

## **Disclaimer**

The Hennepin County Housing and Redevelopment Authority (HCHRA) Financial Statements contained on the County's web pages are historical information as of December 31, 2019. The information in the Financial Statements has not been updated for developments subsequent to the date of the independent auditor's report.

The County has taken reasonable security measures to protect the integrity of its website and information posted thereon. However, no web site can fully ensure against infiltration. Absent any unauthorized act that deletes, edits, or somehow manipulates the words or data, this publication represents the presentation of the HCHRA's Financial Statements dated December 31, 2019.

**This online document has been formatted for two-sided printing.**

**HENNEPIN COUNTY  
HOUSING AND REDEVELOPMENT AUTHORITY**  
(A Component Unit of Hennepin County, Minnesota)



Financial Statements

December 31, 2019

(With Independent Auditors' Report Thereon)



Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
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Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
**Principal Officials 2019**

**Board of Commissioners:**

Irene Fernando, Chair  
Debbie Goettel, Vice Chair  
Marion Greene, Secretary  
Mike Opat  
Angela Conley  
Jan Callison  
Jeff Johnson

**Executive Director:**

David J. Hough



## Independent Auditor's Report

To the Board of Hennepin County Housing and Redevelopment Authority  
Hennepin County, Minnesota

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund of Hennepin County Housing and Redevelopment Authority (HCHRA), a component unit of Hennepin County, Minnesota, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise HCHRA's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of HCHRA as of December 31, 2019, and the respective changes in financial position and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.



## **Other Matters**

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

Management has chosen not to present a management's discussion and analysis for HCHRA that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### ***Other Information***

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

The 2019 supplementary 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. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements, or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the 2019 supplementary information is fairly stated, in all material respects, in relation to the 2019 basic financial statements taken as a whole.

We have also previously audited, in accordance with auditing standards generally accepted in the United States of America, HCHRA's 2018 basic financial statements (not presented herein) and have issued our report dated July 17, 2019, which contained unmodified opinions on the respective financial statements of the governmental activities and the major fund. The accompanying supplementary information, as listed in the table of contents, as of and for the year ended December 31, 2018, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 2018 basic financial statements. The accompanying supplementary information has been subjected to the auditing procedures applied in the audit of the 2018 basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare those financial statements, or to those financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the 2018 supplementary information is fairly stated, in all material respects, in relation to the 2018 basic financial statements taken as a whole.

*RSM US LLP*

Minneapolis, Minnesota  
July 28, 2020



Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
**Governmental Fund Balance Sheet and Statement of Net Position**  
December 31, 2019

	General Fund	Adjustments (Note 1)	Statement of Net Position
<b>ASSETS</b>			
<b>Current Assets:</b>			
Interest in County investment pool	\$ 16,520,635	\$ -	\$ 16,520,635
Delinquent taxes receivable, net	62,784	-	62,784
Due from other governmental agencies	93,648	-	93,648
Accounts receivable	355,353	-	355,353
Prepaid items	250,100	-	250,100
Land held for resale	1,420,000	-	1,420,000
Restricted cash and investments	1,014,994	-	1,014,994
Total Current Assets	19,717,514	-	19,717,514
<b>Noncurrent Assets:</b>			
Notes receivable	3,153,528	-	3,153,528
Land held for resale, net of current portion	3,933,789	-	3,933,789
<b>Capital Assets:</b>			
Land	-	1,423,503	1,423,503
Buildings	-	12,654,573	12,654,573
Less accumulated depreciation	-	(8,638,867)	(8,638,867)
Net capital assets	-	5,439,209	5,439,209
Total Noncurrent Assets	7,087,317	5,439,209	12,526,526
Total Assets	\$ 26,804,831	\$ 5,439,209	\$ 32,244,040
<b>LIABILITIES</b>			
<b>Current Liabilities:</b>			
Accounts and contracts payable	\$ 1,062,653	\$ -	\$ 1,062,653
Note payable	-	518,092	518,092
Total Current Liabilities	1,062,653	518,092	1,580,745
<b>Noncurrent Liabilities:</b>			
Note payable, net of current portion	-	2,790,460	2,790,460
Total Noncurrent Liabilities	-	2,790,460	2,790,460
Total Liabilities	1,062,653	3,308,552	4,371,205
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenue - property taxes	50,784	(50,784)	-
Unavailable revenue - intergovernmental	80,000	(80,000)	-
Total Deferred Inflows of Resources	130,784	(130,784)	-
<b>FUND BALANCES/NET POSITION</b>			
<b>Fund Balances:</b>			
Nonspendable	5,603,889	(5,603,889)	-
Restricted	810,946	(810,946)	-
Committed	15,112,575	(15,112,575)	-
Unassigned	4,083,984	(4,083,984)	-
Total Fund Balances	25,611,394	(25,611,394)	-
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 26,804,831		
<b>Net Position:</b>			
Net investment in capital assets		2,130,657	2,130,657
Restricted for low income housing and economic development		810,946	810,946
Unrestricted		24,931,232	24,931,232
Total Net Position		\$ 27,872,835	\$ 27,872,835

