VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis,
Basic Financial Statements, and Supplementary Information

June 30, 2024 and 2023

(With Independent Auditors' Reports Thereon)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Table of Contents

Management of the Virginia Housing Development Authority (Authority) offers readers of its financial report this overview and analysis of the Authority's financial performance for the years ended June 30, 2024 and 2023. Readers are encouraged to consider this information in conjunction with the Authority's basic financial statements, accompanying notes, and supplementary information, which follow this section.

Organization Overview

The Authority is a political subdivision of the Commonwealth of Virginia (Commonwealth), created under the Virginia Housing Development Authority Act (Act) enacted by the General Assembly in 1972, as amended. The Act empowers the Authority to finance the acquisition, construction, rehabilitation, and ownership of affordable housing for home ownership or occupancy by low-or moderate-income Virginians. To raise funds for its mortgage loan operations, the Authority sells tax-exempt and taxable notes and bonds and mortgage-backed securities to investors. The notes, bonds, and other indebtedness of the Authority are not obligations of the Commonwealth and the Commonwealth is not liable for repayments of such obligations. Furthermore, as a self-sustaining organization, the Authority does not receive operational funding from the Commonwealth. Authority revenues are generated primarily from interest on mortgage loans, mortgage servicing fees, gains from the sale of mortgage-backed securities, program administration fees, and investment income.

The Authority participates in the Government National Mortgage Association (GNMA) Mortgage-backed Securities (MBS) program. Through this MBS program, the Authority issues GNMA securities which may be held by the Authority or sold to third parties and that are backed by pools of mortgage loans. Once securitized, the mortgage loans are no longer assets of the Authority nor pledged to any bond resolution. Each GNMA security represents an undivided ownership interest in a pool of homeownership mortgage loans and carries the full faith and guaranty of the United States (U.S.) government. The GNMA guaranty ensures the owner of the security issued by the Authority receives timely payment of scheduled monthly principal and interest payments at the rate provided by the securities. All mortgage loans under the GNMA MBS program are insured or guaranteed by the Federal Housing Administration (FHA), the U.S. Department of Agriculture's Rural Development agency, or the Veterans Administration.

The Authority also participates in both the Federal National Mortgage Association (FNMA) and the Federal Home Loan Mortgage Corporation (FHLMC) Mortgage-backed Securities (MBS) programs. The Authority added FHLMC in fiscal year 2021 and may sell homeownership mortgage loans to either FNMA or FHLMC under their whole loan programs or it may issue FNMA or FHLMC securities backed by homeownership mortgage loans. Such securities may be held by the Authority or sold to third parties. Once securitized, the mortgage loans are no longer assets of the Authority nor pledged to any bond resolution. The guaranty of FNMA and FHLMC ensures the owner of the securities issued by the Authority receives timely payment of scheduled monthly principal and interest payments at the rate provided by the securities.

In addition to its major mortgage loan programs, the Authority also administers, on a fee basis, various other programs related to its lending activities. Such programs include the Housing Choice Voucher (HCV) program, which provides rental subsidies from federal funds, and the federal Low Income Housing Tax Credit (LIHTC) program, which awards income tax credits for the purpose of constructing or acquiring and rehabilitating rental housing projects. The Authority is also the administrator of the Commonwealth's Virginia Housing Opportunity Tax Credit (HOTC) program which awards state income tax credits to further support of low-income housing developments that have received Federal Low Income Housing Tax Credits.

With internally generated funds, the Authority also provided funding for its Resources Enabling Affordable Community Housing (REACH) *Virginia* initiatives, in which grants are made or the interest rates on homeownership or rental housing mortgage loans are subsidized by the Authority, to provide assistance to the elderly, disabled, homeless, and other low to moderate income persons and increase affordable housing opportunities in the Commonwealth. The amount of change in net position each fiscal year used to provide such grants or reduced interest rates on mortgage loans or otherwise subsidize its programs is determined by the Authority's Board of

Commissioners and only after a full financial analysis is made of the Authority's operating results. In fiscal year 2020, to address the growing demand for REACH, the Board of Commissioners approved an increase to REACH for fiscal year 2020 and beyond from 50% to 60%. However, in fiscal year 2023 the Board of Commissioners approved another increase beginning in fiscal year 2025 to increase the REACH from 60% to 75%. The amount of REACH the Authority commits is based on the average of the Authority's change in net position, as unadjusted for the effect of Governmental Accounting Standards Board (GASB) No. 31, *Accounting and Financial Reporting for Certain Investments and External Investment Pools*, for the preceding three fiscal years' then adding back the amount disbursed in REACH grants from the prior fiscal year, the result of which is then multiplied by the Board approved percentage. The amounts made available to the REACH initiative are subject to periodic review by the Authority of the impact on its financial position. The Authority finances some, but not all, of such subsidized mortgage loans, in whole or in part, with funds under its various bond resolutions or mortgage loan securitization programs.

Financial Statements

The Authority adopted GASB statement No. 96 effective July 1, 2022, which changed the accounting for certain subscription-based information technology arrangements (SBITAs). As a consequence, the financial activity for the year ended June 30, 2022, has been modified to reflect the changes in accounting to allow comparability.

The basic financial statements consist of the Statements of Net Position, the Statements of Revenues, Expenses and Changes in Net Position, the Statements of Cash Flows, the Statements of Fiduciary Net Position, the Statements of Changes in Fiduciary Net Position, and the accompanying notes to the basic financial statements.

