calendar year end.

See accompanying notes to the required supplementary information.



Youngstown Metropolitan Housing Authority  
Mahoning County  
Required Supplementary Information  
Schedule of the Authority's Contributions - Pension  
Ohio Public Employees Retirement System  
Last Ten Fiscal Years

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
<u>Contractually Required Contributions</u>										
Traditional Plan	\$ 427,004	\$ 417,755	\$ 383,567	\$ 393,876	\$ 416,326	\$ 398,896	\$ 366,598	\$ 352,647	\$ 339,796	\$ 373,917
Combined Plan	6,829	7,381	5,449	5,307	5,429	5,051	4,683	4,332	3,972	3,968
Total Required Contributions	\$ 433,833	\$ 425,136	\$ 389,016	\$ 399,183	\$ 421,755	\$ 403,947	\$ 371,281	\$ 356,979	\$ 343,768	\$ 377,885
Contributions in Relation to the Contractually Required Contribution	(433,833)	(425,136)	(389,016)	(399,183)	(421,755)	(403,947)	(371,281)	(356,979)	(343,768)	(377,885)
Contribution Deficiency / (Excess)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<u>Authority's Covered Payroll</u>										
Traditional Plan	\$ 3,050,029	\$ 2,983,964	\$ 2,739,764	\$ 2,813,400	\$ 2,973,757	\$ 2,849,257	\$ 2,716,960	\$ 2,824,469	\$ 2,831,633	\$ 3,115,975
Combined Plan	\$ 56,908	\$ 61,512	\$ 38,921	\$ 37,907	\$ 38,779	\$ 36,079	\$ 34,704	\$ 34,699	\$ 33,100	\$ 33,067
<u>Pension Contributions as a Percentage of Covered Payroll</u>										
Traditional Plan	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.49%	12.49%	12.00%	12.00%
Combined Plan	12.00%	12.00%	14.00%	14.00%	14.00%	14.00%	13.49%	12.48%	12.00%	12.00%

See accompanying notes to the required supplementary information.

Youngstown Metropolitan Housing Authority  
Mahoning County  
Required Supplementary Information  
Schedule of the Authority's Proportionate Share of the Net OPEB Liability/(Asset)  
Ohio Public Employees Retirement System  
Last Eight Fiscal Years (1)

	2024	2023	2022	2021	2020	2019	2018	2017
Authority's Proportion of the Net OPEB Liability/Asset	0.016616%	0.017373%	0.017883%	0.020166%	0.019716%	0.019938%	0.020290%	0.020870%
Authority's Proportionate Share of the Net OPEB Liability/(Asset)	\$ (149,963)	\$ 109,540	\$ (560,123)	\$ (359,273)	\$ 2,723,292	\$ 2,599,445	\$ 2,203,345	\$ 2,107,941
Authority's Covered Payroll	\$ 2,933,378	\$ 2,891,509	\$ 2,788,638	\$ 3,049,730	\$ 2,978,716	\$ 2,891,960	\$ 2,873,521	\$ 2,883,827
Authority's Proportionate Share of the Net OPEB Liability/Asset as a Percentage of its Covered Payroll	-5.11%	3.79%	-20.09%	-11.78%	91.43%	89.89%	76.68%	73.10%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	107.76%	94.79%	128.23%	115.57%	47.80%	46.33%	54.14%	54.05%

(1) Information prior to 2017 is not available. Schedule is intended to show ten years of information, and additional yers will be displayed as the information becomes available.

Amounts presented as of the Authority's measurement date, which is the prior calendar year end.

See accompanying notes to the required supplementary information.

