

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

**AUDITED FINANCIAL STATEMENTS**

**Year ended December 31, 2019**

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

**TABLE OF CONTENTS**

	<b>Page</b>
<b>Independent Auditor's Report</b>	1
<b>Management's Discussion and Analysis</b>	3
<b>Financial Statements</b>	
Statement of Net Position	9
Statement of Activities	10
Balance Sheet – Governmental Fund	11
Statement of Revenues, Expenditures and Changes in Fund Balance – Governmental Fund	12
Notes to Financial Statements	13
<b>Additional Reports</b>	
Schedule of Expenditures of Federal Awards	21
Notes to Schedule of Expenditures of Federal Awards	22
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	23
Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance	25
Schedule of Findings and Questioned Costs	27

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Albany Community Development Agency

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of the Albany Community Development Agency (the "Agency"), a blended component unit of the City of Albany as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Agency'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 an opinion 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of 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.

#### ***Opinion***

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

**Report on Summarized Comparative Information**

We have previously audited the Agency's 2018 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated June 7, 2019. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2018 is consistent, in all material respects, with the audited financial statements from which it has been derived.

**Other Matters**

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 8 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis 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*, and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated December 11, 2020, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grants agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

*UHY LLP*

Albany, New York  
December 11, 2020

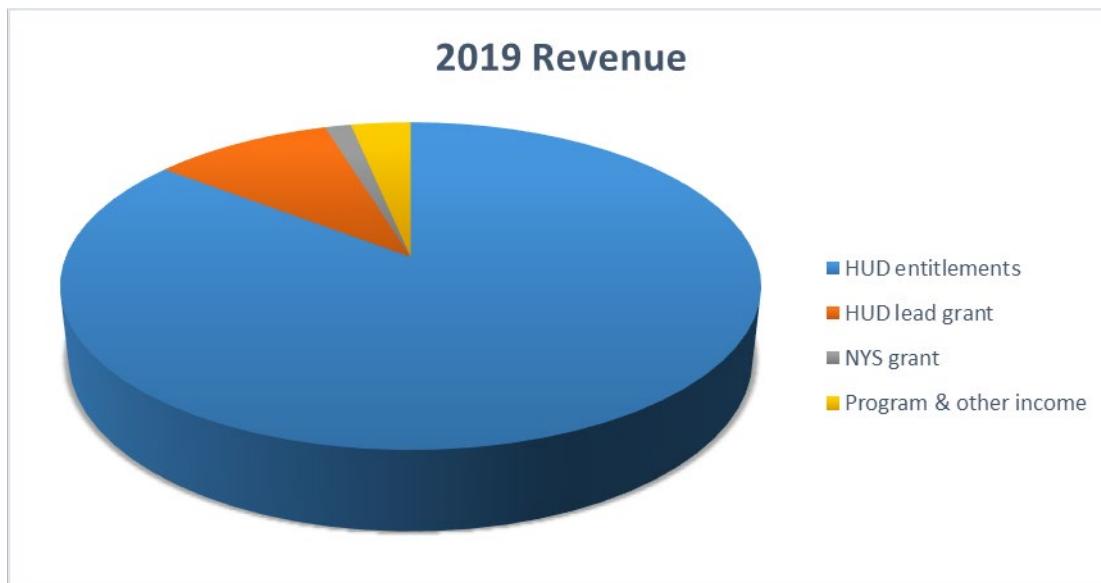
**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
MANAGEMENT'S DISCUSSION AND ANALYSIS

This management discussion and analysis is offered to assist readers in understanding the financial operations of Albany Community Development Agency ("ACDA") in conjunction with the financial statements presented on Page 9 for the year ended December 31, 2019. This Discussion and Analysis will provide comparative analysis of data between 2018 and 2019 and the years then ended.

**Introduction:**

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

As can be seen in the chart below, the majority of revenue comes from U.S. Department of Housing and Urban Development ("HUD") entitlements (approximately 85%).