The *Statement of Net Position* reports all of the Authority's assets and deferred outflows of resources and liabilities and deferred inflows of resources, both financial and capital, presented in order of liquidity and using the accrual basis of accounting in conformity with U.S. generally accepted accounting principles. The difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources is presented as net position and is displayed in three components: net investment in capital assets; restricted portion of net position; and unrestricted portion of net position. Net position is restricted when external constraints are placed upon their use, such as bond indentures, legal agreements or statutes. Over time, changes in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The *Statement of Revenues, Expenses, and Changes in Net Position* identifies all the Authority's revenues and expenses for the reporting period, distinguishing between operating and non-operating activities. This statement measures the success of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all of its costs through mortgage loan income, investment income, externally funded programs and other revenue sources.

The *Statement of Cash Flows* provides information about the Authority's cash receipts and cash payments during the reporting period. This statement reports cash transactions, including receipts, payments, and net changes resulting from operations, noncapital financing, capital financing, and investing activities. This statement provides information regarding the sources and uses of cash and the change in cash during the reporting period.

The *Statement of Fiduciary Net Position* reports the assets, deferred outflows of resources, liabilities, deferred inflows of resources and fiduciary net position of pension (and other employee benefit) trust funds and custodial funds. The purpose of this statement is to report the financial position of activities the Authority has stewardship of that are not assets or liabilities of the Authority.

The *Statement of Changes in Fiduciary Net Position* reports the additions and deductions from pension (and other employee benefit) trust funds and custodial funds. The purpose of this statement is to report the financial activities which includes the receipts and disbursements of funds the Authority has stewardship of but are not included in the Authority's financial activities.

The *Notes to Basic Financial Statements* provide additional information that is essential for understanding financial data that may not be displayed on the face of the financial statements and as such, are an integral part of the Authority's financial statements.

Financial Highlights

Overview

With the COVID-19 pandemic over, fiscal year 2023 saw several economic events still unfolding. The Federal Reserve was busy increasing interest rates to address rising inflation and home prices continued to increase effecting home affordability. In fiscal year 2023, the Authority saw homeownership production fall 51% and rental production fall 42%. However, in fiscal year 2024 the economy has shown some resilience as the Federal Reserve stopped increased interest rates and inflation started to fall. In fiscal year 2024, the Authority has seen homeownership production increase 16% and rental production increase 33% over fiscal year 2023. Housing prices continue to be an issue but economists believe the Federal Reserve will be reducing interest rates in the short term which will help with affordability. Higher rates have also meant fewer loans in the Authority's portfolio are paying off and the Authority's mortgage portfolio is continuing to grow. The higher interest rates have also made mortgage revenue bonds economically more feasible, allowing the Authority to issue Commonwealth Mortgage Bonds for the first time in ten years. Being able to issue mortgage revenue bonds empowers the Authority to provide more financing options for its homeownership programs. An example of those new financing options is the Authority's Expanded Limits Program initiative which has extended access to Virginia Housing programs to repeat homebuyers and more moderate-income homebuyers across the commonwealth. The initiative also removed the sales price limit overlay from non-bond mortgage programs, creating additional access to homes with sales prices up to the conforming loan limits, which has positively impacted areas like Northern Virginia and the Charlottesville MSA. Additionally, the Authority continued to operate its programs effectively and maintain its strong financial position that still grew at a rate of 2.0% over the fiscal year to a total net position of nearly $3.9 billion. Both Standard & Poor's Ratings Services (Standard & Poor's) and Moody's Investors Services (Moody's) rating agencies continue to rate the Authority with an AA+ issuer credit rating and Aa1 general obligation credit rating, respectively.

The Authority also continued to run the Virginia Mortgage Relief Program funded by the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) from the U.S. Department of the Treasury until May of 2024 when nearly all the funding was allocated. The Virginia Mortgage Relief Program was structured to assist homeowners experiencing financial hardship cause by COVID-19 and to help prevent and/or ease mortgage delinquencies, defaults, foreclosures and displacements. The program has assisted more than 12,000 homeowners with approximately 90% of the households earning at or below the area median income.

In its rental housing program, the Authority has continued to fund developments through the issuance of tax-exempt and taxable bonds along with the increased use of REACH funds to make developments financially feasible. The Authority also offers lending programs that utilize federal Low-Income Housing Tax Credits and Commonwealth Housing Opportunity Tax Credits to provide construction financing in conjunction with permanent mortgage loans, which allow the Authority to provide affordable rental housing within a broader range of income limits that include workforce housing.

The Authority's servicing efforts for its homeownership loan portfolio have been focused on working with homeownership mortgagors experiencing financial difficulties particularly during this COVID crisis by allowing forbearance and suspending foreclosures. The Authority will continue to offer various options, including loan modifications, to prevent future foreclosure for otherwise responsible homeownership mortgagors encountering financial hardship. Additionally, the Authority continued to provide substantial support to the Commonwealth's housing policy priorities to increase homeownership opportunities in underserved markets, and to foster successful homeownership by providing homeownership education.

While the Authority continues to face challenges from uncertainty in the financial markets, the Authority's capital acquisition initiatives and loss mitigation practices have allowed the Authority to respond with new lending program opportunities and maintain a strong financial position.

Year Ended June 30, 2024

Homeownership mortgage loan originations totaled 4,057 loans for nearly $1.1 billion in fiscal year 2024 compared to 3,809 loans for $909 million for fiscal year 2023, an increase of 6.5% in units and 16.2% in dollars of mortgage loans over the prior year's production levels. The increase in year over year production was attributed to stabilized and at times lower interest rates provided by mortgage revenue bond issuances.

As of June 30, 2024, the Authority serviced for itself and for third parties a total of 82,316 first and second homeownership mortgage loans with outstanding balances totaling nearly $9.5 billion. For approximately 36,700 of the mortgage loans serviced for GNMA, FNMA and FHLMC, the Authority receives an on-going fee. The outstanding balances of loans serviced, increased by $391.8 million or 4.3% and the number of loans serviced increased by 1,284 loans or 1.6%, since June 30, 2023, primarily due to rising interest rates reducing the number of borrowers refinancing and paying off.