Youngstown Metropolitan Housing Authority  
Mahoning County  
Required Supplementary Information  
Schedule of the Authority's Contributions - OPEB  
Ohio Public Employees Retirement System  
Last Ten Fiscal Years

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution	\$ 4,321	\$ 3,063	\$ 1,557	\$ 1,516	\$ 1,530	\$ 3,036	\$ 18,329	\$ 46,992	\$ 59,073	\$ 63,852
Contributions in Relation to the Contractually Required Contribution	(4,321)	(3,063)	(1,557)	(1,516)	(1,530)	(3,036)	(18,329)	(46,992)	(59,073)	(63,852)
Contribution Deficiency (Excess)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
Authority Covered Payroll	\$ 3,186,513	\$ 3,091,310	\$ 2,817,608	\$ 2,889,215	\$ 3,050,794	\$ 2,961,238	\$ 2,858,145	\$ 2,934,266	\$ 2,975,319	\$ 3,241,014
Contributions as a Percentage of Covered Payroll	0.14%	0.10%	0.06%	0.05%	0.05%	0.10%	0.64%	1.60%	1.99%	1.97%

See accompanying notes to the required supplementary information.

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY  
MAHONING COUNTY, OHIO  
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION  
FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

---

***OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)***

***Net Pension Liability***

*Changes in benefit terms:* There were no changes in benefit terms from the amounts reported for 2014-2024.

*Changes in assumptions:* There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2014-2016 and 2018. For 2017, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the expected investment return was reduced from 8.00% to 7.50%, (b) the expected long-term average wage inflation rate was reduced from 3.75% to 3.25%, (c) the expected long-term average price inflation rate was reduced from 3.00% to 2.50%, (d) Rates of withdrawal, retirement and disability were updated to reflect recent experience, (e) mortality rates were updated to the RP-2014 Health Annuitant Mortality Table, adjusted for mortality improvement back to the observant period base year of 2006 and then established the base year as 2015 (f) mortality rates used in evaluating disability allowances were updated to the RP-2014 Disabled Mortality tables, adjusted for mortality improvement back to the observation base year of 2006 and a base year of 2015 for males and 2010 for females (g) Mortality rates for a particular calendar year for both healthy and disabled retiree mortality tables are determined by applying the MP-2015 mortality improvement scale to the above described tables. For 2019, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the expected investment return was reduced from 7.50% to 7.20%. For 2020, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the cost-of-living adjustments for post-1/7/2013 retirees were reduced from 3.00% simple through 2018 to 1.40% simple through 2020, then 2.15% simple. For 2021, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the cost-of-living adjustments for post-1/7/2013 retirees were reduced from 1.40% simple through 2020 to 0.50% simple through 2021, then 2.15% simple. For 2022, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the expected long-term average wage inflation rate was reduced from 3.25% to 2.75% (b) the cost-of-living adjustments for post-1/7/2013 retirees were increased from 0.50% simple through 2021 to 3.00% simple through 2022, then 2.05% simple (c) the expected investment return was reduced from 7.20% to 6.90%. There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2023. For 2024, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) the cost-of-living adjustments for post-1/7/2013 retirees were decreased from 3.00% simple through 2023 then 2.05% simple, to 2.30% simple through 2024 then 2.05% simple.

***Net OPEB Liability***

*Changes in benefit terms:* There were no changes in benefit terms from the amounts reported for 2018-2024.

*Changes in assumptions:* For 2018, the single discount rate changed from 4.23% to 3.85%. For 2019, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the expected investment return was reduced from 6.50% to 6.00% (b) In January 2019, the Board adopted changes to health care coverage for Medicare and pre-Medicare retirees. It will include discontinuing the

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY  
MAHONING COUNTY, OHIO  
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION  
FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

PPO plan for pre-Medicare retirees and replacing it with a monthly allowance to help participants pay for a health care plan of their choosing. The base allowance for Medicare eligible retirees will be reduced. The specific effect of these changes on the net OPEB liability and OPEB expense are unknown at this time (c) the single discount rate changed from 3.85% to 3.96%. For 2020, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 3.96% to 3.16%. For 2021, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 3.16% to 6.00% (b) the municipal bond rate changed from 2.75% to 2.00% (c) the health care cost trend rate changed from 10.50% initial and 3.50% ultimate in 2030 to 8.50% initial and 3.50% ultimate in 2035. For 2022, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the expected long-term average wage inflation rate was reduced from 3.25% to 2.75%. (b) the municipal bond rate changed from 2.00% to 1.84% (c) the health care cost trend rate changed from 8.50% initial and 3.50% ultimate in 2035 to 5.50% initial and 3.50% ultimate in 2034. For 2023, the following changes in assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 6.00% to 5.22% (b) the municipal bond rate changed from 1.84% to 4.05% (c) the health care cost trend rate changed from 5.50% initial and 3.50% ultimate in 2034 to 5.50% initial and 3.50% ultimate in 2036. For 2024, the following changes in assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 5.22% to 5.70% (b) the municipal bond rate changed from 4.05% to 3.77% (c) the health care cost trend rate changed from 5.50% initial and 3.50% ultimate in 2036 to 5.50% initial and 3.50% ultimate in 2038.