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

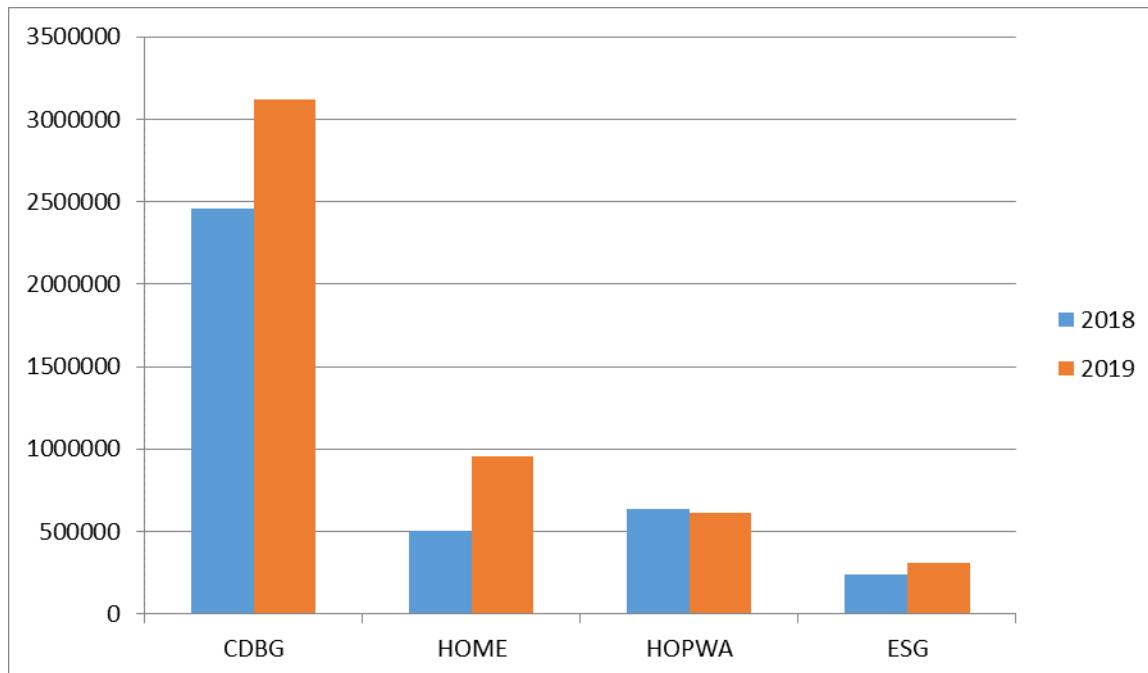
ACDA was awarded a Lead Hazard Reduction Demonstration Grant in the amount of \$3 million for the three year period from November 2016 through November 2019. The grant period was extended for one year to November 2020. During 2018 Lead grant revenue represented approximately 13% of overall revenue. For 2019, the Lead grant represented approximately 10% of overall revenue. In 2018, a \$300,000 NYS Grant got under way for a housing program as further described below. Approximately \$83,000 was expended for both 2018 and 2019 from this grant.

ACDA operates based on HUD's National Program Objectives. Funding decisions are determined through a process which involves public participation. Included in this process is the submittal of a publicly reviewed Consolidated Plan every 5 years that states broad goals and objectives. ACDA's current Consolidated Plan pertaining to 2019 runs through 2020. ACDA has submitted the 5 year plan to run from 2021 through 2024. Each year an Annual Plan, also subject to public review and comment, is developed and adopted as based on the Consolidated Plan. Any significant changes are required to go through a public review and amendment process.

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
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MANAGEMENT'S DISCUSSION AND ANALYSIS

**Financial Highlights:**

- ACDA's financial statements are prepared on a calendar year basis, whereas the Federal Aid awards (known as entitlements) that are the significant sources of revenue are provided on a program year of June 1 to May 31. The Lead Hazard Reduction grant covers a three year period which does not match a calendar year or Federal Aid award period.
- Entitlements, based on a calendar year, are broken out as follows:



- While entitlements are awarded on a program year, the financials presented represent when those entitlements are earned, which may be in a different time frame. ACDA had seen a decline in the use of some of the housing programs. A marketing campaign has been undertaken to target qualified homeowners within the City of Albany. During 2019 this resulted in increased use of housing programs leading to approximately a 34% increase in housing related expenditures. ACDA continues to regularly market the housing programs in order to continue increased awareness in the City of Albany community.
- For 2018, ACDA implemented a three-year funding policy per program during which 2018 several previously funded programs were no longer eligible for additional funding. As potential sub-recipients became more aware of the new policy, submittals for funding included several new programs, thus correlating to a 36% increase in public service expenditures in 2019 over 2018.
- There was an almost 40% decline in economic development project funding in 2019 from 2018 primarily as the result of 2 awardees existing in 2018 whereas only one in 2019.
- Public improvement expenditures were higher in 2018 over 2019 primarily as a result of funding approximately \$283,000 for Arbor Hill Park improvements.