In fiscal year 2024, there were 151 homeownership mortgage foreclosures valued at $22.9 million or 0.83% of the Authority serviced homeownership mortgage loan portfolio, compared to a year ago with 204 foreclosures valued at $27.4 million or 1.24% of loan amounts. Recovery rates averaging 92.3%, represent an increase of 4.7% over the prior year, caused by strong home values. Total delinquency rates on the servicing portfolio based on loan count averaged 10.6% for the fiscal year, compared to 10.2% a year ago. Total delinquency rates on the servicing portfolio based on outstanding mortgage loan balances averaged 10.3% and 9.7% as of June 30, 2024, and 2023, respectively. Delinquencies consist of first mortgage loans over 30 days past due and foreclosures and bankruptcies.

Financing commitments for 3,863 rental housing units were made during fiscal year 2024, totaling $641.7 million, compared to 2,848 rental housing units totaling $483.2 million for fiscal year 2023. The year over year increase in dollars was primarily the result of effective use of the REACH *Virginia* program and stabilizing interest rates and construction costs during the fiscal year.

As of June 30, 2024, the Authority serviced 1,207 rental housing mortgage loans with outstanding balances totaling $5.5 billion. Compared to June 30, 2023, the number of loans in the portfolio increased by 49 while loan balances increased $527.6 million or 10.6%. Delinquency rates based on rental housing portfolio loan count averaged 0.54% and 0.0% for the years ended June 30, 2024 and 2023, respectively. The average delinquency rates based on outstanding mortgage loan balances were 0.77% on for fiscal year 2024 compared to 0.0% for fiscal year 2023.

Year Ended June 30, 2023

Homeownership mortgage loan originations totaled 3,809 loans for over $900 million in fiscal year 2023 compared to 7,695 loans for $1.8 billion for fiscal year 2022, a decrease of 50.5% in units and 50.68% in dollars of mortgage loans over the prior year's production levels. The decrease in year over year production was attributed to increasing interest rates, increase in home prices and a reduction in the inventory of affordable homes.

As of June 30, 2023, the Authority serviced for itself and for third parties a total of 81,032 first and second homeownership mortgage loans with outstanding balances totaling over $9.0 billion. For approximately 37,400 of the mortgage loans serviced for GNMA, FNMA and FHLMC, the Authority receives an on-going fee. The outstanding balances of loans serviced, increased by $222.3 million or 2.5% and the number of loans serviced increased by 783 loans or 1.0%, since June 30, 2022, primarily due to rising interest rates reducing the number of borrowers refinancing and paying off.

In fiscal year 2023, there were 204 homeownership mortgage foreclosures valued at $27.4 million or 1.24% of the Authority serviced homeownership mortgage loan portfolio, compared to a year ago with 56 foreclosures valued at $7.0 million or 0.3% of loan amounts. Recovery rates averaging 87.6%, represent an increase of 24.8% over the prior year, caused by strong home values. Total delinquency rates on the servicing portfolio based on loan count averaged 10.2% for the fiscal year, compared to 11.6% a year ago. Total delinquency rates on the servicing portfolio based on outstanding mortgage loan balances averaged 9.7% and 11.1% as of June 30, 2023, and 2022, respectively. Delinquencies consist of first mortgage loans over 30 days past due and foreclosures and bankruptcies.

Financing commitments for 2,848 rental housing units were made during fiscal year 2023, totaling $483.2 million, compared to 5,707 rental housing units totaling $829.9 million for fiscal year 2022. The year over year decrease in dollars was primarily the result of increasing interest rates and construction costs during the fiscal year; however, the Authority's loan application pipeline still shows a strong demand for rental housing.

As of June 30, 2023, the Authority serviced 1,158 rental housing mortgage loans with outstanding balances totaling $5.0 billion. Compared to June 30, 2022, the number of loans in the portfolio increased by 27 while loan balances increased $423.1 million or 9.3%. Delinquency rates based on rental housing portfolio loan count averaged 0.00% and 0.01% for the years ended June 30, 2023 and 2022, respectively. The average delinquency rates based on outstanding mortgage loan balances were 0.00% on for fiscal year 2023 compared to 0.01% or $0.1 million for fiscal year 2022.

Financial Analysis of the Authority

Cash is held by the trustees and banks in depository accounts and investments for a variety of purposes, including purchase of homeownership loans for MBS securitization and bond financing, disbursement into rental housing construction and permanent loans, payment of scheduled debt service, early redemption of bonds, advances required as a servicer GNMA, FNMA and FLHMC securities for forbearance and delinquencies, REACH grant disbursements and general operating expenses. Monies on deposit in banks located in Virginia are collateralized pursuant to the Virginia Security for Public Deposits Act of the Code of Virginia.

The Authority's Investment Policy emphasizes liquidity and preservation of capital. Precautions are taken to minimize the risk associated with investments, including monitoring creditworthiness of the investment, as determined by ratings provided by Standard & Poor's and Moody's, concentration risk, and maturity risk.

The Authority enters into forward sales transactions to hedge interest rate risk related to certain commitments to originate homeownership mortgage loans, particularly when such mortgage loans are expected to be pooled into securities guaranteed by GNMA, FNMA and FHLMC. The Authority does not enter into short sales, forward sales or futures transactions for which a bona fide hedging purpose has not been established.