The notes to the financial statements are an integral part of these statements.

Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
**Statement of Governmental Fund Revenues, Expenditures,  
and Changes in Fund Balance and Statement of Activities**  
For the Year Ended December 31, 2019

	General Fund	Adjustments (Note 1)	Statement of Activities
<b>REVENUES</b>			
Property taxes	\$ 10,405,717	\$ (2,663)	\$ 10,403,054
Intergovernmental	309,869	556,425	866,294
Investment earnings	389,613	-	389,613
Charges for services	938,669	-	938,669
Other	509,924	-	509,924
	<u>12,553,792</u>	<u>553,762</u>	<u>13,107,554</u>
<b>Total Revenues</b>			
<b>EXPENDITURES/EXPENSES</b>			
<b>Housing and Redevelopment:</b>			
Current:			
Commodities	175	-	175
Contractual services	3,026,728	-	3,026,728
Other charges	7,646	-	7,646
Grants	5,677,110	-	5,677,110
Depreciation	-	632,726	632,726
	<u>8,711,659</u>	<u>632,726</u>	<u>9,344,385</u>
<b>Total Expenditures/Expenses</b>			
Net Change in Fund Balance	3,842,133	(3,842,133)	-
Change in Net Position	-	3,763,169	3,763,169
<b>FUND BALANCE/NET POSITION</b>			
Beginning	<u>21,769,261</u>	<u>2,340,405</u>	<u>24,109,666</u>
Ending	<u>\$ 25,611,394</u>	<u>\$ 2,261,441</u>	<u>\$ 27,872,835</u>

The notes to the financial statements are an integral part of these statements.

Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
**Statement of General Fund Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual**  
For the Year Ended December 31, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Property taxes	\$ 10,393,155	\$ 10,393,155	\$ 10,405,717	\$ 12,562
Intergovernmental	1,010,000	4,010,000	309,869	(3,700,131)
Investment earnings	102,000	102,000	389,613	287,613
Charges for services	1,444,000	1,444,000	938,669	(505,331)
Other	151,010	3,154,182	509,924	(2,644,258)
	<u>13,100,165</u>	<u>19,103,337</u>	<u>12,553,792</u>	<u>(6,549,545)</u>
<b>EXPENDITURES</b>				
Commodities	1,250	1,250	175	1,075
Contractual services	6,819,685	12,247,857	3,026,728	9,221,129
Other charges	459,230	459,230	7,646	451,584
Grants	5,820,000	6,395,000	5,677,110	717,890
	<u>13,100,165</u>	<u>19,103,337</u>	<u>8,711,659</u>	<u>10,391,678</u>
Net Change in Fund Balance	-	-	3,842,133	\$ <u>3,842,133</u>
Fund Balance - Beginning	<u>21,769,261</u>	<u>21,769,261</u>	<u>21,769,261</u>	
Fund Balance - Ending	\$ <u>21,769,261</u>	\$ <u>21,769,261</u>	\$ <u>25,611,394</u>	

The notes to the financial statements are an integral part of this statement.

Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
**Notes to the Financial Statements**  
December 31, 2019

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**The Financial Reporting Entity**

The Hennepin County Housing and Redevelopment Authority (HCHRA) was established in 1987 for the purpose of supporting housing development, tax base expansion, job increases, and industrial and commercial development in accordance with the powers and authorities granted in laws of Minnesota sections 383B.77 and 469.001 to 469.047.