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

- During 2016, ACDA collected over \$4 million of program income in payment of two significant loan balances. ACDA has subsequently been able to fund projects that meet ACDA's purpose for assisting low-to-moderate income individuals, both directly and indirectly, from these monies. The more material examples of such expenditures during 2018 include \$250,000 for Ida Yarbrough Phase II and \$100,000 for a commercial façade program. The most material examples for 2019 include an additional \$50,000 for commercial façade program and \$400,000 for the vacant building program. The funds expended for the vacant building program also were tied to other entitlement funded housing program projects as described above. The use of these funds reduces overall unrestricted net assets.

**Overview of the Financial Statements:**

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

During 2016, as described elsewhere in this Management Discussion and Analysis, ACDA received significant repayments on loans that were included as program income. This resulted in an unusually large increase to ACDA's net position as of 12/31/16. Several commitments, such as for the vacant building program and the commercial façade program, have been made from these program income monies. As those monies are expended future periods will show a decrease, such as occurred during the years ended 12/31/17, 12/31/18, and 12/31/19 to the net position of ACDA.

Administration includes functions such as accounting, clerical functions, overall operational management, and budgeting. HUD institutes maximum percentage caps for administrative expenses by type of funding that range from 3% on HOPWA monies to 20% for CDBG monies. For both years presented ACDA administrative costs were within the HUD requirements. Administration costs incurred in 2018 appeared considerably lower than previous years or in comparison to 2019. However, this is the result of timing differences for when costs were incurred in relation to the program years. As noted elsewhere, ACDA's program years are different than the calendar year audited financial statements.

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

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
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**MANAGEMENT'S DISCUSSION AND ANALYSIS**

**Condensed Financial Information:**

The following condensed financial information summarizes ACDA's net position at December 31, 2019 and 2018 revenues and expenses for the years then ended:

	<b>2019</b>	<b>2018</b>
Current and Other Assets	\$ 4,677,000	\$ 5,409,000
Mortgage Loans Receivable, Net	7,124,000	6,280,000
Capital Assets, Net	1,796,000	1,825,000
Total Assets	<u>\$ 13,597,000</u>	<u>\$ 13,514,000</u>
Deferred Outflows of Resources	\$ -	\$ -
Current Liabilities	\$ 1,310,000	\$ 1,424,000
Deferred Revenues	7,019,000	6,158,000
Due to NYS Housing Trust Fund	-	-
Other Liabilities	186,000	255,000
Total Liabilities	<u>\$ 8,515,000</u>	<u>\$ 7,837,000</u>
Deferred Inflows of Resources	\$ -	\$ -
Net Position	<u>\$ 5,082,000</u>	<u>\$ 5,677,000</u>
Revenues:		
Grant Revenue	\$ 5,077,000	\$ 3,938,000
Program Income	133,000	114,000
Other	58,000	141,000
Expenses:		
Program Related	5,173,000	4,488,000
Administrative	690,000	277,000
Total Governmental Activities	<u>\$ (595,000)</u>	<u>\$ (572,000)</u>
Change in Net Position	(595,000)	(572,000)
Net Position, Beginning of Year	<u>5,677,000</u>	<u>6,249,000</u>
Net Position, End of Year	<u>\$ 5,082,000</u>	<u>\$ 5,677,000</u>

**Financial Analysis**

ACDA's most significant asset other than cash is mortgage loans receivable which at December 31, 2018, represented approximately 46% of total assets and at December 31, 2019 represented approximately 52% of total assets. The increase correlates with increased use of housing programs. Cash represents a significant portion of total assets for both years; however, cash did decrease about 28% from the 2018 year-end balance. While some of this represents timing differences, the majority relates to the use of the program income monies collected in 2016 as described elsewhere.

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

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

ACDA's most significant liability is unearned revenues. Unearned revenues consist almost entirely of outstanding deferred loans as outlined above.