Mortgage and other loan receivables represent the Authority's principal assets. Mortgage loans are financed through a combination of proceeds of notes and bonds, GNMA, FNMA and FHLMC guaranteed mortgage loan securitizations, HUD Risk-Share and Federal Financing Bank (FFB) financing programs, and net position accumulated since inception. Mortgage loan payments received from mortgagors are used to pay debt service due on outstanding bonds and MBS.

The largest component of the Authority's liabilities is outstanding bonds payable, the majority of which is fixed rate to maturity dates that may extend into the future as much as forty-three years. The Authority continues to maintain strong long-term ratings of Aa1 from Moody's and AA+ from Standard & Poor's for its general credit rating as well as all bond resolutions other than the Commonwealth Mortgage Bonds resolution, which is rated Aaa and AAA, by Moody's and Standard & Poor's, respectively.

(Continued)

Net position is comprised of net investment in capital assets, restricted and unrestricted portions of net position. *Net investment in capital assets* represents office buildings, land, furniture and equipment, and vehicles, less the outstanding applicable debt. *Restricted portion of net position* represents the portion of net position held in trust accounts for the benefit of the respective bond owners, subject to the requirements of the various bond resolutions. *Unrestricted portion of net position* represents a portion of net position that has been designated for a broad range of initiatives, such as administration of the HCV program, support for REACH initiatives, contributions to bond issues, working capital, future operating and capital expenditures, and general financial support to the Authority's loan programs.

Condensed Statements of Net Position

(In millions)

		June 30		
		2024	2023	2022 (as restated)
Cash and cash equivalents	$	1,564.1	1,423.0	1,826.1
Investments		1,194.4	819.3	1,055.0
Mortgage loans held for sale		52.4	178.4	316.1
Mortgage and other loans receivable, net		7,937.4	6,789.7	6,317.7
Other assets		161.3	144.2	169.8
Total assets		10,909.6	9,354.6	9,684.7
Deferred outflows of resources		7.6	11.3	8.8
Notes and bonds payable, net		6,666.2	5,163.7	5,390.1
Other liabilities		318.7	350.7	485.4
Total liabilities		6,984.9	5,514.4	5,875.5
Deferred inflows of resources		72.8	66.4	70.5
Invested in capital assets, net of related debt		7.6	8.8	12.5
Restricted by bond indentures		3,327.4	3,326.9	3,317.3
Unrestricted		524.5	449.4	417.7
Net position	$	3,859.5	3,785.1	3,747.5

June 30, 2024 Compared to June 30, 2023

Total assets increased $1,555.0 million, or 16.6% from the prior year. Cash and cash equivalents and investments increased $516.2 million, or 23.0% from the prior year, due to increased bond issuance and rental units under construction. Mortgage and other loans receivables, net, and mortgage loans held for sale increased by $1,021.7 million, or 14.7%, primarily because of the return of mortgage revenue bond issuance which means fewer loans were sold to GNMA, FNMA and FHLMC to fund the homeownership loan program as well as growth in the rental loan production.

Total liabilities increased $1,470.5 million, or 26.7% from the prior year. Notes and bonds payable increased $1,502.5 million or 29.1%, due primarily to the return of the mortgage revenue bond program which has led to increased bond issuance. For the year ended June 30, 2024, the Authority issued a total of $1.2 billion of Commonwealth Mortgage bonds and $617.7 million of Rental Housing bonds. Bond principal repayments and redemptions during the year totaled $250.6 million of the Commonwealth Mortgage Bond Group, $3.1 million of the Homeownership Mortgage Bond Group and $96.7 million of the Rental Housing Bond Group. Proceeds from bond issuance and from GNMA, FNMA and FHLMC mortgage loan securitizations were the principal sources of funding for mortgage loan originations.

Total assets exceeded total liabilities by $3,859.5 million, representing an increase in net position of $74.3 million, and a 2.0% return over the preceding fiscal year. As of June 30, 2024, net position invested in capital assets, net of related debt, was $7.6 million. Net position restricted by bond resolutions totaled $3,327.4 million, an increase of $0.5 million, or 0.02% from the prior year. Unrestricted net position totaled $524.5 million, an increase of $75.1 million, or 16.7%.

June 30, 2023 Compared to June 30, 2022

Total assets decreased $330.1 million, or 3.4% from the prior year. Cash and cash equivalents and investments decreased $638.8 million, or 22.2% from the prior year, to reduce the short-term debt outstanding. Mortgage and other loans receivables, net, and mortgage loans held for sale increased by $334.3 million, or 5.0%, primarily as a result of strong mortgage lending and growth in rental housing portfolio.

Total liabilities decreased $361.1 million, or 6.1% from the prior year. Notes and bonds payable decreased $226.4 million or 4.2%, due primarily to paydown of some short-term debt and the reduction of some excess liquidity retained during the COVID pandemic. For the year ended June 30, 2023, the Authority issued a total of $262.4 million of Rental Housing bonds. Bond principal repayments and redemptions during the year totaled $93.7 million of the Commonwealth Mortgage Bond Group, $5.1 million of the Homeownership Mortgage Bond Group and $79.6 million of the Rental Housing Bond Group. Proceeds from bond issuance and from GNMA, FNMA and FHLMC mortgage loan securitizations were the principal sources of funding for mortgage loan originations.

Total assets exceeded total liabilities by $3,785.1 million, representing an increase in net position of $37.6 million, and a 1.0% return over the preceding fiscal year. As of June 30, 2023, net position invested in capital assets, net of related debt, was $8.8 million. Net position restricted by bond resolutions totaled $3,326.9 million, an increase of $9.6 million, or 0.3% from the prior year. Unrestricted net position totaled $449.4 million, an increase of $31.7 million, or 7.6%.