Youngstown Metropolitan Housing Authority (OH002)  
YOUNGSTOWN, OH  
Entity Wide Balance Sheet Summary  
Fiscal Year End: 06/30/2024

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self- Sufficiency Program	14.182 N/C S/R Section 8 Programs	2 State Local	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$4,602,577			\$1,145,043	\$10,289	\$1,161,394		\$35,909	\$733,087	\$7,688,299		\$7,688,299
113 Cash - Other Restricted	\$1,047,978	\$20,705				\$148,538		\$47,068		\$1,264,289		\$1,264,289
114 Cash - Tenant Security Deposits	\$193,993			\$9,926					\$1,150	\$205,069		\$205,069
100 Total Cash	\$5,844,548	\$20,705	\$0	\$1,154,969	\$10,289	\$1,309,932	\$0	\$82,977	\$734,237	\$9,157,657	\$0	\$9,157,657
121 Accounts Receivable - PHA Projects												
122 Accounts Receivable - HUD Other Projects	\$291,432		\$14,616			\$94,190		\$77		\$400,315		\$400,315
125 Accounts Receivable - Miscellaneous									\$17,013	\$17,013		\$17,013
126 Accounts Receivable - Tenants	\$227,889			\$700					\$130	\$228,719		\$228,719
126.1 Allowance for Doubtful Accounts - Tenants	(\$47,152)			(\$140)					(\$26)	(\$47,318)		(\$47,318)
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0			\$0		\$0	\$0	\$0		\$0
129 Accrued Interest Receivable									\$20,446	\$20,446		\$20,446
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$472,169	\$0	\$14,616	\$560	\$0	\$94,190	\$0	\$77	\$37,563	\$619,175	\$0	\$619,175
131 Investments - Unrestricted	\$1,765,131								\$211,583	\$1,976,714		\$1,976,714
142 Prepaid Expenses and Other Assets	\$97,760			\$996		\$384			\$4,615	\$103,755		\$103,755
143 Inventories	\$37,125			\$2,000						\$39,125		\$39,125
143.1 Allowance for Obsolete Inventories	\$0			\$0						\$0		\$0
144 Inter Program Due From				\$513					\$15,475	\$15,988	(\$15,988)	\$0
150 Total Current Assets	\$8,216,733	\$20,705	\$14,616	\$1,159,038	\$10,289	\$1,404,506	\$0	\$83,054	\$1,003,473	\$11,912,414	(\$15,988)	\$11,896,426
161 Land	\$3,075,578			\$88,000					\$23,500	\$3,187,078		\$3,187,078
162 Buildings	\$92,291,697			\$2,367,579					\$552,161	\$95,211,437		\$95,211,437
163 Furniture, Equipment & Machinery - Dwellings	\$653,785									\$653,785		\$653,785
164 Furniture, Equipment & Machinery - Administration	\$68,770			\$124,070	\$1,373	\$182,535			\$483,509	\$860,257		\$860,257
166 Accumulated Depreciation	(\$68,131,526)			(\$1,803,733)	(\$732)	(\$162,413)			(\$492,455)	(\$70,590,859)		(\$70,590,859)
167 Construction in Progress	\$312,009									\$312,009		\$312,009
160 Total Capital Assets, Net of Accumulated Depreciation	\$28,270,313	\$0	\$0	\$775,916	\$641	\$20,122	\$0	\$0	\$566,715	\$29,633,707	\$0	\$29,633,707
171 Notes, Loans and Mortgages Receivable - Non-Current	\$107,116								\$4,861,919	\$4,969,035		\$4,969,035
174 Other Assets	\$103,761			\$4,668		\$25,197			\$53,430	\$187,056		\$187,056
180 Total Non-Current Assets	\$28,481,190	\$0	\$0	\$780,584	\$641	\$45,319	\$0	\$0	\$5,482,064	\$34,789,798	\$0	\$34,789,798
200 Deferred Outflow of Resources	\$747,156			\$33,613		\$181,434			\$381,481	\$1,343,684		\$1,343,684
290 Total Assets and Deferred Outflow of Resources	\$37,445,079	\$20,705	\$14,616	\$1,973,235	\$10,930	\$1,631,259	\$0	\$83,054	\$6,867,018	\$48,045,896	(\$15,988)	\$48,029,908
312 Accounts Payable <= 90 Days	\$600,569		\$12	\$2,905	\$680	\$39,199			\$8,967	\$652,332		\$652,332
321 Accrued Wage/Payroll Taxes Payable	\$85,248			\$3,041		\$22,772			\$54,313	\$165,374		\$165,374
322 Accrued Compensated Absences - Current Portion	\$121,854			\$3,966		\$48,590			\$89,433	\$263,843		\$263,843