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

Type of Assistance	Information about the Terms
Home Owner Assistance Program (HOAP)	Assists low-income owner occupants in rehabilitating their homes to meet local housing standards and codes.
Home Acquisition Program (HAP)	Decreases the barriers to homeownership for low-income households for those who currently do not own a home and desire to purchase and rehabilitate a 1 to 4 unit building, condominium or cooperative unit. Assistance is provided for down payment and/or closing costs up to 5% of the purchase price, or a maximum of \$10,000.
Senior Housing Rehabilitation Program (SRP)	Provides low-to-moderate income persons over the age of 62 owning homes in the City of Albany up to \$5,000 for substantial repairs. Assistance is in the form of a deferred grant to be forgiven over a 3 year period unless the occupant must vacate the property to reside in a nursing home or becomes deceased, in which case the grant is immediately forgiven.
Rehabilitation Assistance Program (RAP)	Provides low-to-moderate income persons owning homes in the City of Albany up to \$5,000 for substantial repairs to housing. Assistance is in the form of a deferred grant to be forgiven over a 3 year period.
Rehabilitation Assistance Program II (RAP II)	Similar to RAP as described above; however, is available for those with incomes up to 125% of the HUD guidelines.
Tenant Assistance Rehabilitation Program (TARP)	Provides owners of buildings with low-income tenants assistance to rehabilitate the property via prorated deferred loans with a length of between 5 and 15 years. TARP requires owner funds also be invested.
Choose Albany	Encourages diverse home ownership within the City of Albany. Assistance is up to 5% of the purchase price or a maximum of \$8,500 in the form of a grant/forgivable loan.
Vacant Building Rehabilitation Program (VBRP)	Assists with the rehabilitation of vacant/abandoned residential properties with up to \$50,000 of gap funding provided in the form of a grant/forgivable loan.
Home Owner Rehabilitation Program (HORP)	Provides up to \$30,000 per building to low-to-moderate income owner-occupied households within Neighborhood Strategy Area's (NSAs) with rehabilitation or improvements.
Albany ACCESS Program	Provides up to \$25,000 per unit of assistance targeting low-to-moderate income individuals with disabilities who are in need of disability related housing improvements.
Lead-Based Paint Program	Identifies and controls LEAD-based paint hazards in eligible rental and owner-occupied housing units.

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

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

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

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

ACDA's entitlement program budgets are approved by the City of Albany Common Council. ACDA practices zero-based budgeting whereby expected income is fully budgeted for expenditure. Typically approximately 80% of expenditures are for program and project related purposes. The three year lead grant budget was set in place and approved by HUD during their award process in 2016 and during 2019 extended for one year to 2020. As part of the \$3 million grant ACDA must provide lead match of \$750,000.

**Capital Asset Activity and Long-term Debt Activity**

ACDA did not have significant changes to capital assets or incur long-term debt during 2018 or 2019.

**Currently Known Facts, Decisions, and Conditions**

The HUD entitlements for Program Year 46 (June 1, 2020 – May 31, 2021) are:

- \$3,421,173 for CDBG (2.5% increase over prior program year)
- \$961,158 for HOME (9% increase over prior program year)
- \$293,359 for ESG (2.6% increase over prior program year)
- \$693,147 for HOPWA (2% increase over prior program year)

As a response to COVID-19, additional assistance was awarded through HUD for Federal assistance to be used in direct response to the needs related to the negative impact of COVID-19. These awards can be used to address increased homeless needs, provide support to individuals and businesses negatively impacted by COVID 19, to provide personal protection equipment, and to provide support for programs that are directly related to COVID-19 assistance. The awards made are:

- CDBG - \$3,094,682
- ESG - \$2,817,373
- HOPWA - \$100,873

Sub-awards from these funds go through the same, however, expedited, process as the more typical entitlement awards with respect to applications, review processes and public input processes. There are certain waivers made with respect to these awards (known as CV funding) that include waiver of the public service and some administration cost caps.

ACDA was awarded a \$3.9 million HUD Lead Hazard Reduction Grant set to begin in December 2020 or January 2021 and due to run 42 months.

As a result of the COVID-19 pandemic, ACDA offices were essentially closed for approximately 3 ½ months. ACDA continued to process emergency assistance and process any requests for funds from sub-recipients during this time. Non-emergency housing program cases were put on hold during this time. There was no negative financial impact to ACDA during this time as HUD rules provided for coverage of operating costs during this time. Since most sub-recipients were also closed or severely curtailed during this time frame and many continue to be working in a reduced mode, existing agreements were extended through the end of 2020.

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
 (A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
**STATEMENT OF NET POSITION**  
 December 31, 2019

	<b>2019</b>	<b>2018 (For Comparative Purposes Only)</b>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 2,775,587	\$ 3,860,986
Mortgage loans receivable, net of allowance for loan losses of \$2,092,829	7,123,533	6,279,966
Due from federal government	1,099,034	997,902
Due from New York State	91,930	8,070
Due from the City of Albany	178,151	9,965
Capital assets, net of depreciation	1,796,389	1,824,970
Other assets	532,534	531,989
 Total assets	 <b>\$ 13,597,158</b>	 <b>\$ 13,513,848</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	<b>\$ -</b>	<b>\$ -</b>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities	\$ 921,249	\$ 947,896
Long-term obligations	186,433	255,167
Unearned revenues	7,018,596	6,157,902
Due to the City of Albany	388,349	475,538
 Total liabilities	 <b>\$ 8,514,627</b>	 <b>\$ 7,836,503</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>\$ -</b>	<b>\$ -</b>
<b>NET POSITION</b>		
Net invested in capital assets	\$ 1,738,970	\$ 1,755,480
Unrestricted	3,343,561	3,921,865
 Total net position	 <b>\$ 5,082,531</b>	 <b>\$ 5,677,345</b>

See notes to financial statements.