Condensed Statements of Revenues, Expenses and Changes in Net Position

(In millions)

		Year ended June 30		
		2024	**2023**	**2022 (as restated)**
Operating revenues:				
Interest on mortgage and other loans	$	340.2	305.1	292.8
Investment income		115.6	84.5	37.8
Loss on investments (realized and unrealized)		(7.3)	(66.3)	(102.1)
Housing Choice Voucher program income		10.5	9.3	8.4
Other operating revenues		83.0	65.5	109.2

Total operating revenues		542.0	398.1	346.1
Operating expenses:				
Interest on notes and bonds payable		211.1	166.0	144.1
Housing Choice Voucher program expense		9.9	10.7	8.4
Other operating expenses		166.4	148.9	156.0
Grant expenses		50.1	63.7	34.0
Provision for loan losses		30.2	(28.8)	(25.5)
Total operating expenses		467.7	360.5	317.0
Net operating (loss)/income		74.3	37.6	29.1
Non-operating revenues (expenses):				
Pass-through grant revenue		170.8	230.0	238.1
Pass-through grants disbursed		(170.8)	(230.0)	(238.1)
Total non-operating revenues (expenses)		0.0	0.0	0.0
Change in net position	$	74.3	37.6	29.1

The principal determinants of the Authority's change in net position are operating revenues less operating expenses plus non-operating revenues (expenses), net.

Operating revenues consist primarily of interest earnings on mortgage loans, interest on investments and realized and unrealized gains and losses from investments. Operating expenses consist predominantly of interest expense on notes and bonds payable and operating expenses of the Authority. Non-operating revenues and expenses primarily consist of grants funds received and disbursed.

Fiscal Year 2024

Operating revenues increased $143.9 million or 36.1% from the prior year. The primary factors were the increase in interest on mortgage and other loans of $35.1 million or 11.5% caused by an increasing portfolio of mortgage loans and the increase in investment income of $31.1 million or 36.8% cause by increased interest rates and a larger investment portfolio. Operating expenses for the year increased $107.2 million or 29.7% from the prior year. The increase was primarily the result of increases in interest costs and the provision for loan losses, which increased $45.1 million and $59.0 million respectively, from the prior year, because of increased bonds issuance and growth in the portfolio of mortgage loans experiencing slightly increasing delinquency and vacancy rates. Non-operating activity decreased $59.2 million or 25.7% as the Virginia Mortgage Relief Program comes to an end in fiscal year 2024.

Fiscal Year 2023

Operating revenues increased $52.0 million or 15.0% from the prior year. The primary factors were the increase in investment income of $46.7 million or 123.5% caused by increased interest rates earned on investment balances and a reduction in the unrealized losses on investments of $35.8 million or 35.1% cause by less interest rate increases in fiscal year 2023 compared to fiscal year 2022. Operating expenses for the year increased $43.5 million or 13.7% from the prior year. The increase was primarily the result of increased grant expenses and interest costs, which increased $29.7 million and $21.9 million respectively, from the prior year, because of increased grant activity and increasing interest rates. Non-operating activity decreased $8.1 million or 3.4% caused by the timing of the Virginia Mortgage Relief Program being active for the full year and the end of the Emergency Rental Assistance and Coronavirus Relief Fund.

Other Economic Factors

The Authority's mortgage loan financing activities are sensitive to the general level of involvement of the federal government in the housing and capital markets, the general level of interest rates, the interest rates and other characteristics of the Authority's mortgage loans compared to mortgage loan products available in the mortgage loan market, and the supply of available affordable housing in the Commonwealth. The availability of long-term tax-exempt and taxable financing on favorable terms and the ability to securitize loans through GNMA, FNMA and FHLMC are key elements in providing the funding necessary for the Authority to continue its mortgage loan financing activities.

The Authority's main sources of revenues include mortgage loan interest, gains on sale of mortgage loans and mortgage servicing fees. The Authority's non-mortgage loan investment portfolio generally consists of marketable securities bearing short-term maturities. The one-month Daily Treasury rates have increased to 5.47% in June 2024 from 5.24% in June 2023.

Delinquency and foreclosure rates in the homeownership loan portfolio, and to a lesser extent the rental housing loan portfolio, are influenced by unemployment and underemployment. Virginia's seasonally adjusted unemployment rate was 2.7% and 2.7% in June 2024 and 2023, respectively. Virginia underemployment rates, which include those no longer seeking employment and those employed only part-time who desire full-time work, were 5.6% and 5.4% in the fiscal year ended June 30, 2024 and 2023, respectively.

Additional Information

Questions about this report or additional information can be obtained by visiting the Authority's website, www.virginiahousing.com, or contacting the Capital Markets Division of the Authority.

CliftonLarsonAllen LLP
CLAconnect.com

INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Virginia Housing Development Authority
Richmond, Virginia

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities and the fiduciary activities of the Virginia Housing Development Authority (the Authority), a component unit of the Commonwealth of Virginia, as of and for the years ended June 30, 2024 and 2023 (except for the Retiree Health Care Plan fiduciary fund, which is as of and for the years ended December 31, 2023 and 2022), and the related notes to the financial statements, which collectively comprise the Virginia Housing Development Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the fiduciary activities of the Virginia Housing Development Authority, as of June 30, 2024 and 2023 (except for the Retiree Health Care Plan Fiduciary fund, which is as of December 31, 2023 and 2022), and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Retiree Healthcare Plan – Schedule of Changes in the Net OPEB (Asset) Liability and Related Ratios, and the Retiree Healthcare Plan – Schedule of Contributions (collectively, the Required Supplementary Information) be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The Combining Schedule of Net Position – June 30, 2024 and 2023, Combining Schedule of Revenues, Expenses, and Changes in Net Position – Year Ended June 30, 2024 and 2023, Combining Schedule of Fiduciary Net Position – Fiduciary Funds – Custodial Funds – June 30, 2024 and 2023, and the Combining Schedule of Changes in Fiduciary Net Position – Fiduciary Funds – Custodial Funds – Year ended June 30, 2024 and 2023 (collectively, the Supplementary Information) are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the supplementary information 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 September 10, 2024, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Arlington, Virginia
September 10, 2024