The HCHRA is a blended component unit of Hennepin County, Minnesota (the County). A blended component unit, although a legally separate entity, is in substance part of the County's operations and so data from this unit is combined with financial information of the primary government and reported as a special revenue fund in Hennepin County's Comprehensive Annual Financial Report, which can be obtained from the County. Hennepin County was established in 1852 as an organized county having powers, duties, and privileges granted counties by Minnesota Statutes. The County is governed by a seven-member board of commissioners elected from districts within the County. The County Commissioners comprise the entire HCHRA board and exercise financial accountability. Employees of Hennepin County staff projects of the HCHRA. The HCHRA has no employees.

The financial statements of the HCHRA are prepared in accordance with accounting principles generally accepted in the United States of America as established for governmental entities.

**Measurement Focus, Basis of Accounting and Basis of Presentation**

The annual financial report includes two separate sets of statements, the government-wide financial statements and the fund financial statements. The measurement focus, basis of accounting and basis of presentation differs between the government-wide financial statements and the fund financial statements. These differences, along with an explanation of the differing purposes and information provided by these separate financial statements, are described in the sections below.

As a special-purpose government engaged in a single governmental program, the government-wide statements and the fund financial statements have been combined in one statement. An adjustments column reflects the following differences between the two types of statements:

- Governmental funds report capital outlays as expenditures. Capital assets are reported in the Statement of Net Position at historical cost and in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.
- Long-term liabilities, such as the note payable, are not due and payable in the current period and, therefore, are not reported in the fund financial statements. Long-term liabilities are reported in the Statement of Net Position and the effect of related transactions is reported in the Statement of Activities.

**Government-wide Financial Statements**

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the activities of the HCHRA using the *economic resources measurement focus* and the *accrual basis of accounting*. The economic resources measurement focus results in the reporting of all inflows, outflows, and balances affecting or reflecting HCHRA net position. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which the taxes are levied. The structure of the two government-wide financial statements (the Statement of Net Position and the Statement of Activities) is described in the following two paragraphs.

Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
**Notes to the Financial Statements**  
December 31, 2019

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

*The Statement of Net Position* is designed to display the financial position of the HCHRA. The HCHRA reports all capital assets and long-term liabilities, such as long-term debt. The net position of the HCHRA is reported in three categories: 1) net investment in capital assets; 2) restricted; and 3) unrestricted. Restrictions reported are those imposed by parties outside the HCHRA, such as creditors, grantors, contributors, laws and regulations of other governments, or imposed by law through enabling legislation. When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, and then unrestricted resources as they are needed.

*The Statement of Activities* demonstrates the degree to which expenses of a given function are offset by revenues. Revenues include 1) property taxes, 2) intergovernmental revenues restricted to meeting operational or capital requirements of a particular function, 3) investment earnings, 4) charges for services, and 5) other program revenues. Just as the Statement of Net Position reports capital assets, the Statement of Activities reports depreciation expense.

**Fund Financial Statements**

The accounts of the HCHRA are organized on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The General Fund is used to account for the HCHRA's activities. Governmental fund types use the *current financial resources measurement focus* and the *modified accrual basis of accounting*. The current financial resources measurement focus results in the reporting of only near-term (current) inflows, outflows, and balances of expendable (spendable) financial resources. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they are "measurable and available"). "Measurable" means the amount of the transaction can be determined. Property taxes are considered measurable when levied for, intergovernmental revenues when applicable eligibility requirements have been met, and charges for services when provided. "Available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The HCHRA considers revenues to be available if they are collected within 60 days after year-end. Changes in the fair value of investments are recognized in investment earnings (losses) at the end of each year. Expenditures are recorded when the related fund liability is incurred, except for unmatured principal and interest, which is recognized when due.

**Assets, Liabilities, and Fund Balance/Net Position**

*Cash and Investments.* Other than restricted cash and investments, the HCHRA's cash is deposited in pooled accounts of the Hennepin County Investment Pool, an internal investment pool. Cash surpluses in these accounts are invested by the County. Investment earnings (losses) are allocated to the HCHRA on the basis of average monthly cash and investment balances. The HCHRA's portion of the pool is presented as *Interest in County investment pool*. Investments authorized by State law include the following instruments: U.S. government and agency issues; repurchase agreements; reverse repurchase agreements; certificates of deposit; money market funds; general obligations of state, local, and housing finance agencies that are rated "A" or better by a national bond rating service; revenue obligations of any state or local government that are rated "AA" or better by a national bond rating service; bankers acceptances; commercial paper; futures contracts; guaranteed investment contracts; options; and shares of certain investment companies. Investments in the Pool are stated at fair value or at amortized cost. The fair value of investments is based on quoted market prices or inputs other than quoted prices that are observable for the investment, either directly or indirectly. Certain money market funds that have a maturity of one year or less at the time of purchase are reported at amortized cost. Certain nonparticipating interest-earning contracts (repurchase agreements) that have a maturity of one year or less at the time of purchase are reported at amortized cost.