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
 (A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended December 31, 2019**

	Governmental Activities			2019	2018 (For Comparative Purposes Only)		
	Program Revenues						
	Expenses	Charges for Services	Operating Grants				
Lead Paint Abatement Program	\$ 574,184	\$ -	\$ 574,184	\$ -	\$ -		
Housing	2,620,302	-	-	(2,620,302)	(2,066,390)		
Public service	367,638	-	-	(367,638)	(269,605)		
Public service - neighborhood revitalization	61,389	-	-	(61,389)	(119,438)		
Housing direct delivery	1,371,038	-	-	(1,371,038)	(917,286)		
Economic development	173,220	-	-	(173,220)	(282,053)		
Homeless	320,654	-	-	(320,654)	(242,638)		
Public improvements	161,257	-	-	(161,257)	(490,643)		
Administration	690,122	-	-	(690,122)	(277,215)		
Environmental restoration	5,254	-	-	(5,254)	(5,428)		
Interest expense	11,919	-	-	(11,919)	(17,239)		
Depreciation	80,420	-	-	(80,420)	(76,196)		
	<b><u>\$ 6,437,397</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 574,184</u></b>	<b><u>\$ (5,863,213)</u></b>	<b><u>\$ (4,764,131)</u></b>		

General revenues:

Grants not restricted to specific programs	\$ 5,077,515	\$ 3,937,555
Program income	132,811	114,648
Other	<u>58,073</u>	<u>140,515</u>
 Total general revenues	 <b><u>5,268,399</u></b>	 <b><u>4,192,718</u></b>
Change in net position	(594,814)	(571,413)
Net position - beginning	<b><u>5,677,345</u></b>	<b><u>6,248,758</u></b>
Net position - ending	<b><u>\$ 5,082,531</u></b>	<b><u>\$ 5,677,345</u></b>

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

**BALANCE SHEET - GOVERNMENTAL FUND**

**December 31, 2019**

	<b>2019</b>	<b>2018 (For Comparative Purposes Only)</b>
<b>ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>		
<b>ASSETS</b>		
Cash and cash equivalents	\$ 2,775,587	\$ 3,860,986
Mortgage loans receivable, net of allowance for loan losses of \$2,092,829	7,123,533	6,279,966
Due from federal government	1,099,034	997,902
Due from New York State	91,930	8,070
Due from the City of Albany	178,151	9,965
Other assets	9,621	9,076
Total assets	<u>11,277,856</u>	<u>11,165,965</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Total assets plus deferred outflows of resources	<u>\$ 11,277,856</u>	<u>\$ 11,165,965</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>		
<b>Liabilities</b>		
Accounts payable and accrued liabilities	\$ 874,334	\$ 899,311
Unearned revenues	7,018,596	6,157,902
Due to the City of Albany	388,349	475,538
Total liabilities	<u>8,281,279</u>	<u>7,532,751</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Fund Balances		
Nonspendable:		
Prepays (included in other assets)	4,077	3,622
Committed for:		
ACCESS program	250,000	250,000
Strategic acquisition	40,148	40,148
Choose Albany Program	120,922	48,665
Neighborhood Commercial Façade Program	166,089	216,089
West Hill Neighborhood Strategic Plan	35,000	35,000
Vacant Buildings	581,086	949,849
Rehabilitation Assistance Program	150,464	270,264
Land Bank	50,000	50,000
Livingston Avenue Project	29,600	-
Unassigned	1,569,191	1,769,577
Total fund balances	<u>2,996,577</u>	<u>3,633,214</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 11,277,856</u>	<u>\$ 11,165,965</u>
Reconciliation of the balance sheet, governmental fund to the statement of net position:		
Fund balance of the governmental fund	\$ 2,996,577	\$ 3,633,214
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	1,796,389	1,824,970
Other assets used in governmental activities that are not financial resources and, therefore, are not reported in the funds.	522,913	522,913
Non-current liabilities are not due and payable currently and, therefore, are not reported in the funds.	(46,915)	(48,585)
Long-term obligations are not due and payable currently and, therefore, are not reported in the funds.	<u>(186,433)</u>	<u>(255,167)</u>
Net position of governmental activities	<u>\$ 5,082,531</u>	<u>\$ 5,677,345</u>