VIRGINIA HOUSING DEVELOPMENT AUTHORITY

(A Component Unit of the Commonwealth of Virginia)

Statements of Net Position

June 30, 2024 and 2023

		2024	2023
Assets			
Current assets:			
Cash and cash equivalents (note 5)	$	1,564,112,073	1,422,993,877
Investments (note 5)		488,266,750	29,447,400
Interest receivable – investments		28,127,241	11,150,941
Derivative instruments (note 12)		-	677,629
Mortgage loans held for sale (note 1)		52,347,248	178,361,111
Mortgage and other loans receivable, net (note 4)		180,742,640	186,979,870
Interest receivable – mortgage and other loans		28,816,301	24,544,263
Other real estate owned (note 1)		4,022,024	5,059,108
Other assets		16,694,613	18,848,637
Total current assets		2,363,128,890	1,878,062,836
Noncurrent assets:			
Investments (note 5)		706,127,055	789,896,576
Mortgage and other loans receivable (note 4)		7,899,723,392	6,716,297,976
Less allowance for loan loss (note 1)		143,123,378	113,557,568
Mortgage and other loans receivable, net		7,756,600,014	6,602,740,408
Capital Assets, net of accumulated depreciation and amortization of $73,109,731 and $69,246,833 respectively (note 6)		27,489,803	35,400,371
Mortgage servicing rights, net (note 1)		26,601,200	36,834,996
Other assets		29,597,420	11,799,064
Total noncurrent assets		8,546,415,492	7,476,671,415
Total assets		10,909,544,382	9,354,734,251
Deferred outflows of resources			
Other postemployment benefits - change in assumptions (note 16)		1,627,852	1,914,127
Other postemployment benefits - difference between expected and actual experience (note 16)		5,393,161	6,130,868
Other postemployment benefits - difference between projected and actual earning (note 16)		585,200	3,213,143
Total deferred outflows of resources		7,606,213	11,258,138

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Net Position

June 30, 2024 and 2023

		2024	2023
Liabilities			
Current liabilities:			
Notes and bonds payable (note 9)	$	591,011,310	527,991,788
Accrued interest payable on notes and bonds		55,668,945	35,391,669
Escrows (note 11)		37,001,478	30,571,911
Federal grant awards held (note 1)		4,670,946	84,706,517
Derivative instruments (note 12)		104,711	-
Accounts payable and other liabilities		39,111,975	33,237,559
Total current liabilities		727,569,365	711,899,444
Noncurrent liabilities:			
Bonds payable, net (note 9)		6,075,149,726	4,635,722,972
Project reserves (notes 11 and 17)		131,865,677	113,844,901
Loan participation payable to Federal Financing Bank (note 10)		33,186,655	34,022,078
Other liabilities (notes 15 and 17)		17,095,765	18,927,773
Total noncurrent liabilities		6,257,297,823	4,802,517,724
Total liabilities		6,984,867,188	5,514,417,168
Deferred inflows of resources			
Deferred fees and points on multifamily loans (note 1)		64,341,678	64,899,545
Other postemployment benefits - change in assumptions (note16)		508,695	586,871
Other postemployment benefits - difference between expected and actual experience (note 16)		7,961,316	941,509
Total deferred inflows of resources		72,811,689	66,427,925
Net position:			
Net investment in capital assets (notes 1 and 14)		7,576,449	8,776,652
Restricted OPEB asset (note 16)		12,601,297	503,303
Restricted by bond indentures (notes 1 and 14)		3,327,419,188	3,326,942,345
Unrestricted (notes 1 and 14)		511,874,784	448,924,996
Total net position	$	3,859,471,718	3,785,147,296

See accompanying notes to the financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Revenues, Expenses, and Changes in Net Position

Years ended June 30, 2024 and 2023

		2024	2023
Operating revenues:			
Interest on mortgage and other loans receivable	$	340,234,026	305,126,433
Investment earnings:			
Investment income (note 13)		115,652,210	84,491,782
Realized loss on investments		(29,686)	(41,939,742)
Unrealized loss on investments (note 9)		(7,304,221)	(24,299,505)
Housing Choice Voucher program administrative income (note 1)		10,510,743	9,269,212
Gains and recoveries on sale of other real estate owned		1,350,468	853,177
Gains on sale of single family mortgage loans		8,959,056	5,101,991
Mortgage servicing fees net of guaranty fees		41,945,145	41,884,948
Tax credit program fees earned		11,393,590	8,141,690
Other		19,276,686	9,478,751
Total operating revenues		541,988,017	398,108,737
Operating expenses:			
Interest on notes and bonds payable		211,115,217	165,978,939
Salaries and related employee benefits (notes 15 and 16)		82,379,072	79,500,734
General operating expenses		40,959,718	36,198,890
Note and bond expenses		1,766,623	1,437,986
Bond issuance expenses		9,473,935	2,125,360
Grant expenses		50,056,555	63,696,630
Housing Choice Voucher program expenses (note 1)		9,898,309	10,726,712
Mortgage servicing rights amortization and other servicing costs		30,219,254	27,531,011
Losses on other real estate owned (note 1)		1,660,582	2,029,594
Provision for loan losses (note 1)		30,154,584	(28,765,158)
Total operating expenses		467,683,849	360,460,698
Operating income		74,304,168	37,648,039
Nonoperating revenues (expenses):			
Pass-through grant awards (note 1)		170,785,271	229,995,448
Pass-through grants expenses (note 1)		(170,785,271)	(229,995,448)
Other, net		20,254	14,596
Total nonoperating revenues, net		20,254	14,596
Change in net position		74,324,422	37,662,635
Total net position, beginning of year		3,785,147,296	3,747,484,661
Total net position, end of year	$	3,859,471,718	3,785,147,296