Youngstown Metropolitan Housing Authority (OH002)  
YOUNGSTOWN, OH  
Entity Wide Balance Sheet Summary  
Fiscal Year End: 06/30/2024

341 Tenant Security Deposits	\$193,993			\$9,926					\$1,150	\$205,069		\$205,069
342 Unearned Revenue								\$47,145		\$47,145		\$47,145
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$280,921									\$280,921		\$280,921
347 Inter Program - Due To	\$222		\$14,604			\$647			\$515	\$15,988	(\$15,988)	\$0
310 Total Current Liabilities	\$1,282,807	\$0	\$14,616	\$19,838	\$680	\$111,208	\$0	\$47,145	\$154,378	\$1,630,672	(\$15,988)	\$1,614,684
353 Non-current Liabilities - Other	\$54,175					\$148,538				\$202,713		\$202,713
354 Accrued Compensated Absences - Non Current	\$115,013			\$9,189		\$28,776			\$139,616	\$292,594		\$292,594
357 Accrued Pension and OPEB Liabilities	\$2,509,589			\$112,900		\$609,411			\$1,281,341	\$4,513,241		\$4,513,241
350 Total Non-Current Liabilities	\$2,678,777	\$0	\$0	\$122,089	\$0	\$786,725	\$0	\$0	\$1,420,957	\$5,008,548	\$0	\$5,008,548
300 Total Liabilities	\$3,961,584	\$0	\$14,616	\$141,927	\$680	\$897,933	\$0	\$47,145	\$1,575,335	\$6,639,220	(\$15,988)	\$6,623,232
400 Deferred Inflow of Resources	\$119,510			\$5,376		\$29,021			\$61,020	\$214,927		\$214,927
508.4 Net Investment in Capital Assets	\$27,989,392			\$775,916	\$641	\$20,122			\$566,715	\$29,352,786		\$29,352,786
511.4 Restricted Net Position	\$993,803	\$20,705	\$0			\$0	\$0	\$0		\$1,014,508		\$1,014,508
512.4 Unrestricted Net Position	\$4,380,790	\$0	\$0	\$1,050,016	\$9,609	\$684,183	\$0	\$35,909	\$4,663,948	\$10,824,455		\$10,824,455
513 Total Equity - Net Assets / Position	\$33,363,985	\$20,705	\$0	\$1,825,932	\$10,250	\$704,305	\$0	\$35,909	\$5,230,663	\$41,191,749	\$0	\$41,191,749
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$37,445,079	\$20,705	\$14,616	\$1,973,235	\$10,930	\$1,631,259	\$0	\$83,054	\$6,867,018	\$48,045,896	(\$15,988)	\$48,029,908