*See notes to financial statements.*

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
**(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -**  
**GOVERNMENTAL FUND**  
**For the Year Ended December 31, 2019**

	<b>2019</b>	<b>2018 (For Comparative Purposes Only)</b>
<b>REVENUES</b>		
Grant income	\$ 5,651,699	\$ 4,582,296
Program income	132,811	114,648
Other	58,073	140,515
Total revenues	<u>5,842,583</u>	<u>4,837,459</u>
<b>EXPENDITURES</b>		
Grant programs:		
Lead Paint Abatement Program	574,184	644,741
Housing	2,620,302	2,066,390
Public service	367,638	269,605
Public service - neighborhood revitalization	61,389	119,438
Housing direct delivery	1,371,038	917,286
Economic development	173,220	282,053
Homeless	320,654	242,638
Public improvements	161,257	490,643
Environmental restoration	5,254	5,428
Debt service	80,653	268,319
Administration	743,631	292,201
Total expenditures	<u>6,479,220</u>	<u>5,598,742</u>
Excess of expenditures over revenues	<u>(636,637)</u>	<u>(761,283)</u>
Transfer between funds	-	-
Net change in fund balance	<u>(636,637)</u>	<u>(761,283)</u>
Beginning fund balance	<u>3,633,214</u>	<u>4,394,497</u>
Ending fund balance	<u>\$ 2,996,577</u>	<u>\$ 3,633,214</u>
Reconciliation of the change in fund balances - total governmental funds to the change in net position of governmental activities:		
Net change in fund balances - total governmental funds	\$ (636,637)	\$ (761,283)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets are allocated over their estimated useful lives and reported as depreciation expense.		
Capital outlays	53,074	
Depreciation expense	(80,420)	(27,346)
Governmental funds do not report gains (losses) on disposal of other assets	(1,235)	-
Governmental funds do not report non-current liabilities	1,670	(3,107)
The issuance of long-term debt (e.g. notes, bonds) provides current financial resources to government funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds.		
Principal payments on long-term debt	<u>68,734</u>	<u>251,080</u>
Change in net position of governmental activities	<u>\$ (594,814)</u>	<u>\$ (571,413)</u>

See notes to financial statements.

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
**NOTES TO FINANCIAL STATEMENTS**  
December 31, 2019

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

***Description of Organization***

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

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

***Basis of Presentation***

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

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

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

Restricted – This category represents funds restricted by the funding source or law. The Agency has no restricted net position at December 31, 2019.

***Summarized Comparative Information***

The basic financial statements include certain prior-year summarized comparative information in total but not at the level of detail required for a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Agency's financial statements for the year ended December 31, 2018, from which the summarized information was derived. Certain 2018 amounts have also been reclassified to conform to the current year financial statement presentation.

***Government-Wide Statements***

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

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

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2019**

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

***Government-Wide Statements (Continued)***

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

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

***Fund Financial Statements***

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

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

***Basis of Accounting***

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

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

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

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

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
**NOTES TO FINANCIAL STATEMENTS**  
December 31, 2019

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

***Basis of Accounting*** (Continued)

***Fund Balance Classifications***

Governmental fund balances are classified as follows:

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

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

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

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

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

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

***Budget Basis of Accounting***

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

***Cash and Cash Equivalents***

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

***Mortgage Loans Receivable and Allowance for Loan Losses***

The Agency uses the allowance method for uncollectible mortgage loans and other receivables. When the allowance account is increased, the offset is a reduction of unearned revenue which has the effect of reducing the amount of funds expected to be collected and available for new loans. The Agency recorded a total allowance for uncollectible mortgage loans of approximately \$2,093,000 at December 31, 2019.

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
**NOTES TO FINANCIAL STATEMENTS**  
December 31, 2019

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

***Mortgage Loans Receivable and Allowance for Loan Losses (Continued)***

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

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

***Capital Assets***

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

Buildings	27.5 years
Furniture and equipment	5-7 years

***Unearned Revenue***

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

***Use of Estimates***

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

***Pension and Other Postemployment Benefits (OPEB)***

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

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
**NOTES TO FINANCIAL STATEMENTS**  
December 31, 2019

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

***Pension and Other Postemployment Benefits (OPEB) (Continued)***

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

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

**NOTE 2 — CASH AND CASH EQUIVALENTS**

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

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

At December 31, 2019, the carrying amounts of the Agency's deposits were approximately \$2,776,000 for the General Fund. All deposits in excess of FDIC limits are adequately collateralized at December 31, 2019.