See accompanying notes to the financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Cash Flows

Years ended June 30, 2024 and 2023

		2024	2023
Cash flows from operating activities:			
Cash payments for mortgage and other loans	$	(1,899,212,391)	(1,533,990,515)
Principal repayments on mortgage and other loans		448,406,887	307,130,301
Sale of mortgage loans		389,520,612	844,996,215
Interest received on mortgage and other loans		334,700,718	305,378,018
Pass-through grant awards received		90,749,701	87,891,902
Pass-through grant awards disbursed		(165,488,903)	(229,654,488)
Grant administrative fees received		7,552,283	3,515,520
Housing Choice Voucher payments received		13,067,779	7,271,790
Housing Choice Voucher payments disbursed		(12,817,804)	(8,430,620)
Escrow and project reserve payments received		289,995,836	265,863,439
Escrow and project reserve payments disbursed		(265,545,494)	(256,079,026)
Other operating revenues		81,509,805	67,129,614
Cash received for loan origination fees and loan discounts		8,276,659	4,833,837
Cash paid for loan origination fees and loan premiums		(4,378,445)	(4,681,911)
Cash payments for salaries and related benefits		(83,847,808)	(79,244,127)
Cash payments on grants		(50,056,556)	(63,696,631)
Cash payments for general operating expenses		(33,827,407)	(29,195,815)
Cash payments for servicing release premiums and guaranty fees		(30,099,677)	(30,002,408)
Proceeds from sale of other real estate owned		11,507,171	16,251,426
Net cash used in operating activities		(869,987,034)	(324,713,479)
Cash flows from noncapital financing activities:			
Proceeds from issuance of notes and bonds		1,907,720,000	417,410,000
Principal payments on notes and bonds		(405,455,327)	(643,936,237)
Principal payments on loan participation - FFB		(835,423)	(802,455)
Interest payments on notes and bonds		(190,656,345)	(162,508,413)
Cash payments for bond issuance expenses		(9,473,935)	(2,125,359)
Net cash provided by/(used in) noncapital financing activities		1,301,298,970	(391,962,464)
Cash flows from capital and related financing activities:			
Purchases of property, furniture, and equipment		(1,063,126)	(858,409)
Lease payments		(760,802)	(714,824)
Subscription-based information technology payments		(5,124,465)	(7,370,838)
Net cash used in capital and related financing activities		(6,948,393)	(8,944,071)
Cash flows from investing activities:			
Purchases of investments		(497,089,997)	(28,933,600)
Proceeds from sales or maturities of investments		115,168,423	272,625,230
Interest received on investments		98,676,227	78,859,018
Net cash (used in)/provided by investing activities		(283,245,347)	322,550,648
Net increase/(decrease) in cash and cash equivalents		141,118,196	(403,069,366)
Cash and cash equivalents, at beginning of year		1,422,993,877	1,826,063,243
Cash and cash equivalents, at end of year	$	1,564,112,073	1,422,993,877

(Continued)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Cash Flows

Years ended June 30, 2024 and 2023

		2024	2023
Reconciliation of operating income to net cash used in operating activities:			
Operating income	$	74,304,168	37,648,039
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation of property, furniture, and equipment		3,293,629	4,399,565
Amortization of right to use asset		6,537,224	6,497,427
Bond issuance costs		9,473,935	2,125,360
Interest on investments		(108,318,303)	(18,252,535)
Interest on notes and bonds payable		211,115,217	165,978,939
Decrease in mortgage loans held for sale		126,013,863	137,744,898
Increase in mortgage and other loans receivable		(1,177,188,186)	(512,285,989)
Increase/(decrease) in allowance for loan loss		29,565,810	(29,897,535)
Increase in interest receivable – mortgage and other loans		(4,272,038)	(651,477)
Decrease/(increase) in other real estate owned		1,037,084	(440,967)
Decrease in mortgage servicing rights		10,233,796	7,239,561
(Increase)/decrease in other assets		(15,644,333)	14,670,542
Decrease/(increase) deferred outflows of resources		3,651,925	(2,478,543)
Increase/(decrease) in deferred inflows of resources		6,383,764	(4,053,891)
Decrease in Federal funds held		(80,035,571)	(142,103,545)
Increase/(decrease) in accounts payable and other liabilities		10,058,584	(1,544,009)
Increase in escrows and project reserves		23,802,398	10,690,681
Net cash used in operating activities	$	(869,987,034)	(324,713,479)
Supplemental disclosure of noncash activity:			
Increase in other real estate owned as a result of loan foreclosures	$	9,545,211	12,695,971
Decrease in mortgage and other loans receivable from transferring loans to MBS securities retained as investments	$	—	70,188,682

See accompanying notes to basic financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Fiduciary Net Position
Fiduciary Funds
June 30, 2024 and 2023