Youngstown Metropolitan Housing Authority (OH002)  
YOUNGSTOWN, OH  
Entity Wide Revenue and Expense Summary  
Fiscal Year End: 06/30/2024

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self- Sufficiency Program	14.182 N/C S/R Section 8 Programs	2 State Local	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$2,948,636			\$174,266					\$555	\$3,123,457		\$3,123,457
70400 Tenant Revenue - Other	\$220,823			\$30					\$70	\$220,923		\$220,923
70500 Total Tenant Revenue	\$3,169,459	\$0	\$0	\$174,296	\$0	\$0	\$0	\$0	\$625	\$3,344,380	\$0	\$3,344,380
70600 HUD PHA Operating Grants	\$8,005,697		\$203,501	\$165,827		\$12,754,995	\$79,647	\$258,471		\$21,468,138		\$21,468,138
70610 Capital Grants	\$2,649,675									\$2,649,675		\$2,649,675
70710 Management Fee									\$1,357,621	\$1,357,621	(\$1,357,621)	\$0
70720 Asset Management Fee									\$127,815	\$127,815	(\$127,815)	\$0
70730 Book Keeping Fee									\$251,424	\$251,424	(\$251,424)	\$0
70740 Front Line Service Fee									\$38,759	\$38,759	(\$38,759)	\$0
70750 Other Fees												
70700 Total Fee Revenue									\$1,775,619	\$1,775,619	(\$1,775,619)	\$0
70800 Other Government Grants												
71100 Investment Income - Unrestricted	\$80,855			\$699					\$37,870	\$119,424		\$119,424
71400 Fraud Recovery						\$11,639				\$11,639		\$11,639
71500 Other Revenue	\$51,784			\$1,873		\$1,099			\$56,666	\$111,422	(\$17,618)	\$93,804
71600 Gain or Loss on Sale of Capital Assets	(\$163,448)			(\$19,427)					\$2,198	(\$180,677)		(\$180,677)
72000 Investment Income - Restricted		\$2								\$2		\$2
70000 Total Revenue	\$13,794,022	\$2	\$203,501	\$323,268	\$0	\$12,767,733	\$79,647	\$258,471	\$1,872,978	\$29,299,622	(\$1,793,237)	\$27,506,385
91100 Administrative Salaries	\$554,227		\$141,981	\$31,970		\$426,598	\$51,916		\$819,990	\$2,026,682		\$2,026,682
91200 Auditing Fees	\$20,613			\$836		\$6,050				\$27,499		\$27,499
91300 Management Fee	\$1,102,285			\$6,264		\$244,728		\$4,344		\$1,357,621	(\$1,357,621)	\$0
91310 Book-keeping Fee	\$91,861			\$3,915		\$152,940		\$2,708		\$251,424	(\$251,424)	\$0
91400 Advertising and Marketing	\$7,110			\$30		\$769			\$4,177	\$12,086		\$12,086
91500 Employee Benefit contributions - Administrative	\$290,521		\$52,653	\$10,890		\$203,454	\$26,697		\$262,942	\$847,157		\$847,157
91600 Office Expenses	\$22,744			\$316	\$299	\$11,397			\$11,362	\$46,118		\$46,118
91700 Legal Expense	\$91,185					\$1,534			\$53,155	\$145,874		\$145,874
91800 Travel	\$6,031		\$7,319	\$258	\$18	\$9,224			\$44,930	\$67,780		\$67,780
91900 Other	\$359,680			\$10,804	\$6,798	\$87,288	\$468		\$275,147	\$740,185		\$740,185
91000 Total Operating - Administrative	\$2,546,257	\$0	\$201,953	\$65,283	\$7,115	\$1,143,982	\$79,081	\$7,052	\$1,471,703	\$5,522,426	(\$1,609,045)	\$3,913,381
92000 Asset Management Fee	\$127,815									\$127,815	(\$127,815)	\$0
92400 Tenant Services - Other	\$6,880			\$6	\$714			\$27,805		\$35,405		\$35,405
92500 Total Tenant Services	\$6,880	\$0	\$0	\$6	\$714	\$0	\$0	\$27,805	\$0	\$35,405	\$0	\$35,405
93100 Water	\$338,000			\$20,282		\$491			\$2,174	\$360,947		\$360,947
93200 Electricity	\$863,521			\$51,784		\$5,588			\$23,458	\$944,351		\$944,351
93300 Gas	\$629,196			\$1,398		\$1,736			\$7,741	\$640,071		\$640,071
93600 Sewer	\$729,497			\$9,600		\$1,057			\$5,090	\$745,244		\$745,244
93000 Total Utilities	\$2,560,214	\$0	\$0	\$83,064	\$0	\$8,872	\$0	\$0	\$38,463	\$2,690,613	\$0	\$2,690,613