**NOTE 3 — MORTGAGE LOANS RECEIVABLE, NET**

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

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

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
 (A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2019**

**NOTE 3 — MORTGAGE LOANS RECEIVABLE, NET (Continued)**

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

The balance of mortgage loans receivable, net of the related allowance, is comprised of the following at December 31, 2019:

<b>Program</b>	<b>December 31, 2019</b>
HUD, net of allowance	\$ 3,312,371
HUD, forgivable grant loans, net of allowance	3,706,123
Choose Albany, net of allowance	<u>105,039</u>
	<u><u>\$ 7,123,533</u></u>

**NOTE 4 — DUE FROM FEDERAL GOVERNMENT**

Due from federal government represents grant-eligible expenses incurred by the Agency through December 31, 2019 that have yet to be reimbursed by applicable federal grant funding programs.

**NOTE 5 — CAPITAL ASSETS**

Property and equipment is comprised of the following:

	<b>Balance January 1, 2019</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance December 31, 2019</b>
Land	\$ 385,567	\$ -	\$ -	\$ 385,567
Furniture and equipment	235,862	53,074	(24,546)	264,390
Buildings	<u>2,652,790</u>	<u>-</u>	<u>(615)</u>	<u>2,652,175</u>
	3,274,219	53,074	(25,161)	3,302,132
Less: accumulated depreciation - furniture and equipment	212,445	5,652	(23,758)	194,339
Less: accumulated depreciation - buildings	1,236,804	74,768	(168)	1,311,404
Net property and equipment	<u><u>\$ 1,824,970</u></u>	<u><u>\$ (27,346)</u></u>	<u><u>\$ (1,235)</u></u>	<u><u>\$ 1,796,389</u></u>

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
 (A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2019**

**NOTE 6 — LONG-TERM OBLIGATIONS**

Long-term obligations of the Agency include notes payable.

The following is a summary of long-term obligation transactions of the Agency for the year ended December 31, 2019:

	<b>January 1, 2019</b>	<b>Increases</b>	<b>Decreases</b>	<b>December 31, 2019</b>
Note payable (A)	\$ 69,490	\$ -	\$ (12,071)	\$ 57,419
Note payable (B)	<u>185,677</u>	<u>-</u>	<u>(56,663)</u>	<u>129,014</u>
	<u><u>\$ 255,167</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (68,734)</u></u>	<u><u>\$ 186,433</u></u>

- (A) Note payable from CAC to fund improvements made to one of the Agency's properties located at 388 Clinton Avenue. The note is collateralized by a mortgage agreement on the building located at 388 Clinton Avenue. The note is being amortized over a period of twenty years, with monthly principal and interest payments through March 2024. The interest rate for the first five years of the note is fixed at 4%, and is subject to change every five years thereafter to prime plus 1%.
- (B) During 2011, the Agency borrowed the sum of \$500,000 from the Capitalize Albany Corporation to purchase property at 25 Delaware Avenue. The note is collateralized by a mortgage agreement on the property located at 25 Delaware Avenue. The note is being paid over a period of ten years, with monthly principal and interest payments. The balance is due in full at the time of sale or change in ownership of the property. The interest rate is 5.75%. The property acquired was recorded as property held for sale and included in other assets in the statement of net position.

A summary of future minimum debt payments is as follows at December 31, 2019:

	<b>Notes</b>	<b>Total Principal</b>	<b>Total Interest</b>	<b>Total Debt Service</b>
2020	\$ 72,602	\$ 72,602	\$ 8,051	\$ 80,653
2021	76,691	76,691	3,962	80,653
2022	19,165	19,165	1,108	20,273
2023	14,304	14,304	487	14,791
2024	<u>3,671</u>	<u>3,671</u>	<u>26</u>	<u>3,697</u>
	<u><u>\$ 186,433</u></u>	<u><u>\$ 186,433</u></u>	<u><u>\$ 13,634</u></u>	<u><u>\$ 200,067</u></u>

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2019**

**NOTE 7 — COMMITMENTS AND CONTINGENCIES**

**Federal and State Grant Funding**

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

**NOTE 8 – RISKS AND UNCERTAINTIES**

Global and domestic responses to the coronavirus disease (COVID-19) outbreak continue to rapidly evolve. The initial effect, which centered around global financial markets, has since spread to all businesses. Management's determination is that currently, there could be a significant impact on the operations of the Agency. As the situation continues to unfold, management will need to find ways to continue to address the disruption of business operations that has resulted, or will result, from the virus's spread. The spread of COVID-19 has resulted, or may result, in our employees or contractors being forced to work from home or missing work if they, or a member of their family, contract COVID-19. As of the date of these financial statements, the extent to which COVID-19 will impact the Agency is uncertain.