*Receivables.* Taxes receivable are reported net of the allowance for uncollectible delinquent taxes, which is an estimate based on historical collection experience. Receivable amounts relating to intergovernmental revenues are generally reimbursement based, with no allowance for uncollectible accounts necessary. All other receivables are reported net of any allowance for uncollectible accounts based on collection experience and management's evaluation of the current status of existing receivables, including evaluating debtor ability to pay. The portion of all receivables not included in the allowance and not collected within 60 days are generally offset by deferred inflows of resources in the governmental fund financial statements.

Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
**Notes to the Financial Statements**  
December 31, 2019

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

*Prepaid items* represent payments to vendors whose costs are applicable to future reporting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

*Land held for resale* represents property purchases made by the HCHRA with the intent to sell in order to increase tax base or to attract new businesses. These assets are stated at the lower of cost or estimated net realizable value.

*Capital assets* are reported in the government-wide financial statements at historical cost. Capital assets used in governmental activities are not financial resources and therefore net capital assets are not reported in the fund financial statements. Capital assets are depreciated or amortized in the Statement of Activities for governmental activities using the straight-line method. Buildings are depreciated over their 20-50 year estimated useful lives. For fund financial statement reporting purposes, capital outlays are reported as expenditures. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized and are reported as expenses in the governmental activities and as expenditures in the fund financial statements.

*Long-term debt* is reported as a liability in the government-wide financial statements. Long-term obligations that are not due and payable in the current period are not reported in the fund financial statements. Proceeds are reported in the fund statements as intergovernmental revenue and no interest expense is recognized due to the debt forgiveness features of the obligation described in Note 5. For fund financial statement reporting purposes, current period debt forgiveness does not provide current financial resources to government funds and therefore it is not reflected in the Statement of Revenues, Expenditures and Changes in Fund Balance.

*Fund balance.* In governmental fund financial statements, fund balance is reported in the following classifications that are based on the spending constraints placed on the resources:

- Nonspendable fund balance – amounts that are not in a spendable form (such as prepaid items) that are not restricted or committed.
- Restricted fund balance – amounts constrained to specific purposes by their providers (such as higher levels of government) or imposed by law through enabling legislation.
- Committed fund balance – amounts constrained to specific purposes by the HCHRA Board as approved or rescinded in a Board Resolution.
- Assigned fund balance – amounts constrained by the HCHRA's intent to be used for specific purposes but are neither restricted nor committed. The HCHRA Board has the authority to assign fund balance.
- Unassigned fund balance – amounts included in the residual classification for the General Fund that have not been restricted, committed, or assigned to specific purposes, and deficit fund balances of the other funds.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, restricted fund balance is used first. When an expenditure is incurred for which unrestricted fund balance is to be used, committed amounts are used first, followed by assigned, and then unassigned.

*Net position.* In the government-wide financial statements, the net investment in capital assets (net capital assets less related debt) is reported separately. Restricted net position is reported for amounts that are legally restricted by outside parties to be used for a specific purpose or imposed by law through enabling legislation. The unrestricted component of net position consists of the net amount of the assets, deferred outflows of resources, and liabilities that are not included in the determination of the other two components of net position.

**Stewardship, Compliance and Accountability**

Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are adopted for the general fund, excluding certain multi-year projects, based on the modified accrual basis of accounting. These annual appropriations lapse at year-end to the extent that they have not been expended or encumbered.



Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
**Notes to the Financial Statements**  
December 31, 2019

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**Stewardship, Compliance and Accountability – Continued**

Project-length financial plans are adopted for certain multi-year projects. An annual project budget is adopted for the project-length plan, which does not lapse until the project is completed. The cumulative total actual project expenditures may not exceed the cumulative total budget. The remaining total budget for these projects at year-end is shown below.