Youngstown Metropolitan Housing Authority (OH002)  
YOUNGSTOWN, OH  
Entity Wide Revenue and Expense Summary  
Fiscal Year End: 06/30/2024

94100 Ordinary Maintenance and Operations - Labor	\$1,200,527			\$47,062					\$76,970	\$1,324,559		\$1,324,559
94200 Ordinary Maintenance and Operations - Materials and Other	\$466,025			\$9,638		\$1,790			\$44,257	\$521,710		\$521,710
94300 Ordinary Maintenance and Operations Contracts	\$1,848,696			\$43,139		\$4,282			\$22,274	\$1,918,391	(\$56,377)	\$1,862,014
94500 Employee Benefit Contributions - Ordinary Maintenance	\$577,269			\$16,032					\$24,682	\$617,983		\$617,983
94000 Total Maintenance	\$4,092,517	\$0	\$0	\$115,871	\$0	\$6,072	\$0	\$0	\$168,183	\$4,382,643	(\$56,377)	\$4,326,266
95200 Protective Services - Other Contract Costs	\$419,968			\$1,888					\$753	\$422,609		\$422,609
95000 Total Protective Services	\$419,968	\$0	\$0	\$1,888	\$0	\$0	\$0	\$0	\$753	\$422,609	\$0	\$422,609
96110 Property Insurance	\$312,174			\$3,490						\$315,664		\$315,664
96120 Liability Insurance						\$2,949			\$21,559	\$24,508		\$24,508
96130 Workmen's Compensation	\$19,430		\$1,548	\$867		\$4,658	\$566		\$14,284	\$41,353		\$41,353
96140 All Other Insurance												
96100 Total Insurance Premiums	\$331,604	\$0	\$1,548	\$4,357	\$0	\$7,607	\$566	\$0	\$35,843	\$381,525	\$0	\$381,525
96200 Other General Expenses	\$430,465								\$515	\$430,980		\$430,980
96210 Compensated Absences	(\$19,611)			(\$10,229)		\$26,376			\$42,781	\$39,317		\$39,317
96300 Payments in Lieu of Taxes	\$67,570			\$9					\$2,441	\$70,020		\$70,020
96400 Bad debt - Tenant Rents	\$405,012			\$196					\$2,720	\$407,928		\$407,928
96800 Severance Expense	\$54,251								\$31,210	\$85,461		\$85,461
96000 Total Other General Expenses	\$937,687	\$0	\$0	(\$10,024)	\$0	\$26,376	\$0	\$0	\$79,667	\$1,033,706	\$0	\$1,033,706
96720 Interest on Notes Payable (Short and Long Term)	\$38,833			\$434		\$11,280			\$20,392	\$70,939		\$70,939
96700 Total Interest Expense and Amortization Cost	\$38,833	\$0	\$0	\$434	\$0	\$11,280	\$0	\$0	\$20,392	\$70,939	\$0	\$70,939
96900 Total Operating Expenses	\$11,061,775	\$0	\$203,501	\$260,879	\$7,829	\$1,204,189	\$79,647	\$34,857	\$1,815,004	\$14,667,681	(\$1,793,237)	\$12,874,444
97000 Excess of Operating Revenue over Operating Expenses	\$2,732,247	\$2	\$0	\$62,389	(\$7,829)	\$11,563,544	\$0	\$223,614	\$57,974	\$14,631,941	\$0	\$14,631,941
97200 Casualty Losses - Non-capitalized	(\$315,287)			\$30						(\$315,257)		(\$315,257)
97300 Housing Assistance Payments						\$11,432,008		\$213,272		\$11,645,280		\$11,645,280
97350 HAP Portability-In												
97400 Depreciation Expense	\$2,764,021			\$51,547	\$275	\$21,853			\$55,377	\$2,893,073		\$2,893,073
90000 Total Expenses	\$13,510,509	\$0	\$203,501	\$312,456	\$8,104	\$12,658,050	\$79,647	\$248,129	\$1,870,381	\$28,890,777	(\$1,793,237)	\$27,097,540
10010 Operating Transfer In	\$737,566	\$6,106								\$743,672	(\$743,672)	\$0
10020 Operating transfer Out	(\$742,891)					(\$781)				(\$743,672)	\$743,672	\$0
10100 Total Other financing Sources (Uses)	(\$5,325)	\$6,106	\$0	\$0	\$0	(\$781)	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under)	\$278,188	\$6,108	\$0	\$10,812	(\$8,104)	\$108,902	\$0	\$10,342	\$2,597	\$408,845	\$0	\$408,845
Total Expenses												
11020 Required Annual Debt Principal Payments	\$460,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$460,017		\$460,017
11030 Beginning Equity	\$33,057,572	\$14,597	\$0	\$1,815,120	\$18,354	\$595,403	\$0	\$25,567	\$5,256,292	\$40,782,905		\$40,782,905