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
 (A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
 December 31, 2019

<b>Federal Grantor/Program Title</b>	<b>Federal CFDA Number</b>	<b>Federal Expenditures</b>	<b>Expenditures to Subrecipients</b>
<b>U.S. Department of Housing and Urban Development</b>			
<b><i>Pass-Through City of Albany:</i></b>			
Community Development Block Grants/Entitlement Grants	14.218	\$ 3,249,613	\$ 612,186
Emergency Shelter Grant Program	14.231	312,129	290,036
HOME Investment Partnerships Program	14.239	979,047	278,461
Housing Opportunities for Persons with AIDS	14.241	612,253	582,299
<b><i>Pass-Through NYS Division of Housing and Community Renewal:</i></b>			
Lead-Based Paint Hazard Control in Privately-Owned Housing	14.900	574,184	-
Total U.S. Department of Housing and Urban Development		<u>\$ 5,727,226</u>	<u>\$ 1,762,982</u>

*See notes to schedule of federal financial awards.*

**ALBANY COMMUNITY DEVELOPMENT AGENCY**  
(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY, NEW YORK)  
**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**December 31, 2019**

**NOTE 1 — BASIS OF PRESENTATION**

***Reporting Entity***

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

***Pass-Through Programs***

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

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

**NOTE 2 — BASIS OF ACCOUNTING**

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

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

**NOTE 3 — INDIRECT COSTS**

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

**NOTE 4 — MATCHING COSTS**

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

**NOTE 5 — SUB-RECIPIENTS**

The Agency provided federal awards in the amount of \$1,762,982 to sub-recipients during the year ended December 31, 2019.

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

The Board of Directors  
Albany Community Development Agency

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Albany Community Development Agency (Agency), as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise Albany Community Development Agency's basic financial statements, and have issued our report thereon dated December 11, 2020.

**Internal Control Over Financial Reporting**

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

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

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

**Compliance and Other Matters**

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

**Purpose of this Report**

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

*UHY LLP*

Albany, New York  
December 11, 2020

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

The Board of Directors  
Albany Community Development Agency

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

We have audited Albany Community Development Agency's (Agency) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended December 31, 2019. The Agency's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of the Agency's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Agency's compliance.

***Opinion on Each Major Federal Program***

In our opinion, the Agency complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2019.

## Report on Internal Control Over Compliance

Management of the Agency is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Agency's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program 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 internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Agency's 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.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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

*UHY LLP*

Albany, New York  
December 11, 2020

# ALBANY COMMUNITY DEVELOPMENT AGENCY

(A BLENDED COMPONENT UNIT OF THE CITY OF ALBANY)

## SCHEDULE OF FINDINGS AND QUESTIONED COSTS

December 31, 2019

### Section I—Summary of Auditor's Results

<i>Financial Statements</i>		
Type of auditor's report issued on whether the financial statements audited were prepared in accordance with GAAP: Unmodified		
Internal control over financial reporting:		
• Material weakness(es) identified?	_____ yes	<input checked="" type="checkbox"/> no
• Significant deficiency(ies) identified?	_____ yes	<input checked="" type="checkbox"/> none reported
Noncompliance material to financial statements noted?	_____ yes	<input checked="" type="checkbox"/> no
<i>Federal Awards</i>		
Internal control over major federal programs:		
• Material weakness(es) identified?	_____ yes	<input checked="" type="checkbox"/> no
• Significant deficiency(ies) identified?	_____ yes	<input checked="" type="checkbox"/> none reported
Type of auditor's report issued on compliance for major federal programs: Unmodified		
Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)?	_____ yes	<input checked="" type="checkbox"/> no
Identification of major programs:		
CFDA Number(s)	Name of Federal Program or Cluster	
14.218	Community Development Block Grants/ Entitlement Grants	
Dollar threshold used to distinguish between type A and type B programs:	\$750,000	
Auditee qualified as low-risk auditee?	<input checked="" type="checkbox"/> yes	_____ no

### Section II—Financial Statement Findings

None Reported

### Section III—Federal Award Findings and Questioned Costs

None Reported

### Section IV—Status of Prior Year Findings

None Reported