Year	Appropriated Budget	Actual Expenditures	Remaining Budget
2014	\$ 4,900,000	\$ 4,187,128	\$ 712,872
2015	71,679,846	8,722,578	62,957,268
2016	25,900,000	39,138,054	(13,238,054)
2017	8,300,000	32,557,540	(24,257,540)
2018	6,475,000	9,634,629	(3,159,629)
2019	14,393,172	5,100,999	9,292,173
Cumulative Total	<u>\$ 131,648,018</u>	<u>\$ 99,340,928</u>	<u>\$ 32,307,090</u>

The HCHRA Board must adopt a proposed maximum property tax levy by September 30. The Board holds public hearings, makes modifications to the budget, and legally enacts the budget by passage of a resolution. The final levy must be certified to the County Auditor by December 20. Any changes in the budget must be within the revenues and reserves estimated or the revenue estimates must be changed by a vote of the Board. Expenditures may not legally exceed budgeted appropriations.

**Use of Estimates**

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

**2. INTEREST IN HENNEPIN COUNTY INVESTMENT POOL AND RESTRICTED CASH AND INVESTMENTS**

The County’s Office of Budget and Finance is responsible for the treasury function of all of the County’s deposits and investments held by its funds and blended component units. The HCHRA participates in the County investment pool and surpluses are invested by the County. At December 31, the HCHRA comprised \$16,520,635, or 1.2% of the County’s total pooled cash and investments, excluding fiduciary investments. In 2019, the HCHRA had investment income of \$270,478 and an unrealized gain on investments of \$119,135. As of December 31, 2019, the County investment pool had 74.3% of investments invested in U.S. government and agency issues, 17.8% in repurchase agreements, 7.3% in commercial paper, and 0.6% invested in money market funds. Detailed information about the County’s deposits with financial institutions, fair value measurements, management of investment risk, and repurchase agreements can be obtained directly from the County’s 2019 financial statements.

At December 31, \$1,014,994 of restricted HCHRA cash and investments for the Veterans Housing Project and Lutheran Social Services Program was held by the Minnesota Housing Finance Agency (MN Housing).

Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
**Notes to the Financial Statements**  
December 31, 2019

**3. CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2019 was as follows:

	Balance		Balance	
	January 1, 2019	Additions	Deletions	December 31, 2019
<i>Capital assets not being depreciated:</i>				
Land	\$ 1,423,503	\$ -	\$ -	\$ 1,423,503
Construction in progress	-	-	-	-
Total capital assets not being depreciated	<u>1,423,503</u>	<u>-</u>	<u>-</u>	<u>1,423,503</u>
<i>Capital assets being depreciated:</i>				
Buildings	12,654,573	-	-	12,654,573
Less accumulated depreciation	8,006,141	632,726	-	8,638,867
Total capital assets being depreciated	<u>4,648,432</u>	<u>(632,726)</u>	<u>-</u>	<u>4,015,706</u>
Capital Assets, Net	<u>\$ 6,071,935</u>	<u>\$ (632,726)</u>	<u>\$ -</u>	<u>\$ 5,439,209</u>

**4. RECEIVABLES**

**Taxes Receivable**

The HCHRA is a special taxing district with the authority to levy property taxes. Property tax liens attach on the first Monday of the year following property assessment. Tax levies are certified to the county auditor five business days after December 20 of the year the property is assessed. The taxes levied are payable in the following year in two equal installments. The amounts and due dates for taxes on real property are half on or before May 15 and the balance on or before October 15. Personal property taxes are due in one installment on May 15. The amount of the allowance for uncollectible delinquent taxes is an estimate based on historical collection experience. The amounts and due dates for taxes on real property are half on or before May 15 and the balance on or before October 15. Estimated uncollectible delinquent taxes at year-end totaled \$25,777.

**Notes Receivable**

At December 31, 2019, the HCHRA reports notes receivable of \$4,204,704 relating to transit-oriented development loans totaling \$3,153,528 after netting a \$1,051,176 allowance for uncollectible amounts.

**Deferred Long-term Loans Receivable**

The HCHRA Affordable Housing Incentive Fund (AHIF) Program assists municipalities, government and nonprofit agencies, private and nonprofit housing developers, and lenders in the development of affordable housing throughout Hennepin County. As of December 31, 2019, there are 197 AHIF deferred loans outstanding, with original terms ranging from 10 to 45 years. Loans totaling \$23,816,075 are underwritten with no interest payments and will be forgiven at the end of the loan period if all program conditions are met. Additional loans totaling \$35,793,060 are written so that both interest and principal payments are deferred for the full term of the loans if all program conditions are met and are expected to be repaid or refinanced with extended terms at their due date. Given the nature of these loans and the uncertainty of repayment, at the time of origination they were fully reserved resulting in a net carrying value of zero.

Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
**Notes to the Financial Statements**  
December 31, 2019

**5. PAYABLES**

**Note Payable**

In 2006, the HCHRA received a zero interest, deferred repayment housing loan agreement from MN Housing for the completion of the Veterans and Community Housing Development project. If the Veterans and Community Housing development continues to be owned by the HCHRA and used in compliance with the conditions of specific agreements through 2025, the loan will be forgiven and no repayment to MN Housing will be required. The project is being depreciated over the term of the loan agreement. For the year ended December 31, 2019, the beginning loan balance was \$3,826,644 and \$518,092 was amortized as loan forgiveness through intergovernmental revenues, resulting in a remaining balance reported in the Statement of Net Position at year-end of \$3,308,552. In each year from 2020 to 2024, an additional \$518,092 loan forgiveness will be amortized through intergovernmental revenues. In 2025, the final \$718,092 will be amortized.

**6. CONDUIT FINANCING**

In support of housing, the HCHRA has issued, or acted as an agent for, various debt instruments (e.g., revenue bonds, refunding bonds, notes) for which the HCHRA has no legal obligation to make principal and interest payments. These conduit financings do not constitute an indebtedness of the HCHRA within the meaning of any state constitutional provision or statutory limitation.

Conduit financings are special limited obligations of the HCHRA payable solely from amounts pledged by the agencies shown in the following table.

Conduit Financing, Agreement Date	Agreement(s) Not to Exceed	Balance December 31, 2018	Balance December 31, 2019
Loring Park Apartments LLC, December 2001	\$ 17,250,000	\$ 17,250,000	\$ -
Minneapolis Stone Arch Partners, LLC, May 2002	20,120,000	19,390,000	18,790,000
Ebenezer York Assisted Living LLC December 2009	16,000,000	13,232,873	12,821,477
East Town Apartments May 2017	9,885,638	9,840,825	1,733,390
Redwell Apartments July 2019	16,065,000	-	16,065,000
Parkview Apartments September 2019	28,800,000	-	28,697,371
Holmes Greenway November 2019	7,300,000	-	7,300,000
	<u>\$ 115,420,638</u>	<u>\$ 59,713,698</u>	<u>\$ 85,407,238</u>

Hennepin County Housing and Redevelopment Authority  
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**Notes to the Financial Statements**  
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**7. RISK MANAGEMENT**

The HCHRA is exposed to various risks of loss related to general and professional liability torts; and theft of, damage to, and destruction of assets. The HCHRA has chosen to retain the risk of torts. Commercial crime insurance and property insurance are purchased to cover the HCHRA's money and securities, as well as buildings and contents, subject to deductible amounts. Settled claims from insured losses have not exceeded commercial insurance coverage for the past three years.

**8. GOVERNMENTAL FUND BALANCE CLASSIFICATIONS**

In addition to unassigned fund balance, governmental fund balance classifications and the constraints imposed on the uses of those resources are shown in the table below. The classifications are described in greater detail in the Fund Balance and Net Position section of Note 1. Governmental fund balances consisted of the following:

<u>Purpose</u>	<b>Classification and Amount at December 31, 2019</b>		
	<u>Nonspendable</u>	<u>Restricted For</u>	<u>Committed For</u>
Prepays	\$250,100		
Land held for resale	5,353,789		
Veterans housing		\$810,946	
Affordable housing and transit oriented development			\$15,112,575

**9. NEW ACCOUNTING PRONOUNCEMENTS**

**Accounting Standard Not Yet Adopted**

GASB Statement No. 91, *Conduit Debt Obligations*, is effective for the HCHRA on January 1, 2022. This statement clarifies the definition of conduit debt and establishes new recognition, measurement, and disclosure requirements. Management has not yet determined the effect that this GASB statement will have on the HCHRA's financial statements.

**10. SUBSEQUENT EVENTS**

On March 13, 2020, President Donald Trump declared a Presidential National Emergency and Minnesota Governor Tim Walz declared a Peacetime State of Emergency in Minnesota due to the outbreak of a novel coronavirus (COVID-19) that continues to spread throughout the United States and around the world. On March 16, 2020, the Hennepin County Board Chair declared a state of emergency. Global actions taken to help mitigate the global spread of COVID-19 have included restrictions on travel, quarantines, stay-at home orders, restrictions on the size of gatherings, and the temporary closures of schools and certain non-essential businesses and public spaces. Although disaster plans are in place and HCHRA operations have responded well to the changes experienced, there is significant uncertainty regarding what the ultimate impact of the pandemic will be on the HCHRA's financial position, results of operations, and cash flows.

Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
**General Fund Balance Sheet**  
December 31, 2019 and 2018

	<u>2019</u>	<u>2018</u>
<b>ASSETS</b>		
Interest in County investment pool	\$ 16,520,635	\$ 14,002,499
Delinquent taxes receivable, net	62,784	55,446
Due from other governmental agencies	93,648	81,176
Accounts receivable	355,353	114,882
Prepaid items	250,100	275,659
Land held for resale	5,353,789	5,353,789
Notes receivable	3,153,528	3,515,574
Restricted cash and investments	<u>1,014,994</u>	<u>934,839</u>
 Total Assets	 \$ <u><u>26,804,831</u></u>	 \$ <u><u>24,333,864</u></u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>		
<b>Liabilities:</b>		
Accounts and contracts payable	\$ <u>1,062,653</u>	\$ <u>2,469,489</u>
 Total Liabilities	 <u>1,062,653</u>	 <u>2,469,489</u>
<b>Deferred Inflows of Resources:</b>		
Unavailable revenue - property taxes	\$ 50,784	\$ 53,447
Unavailable revenue - intergovernmental	<u>80,000</u>	<u>41,667</u>
 Total Deferred Inflows of Resources	 <u>130,784</u>	 <u>95,114</u>
<b>Fund Balances:</b>		
Nonspendable	5,603,889	5,629,448
Restricted	810,946	820,493
Committed	15,112,575	12,928,264
Unassigned	<u>4,083,984</u>	<u>2,391,056</u>
 Total Fund Balances	 <u>25,611,394</u>	 <u>21,769,261</u>
 Total Liabilities, Deferred Inflows of Resources, and Fund Balances	 \$ <u><u>26,804,831</u></u>	 \$ <u><u>24,333,864</u></u>

Hennepin County Housing and Redevelopment Authority  
A Component Unit of Hennepin County, Minnesota  
**Schedule of General Fund Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual**  
For the Years Ended December 31, 2019 and 2018

	2019			2018		
	Final Budget	Actual	Variance with Final Budget	Final Budget	Actual	Variance with Final Budget
<b>REVENUES</b>						
Property taxes	\$ 10,393,155	\$ 10,405,717	\$ 12,562	\$ 8,350,875	\$ 8,465,188	\$ 114,313
Intergovernmental	4,010,000	309,869	(3,700,131)	1,551,000	10,192,646	8,641,646
Investment earnings (losses)	102,000	389,613	287,613	102,000	100,230	(1,770)
Charges for services	1,444,000	938,669	(505,331)	1,838,000	1,761,948	(76,052)
Other	3,154,182	509,924	(2,644,258)	421,765	827,885	406,120
<b>Total Revenues</b>	<u>19,103,337</u>	<u>12,553,792</u>	<u>(6,549,545)</u>	<u>12,263,640</u>	<u>21,347,897</u>	<u>9,084,257</u>
<b>EXPENDITURES</b>						
<b>General Government:</b>						
Commodities	1,250	175	1,075	1,250	12,778	(11,528)
Contractual services	12,247,857	3,026,728	9,221,129	4,668,047	4,073,253	594,794
Capital outlay	-	-	-	1,575,000	2,825,017	(1,250,017)
Other charges	459,230	7,646	451,584	903,230	62,633	840,597
Grants	6,395,000	5,677,110	717,890	5,126,000	6,419,419	(1,293,419)
<b>Total Expenditures</b>	<u>19,103,337</u>	<u>8,711,659</u>	<u>10,391,678</u>	<u>12,273,527</u>	<u>13,393,100</u>	<u>(1,119,573)</u>
Net Change in Fund Balance	-	3,842,133	\$ <u>3,842,133</u>	(9,887)	7,954,797	\$ <u>7,964,684</u>
Fund Balance - Beginning	<u>21,769,261</u>	<u>21,769,261</u>		<u>13,814,464</u>	<u>13,814,464</u>	
Fund Balance - Ending	\$ <u>21,769,261</u>	\$ <u>25,611,394</u>		\$ <u>13,804,577</u>	\$ <u>21,769,261</u>	