Youngstown Metropolitan Housing Authority (OH002)  
YOUNGSTOWN, OH  
Entity Wide Revenue and Expense Summary  
Fiscal Year End: 06/30/2024

11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$28,226					(\$1)			(\$28,226)	(\$1)		(\$1)
11170 Administrative Fee Equity						\$704,305				\$704,305		\$704,305
11180 Housing Assistance Payments Equity						\$0				\$0		\$0
11190 Unit Months Available	14083			528		27024		492	36	42163		42163
11210 Number of Unit Months Leased	13469			522		20493		370	12	34866		34866
11270 Excess Cash	\$4,899,645									\$4,899,645		\$4,899,645
11610 Land Purchases	\$0								\$0	\$0		\$0
11620 Building Purchases	\$2,649,675								\$0	\$2,649,675		\$2,649,675
11630 Furniture & Equipment - Dwelling Purchases	\$33,039								\$0	\$33,039		\$33,039
11640 Furniture & Equipment - Administrative Purchases	\$0								\$3,079	\$3,079		\$3,079

YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY  
MAHONING COUNTY, OHIO  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2024

FEDERAL GRANTOR/ Pass Through Grantor Program/Title	Assistance Listing Number	Total Federal Expenditures
<b><u>U.S. Department of Housing and Urban Development</u></b>		
<i>Direct Programs:</i>		
Public Housing Operating Fund	14.850	\$ 8,005,697
Public Housing Capital Fund	14.872	2,649,675
Housing Choice Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	12,754,995
Section 8 Housing Choice Vouchers - Emergency Housing Vouchers	14.871	258,471
Total Housing Choice Voucher Cluster		13,013,466
Section 8 Project-Based Cluster		
Section 8 New Construction and Substantial Rehabilitation	14.182	165,827
Total Section 8 Project-Based Cluster		165,827
Resident Opportunity and Supportive Services - Service Coordinator	14.870	79,647
Family Self-Sufficiency Program	14.896	203,501
<i>Total Direct Programs</i>		24,117,813
<b>Total U.S. Department of Housing and Urban Development</b>		24,117,813
<b>Total Expenditures of Federal Awards</b>		<b>\$ 24,117,813</b>

See accompanying Notes to the Schedule of Expenditures of Federal Awards

**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY  
MAHONING COUNTY, OHIO  
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

---

**NOTE 1: PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of the Youngstown Metropolitan Housing Authority under programs of the federal government for the year ended June 30, 2024. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Youngstown Metropolitan Housing Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Youngstown Metropolitan Housing Authority.

**NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited to reimbursement.

**NOTE 3: INDIRECT COST RATE**

The Youngstown Metropolitan Housing Authority has elected not to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
REQUIRED BY GOVERNMENT AUDITING STANDARDS**

Youngstown Metropolitan Housing Authority  
Mahoning County  
131 West Boardman Street  
Youngstown, Ohio 44503

To the Board of Commissioners:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the Youngstown Metropolitan Housing Authority, Mahoning County, (the Authority) as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated December 22, 2024.

***Report on Internal Control Over Financial Reporting***

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

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

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

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

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

***Purpose of This Report***

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

*BHM CPA Group*

BHM CPA Group, Inc.  
Circleville, Ohio  
December 22, 2024



**bhm cpa group, inc.**  
CERTIFIED PUBLIC ACCOUNTANTS

---

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS  
APPLICABLE TO THE MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER  
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Youngstown Metropolitan Housing Authority  
Mahoning County  
131 West Boardman Street  
Youngstown, Ohio 44503

To the Board of Commissioners:

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

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

We have audited Youngstown Metropolitan Housing Authority's, Mahoning County, (Authority) compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could have a direct and material effect on Youngstown Metropolitan Housing Authority's major federal program for the year ended June 30, 2024. Mahoning County Metropolitan Housing Authority's major federal program is identified in the *Summary of Auditor's Results* section of the accompanying schedule of findings.

In our opinion, Youngstown Metropolitan Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2024.

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

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

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

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

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

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

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

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

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

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

### **Report on Internal Control Over Compliance**

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



Youngstown Metropolitan Housing Authority

Mahoning County

Independent Auditor's Report on Compliance with Requirements Applicable to the Major Federal  
Program and on Internal Control Over Compliance Required by the Uniform Guidance

Page 3

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

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

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

A handwritten signature in black ink that reads "BHM CPA Group". The letters are cursive and slightly slanted to the right.

BHM CPA Group, Inc.

Circleville, Ohio

December 22, 2024

**Youngstown Metropolitan Housing Authority**  
**Mahoning County**  
*Schedule of Findings*  
2 CFR § 200.515  
June 30, 2024

---

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

(d)(1)(i)	Type of Financial Statement Opinion	Unmodified
(d)(1)(ii)	Were there any material weaknesses in internal control reported at the financial statement level (GAGAS)?	No
(d)(1)(ii)	Were there any significant deficiencies in internal control reported at the financial statement level (GAGAS)?	No
(d)(1)(iii)	Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
(d)(1)(iv)	Were there any material weakness in internal control reported for major federal programs?	No
(d)(1)(iv)	Were there any significant deficiencies in internal control reported for major federal programs?	No
(d)(1)(v)	Type of Major Programs' Compliance Opinion	Unmodified
(d)(1)(vi)	Are there any reportable findings under 2 CFR § 200.516(a)?	No
(d)(1)(vii)	Major Programs (list):	Housing Choice Voucher Cluster: Housing Choice Vouchers - ALN 14.871
(d)(1)(viii)	Dollar Threshold: Type A/B Programs	Type A: > \$750,000 Type B: all others
(d)(1)(ix)	Low Risk Auditee under 2 CFR § 200.520?	No

**2. FINDINGS RELATED TO THE FINANCIAL STATEMENTS REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS**

None

**3. FINDINGS FOR FEDERAL AWARDS**

None

# OHIO AUDITOR OF STATE KEITH FABER



**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY**

**MAHONING COUNTY**

## **AUDITOR OF STATE OF OHIO CERTIFICATION**

This is a true and correct copy of the report, which is required to be filed pursuant to Section 117.26, Revised Code, and which is filed in the Office of the Ohio Auditor of State in Columbus, Ohio.



**Certified for Release 5/8/2025**

65 East State Street, Columbus, Ohio 43215  
Phone: 614-466-4514 or 800-282-0370

This report is a matter of public record and is available online at  
[www.ohioauditor.gov](http://www.ohioauditor.gov)