	2024		2023	
	Retiree Health Care Plan*	**Custodial Funds**	**Retiree Health Care Plan***	**Custodial Funds**
ASSETS				
Current assets:				
Cash and cash equivalents	$ 3,185	77,724,674	1,954	81,748,715
Interest receivable - investments	-	171,224	-	42,945
Interest receivable - mortgage and other loans	-	164,804	-	137,246
Other assets	-	213	-	1,046
Total current assets	3,185	78,060,915	1,954	81,929,952
Noncurrent assets:				
Mortgage and other loans receivable	-	2,177,870	-	2,702,870
Investments	58,421,425	-	50,069,991	-
Total noncurrent assets	58,421,425	2,177,870	50,069,991	2,702,870
Total assets	58,424,610	80,238,785	50,071,945	84,632,822
LIABILITIES				
Accounts payable	970,733	-	900,052	-
Other liabilities	-	16,296,376	-	3,704,909
Total liabilities	970,733	16,296,376	900,052	3,704,909
NET POSITION				
Restricted for:				
Other postemployment benefit plan other than pension	57,453,877	-	49,171,893	-
Funds held in escrow	-	58,191,687	-	75,335,481
Other governmental agency	-	5,750,722	-	5,592,432
Total Net Position	$ 57,453,877	63,942,409	49,171,893	80,927,913

*December 31, 2023 and 2022 year-end, see note 16
See accompanying notes to the financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Changes in Fiduciary Net Position
Fiduciary Funds
Years ended June 30, 2024 and 2023

	2024		2023	
	Retiree Health Care Plan*	**Custodial Funds**	**Retiree Health Care Plan***	**Custodial Funds**
ADDITIONS				
Contribution:				
Borrower payments	$ -	1,599,983,911	-	1,656,192,678
Employers	3,041,195	-	2,958,503	131,777
Total Contributions	3,041,195	1,599,983,911	2,958,503	1,656,324,455
Investment earnings:				
Net increase/(decrease) in fair value of investments	3,030,056	-	(9,646,755)	-
Interest, dividends, and other	1,537,423	2,310,866	1,000,524	1,764,985
Securities lending income gain on sales	1,825,238	-	2,437,719	-
Total investment earnings (losses)	6,392,717	2,310,866	(6,208,512)	1,764,985
Total additions	9,433,912	1,602,294,777	(3,250,009)	1,658,089,440
DEDUCTIONS				
Benefits paid to participants or beneficiaries	970,733	-	900,052	-
Other governmental agency	-	2,125,644	-	34,791,461
Disbursement of escrow funds	-	1,617,127,705	-	1,674,593,360
Administrative expense	181,195	26,932	178,198	142,135
Total deductions	1,151,928	1,619,280,281	1,078,250	1,709,526,956
Net increase/(decrease) in fiduciary net position	8,281,984	(16,985,504)	(4,328,259)	(51,437,516)
Net position - beginning of year	49,171,893	80,927,913	53,500,152	132,365,429
Net position - end of year	$ 57,453,877	63,942,409	49,171,893	80,927,913

*December 31, 2023 and 2022 year-end, see note 16
See accompanying notes to the financial statements.

(1) Organization and Summary of Significant Accounting Policies

(a) Organization

The Virginia Housing Development Authority (Authority) was created under the Virginia Housing Development Authority Act, as amended (Act) enacted by the 1972 Session of the Virginia General Assembly. The Act empowers the Authority, among other authorized activities, to finance the acquisition, construction, rehabilitation and ownership of housing intended for occupancy or ownership, or both, by families of low or moderate income. Mortgage loans are generally financed by the proceeds of notes, bonds, or other debt obligations of the Authority or by Government National Mortgage Association (GNMA), Federal National Mortgage Association (FNMA) and Federal Home Loan Mortgage Corporation (FHLMC) guaranteed mortgage backed securities (see Note 1 (g)). The notes, bonds and other debt obligations do not constitute a debt or grant or line of credit of the Commonwealth of Virginia (Commonwealth), and the Commonwealth is not liable for the repayment of such obligations.

For financial reporting purposes, the Authority is a component unit of the Commonwealth. The accounts of the Authority, along with other component units, are combined to form the component units of the Commonwealth. The Authority reports all of its activities as a single enterprise fund, in accordance with U.S. generally accepted accounting principles (GAAP). See Note 2 for further discussion.

(b) Measurement Focus and Basis of Accounting

The Authority utilizes the economic resources measurement focus and accrual basis of accounting in preparing its basic financial statements where revenues are recognized when earned and expenses when incurred. The accounts are organized on the basis of funds and groups of funds, which are set up in accordance with the Act and the various note and bond resolutions.

(c) Use of Estimates

The preparation of basic financial statements, in conformity with GAAP, requires management to make estimates and judgments that affect reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources and the disclosures of contingencies at the date of the basic financial statements and revenues and expenses recognized during the reporting period. Actual results could differ from those estimates.

(d) Fair Value Hierarchy

Fair value measurements not valued at net asset value using the practical expedient are categorized into a three-level hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The fair value hierarchy gives the highest priority to quoted prices in active markets for identical assets (Level 1) and the lowest priority to unobservable inputs (Level 3). If the inputs used to measure the assets fall within different levels of the hierarchy, the classification is based on the lowest level input that is significant to the fair value measurement of the asset. Classification of assets within the hierarchy considers the markets in which assets are traded and the reliability and transparency of the assumptions used to determine fair value. The hierarchy requires the use of observable market data when available.

The levels of the hierarchy are defined as follows:

- Level 1 - Valuation is based on quoted prices (unadjusted) for identical assets in an active market.

- Level 2 - Valuation is based upon quoted prices for similar assets in active markets, quoted prices for identical or similar assets in markets that are not active and assets valued based on observable market data and market-corroborated inputs for similar instruments.
- Level 3 - Valuation is based upon various techniques that use assumptions that are not observable in the market and are significant to the fair value measurement.

In determining which hierarchy level a financial instrument is classified, the Authority considers all available information, including observable market data and indications of market liquidity. Assets and liabilities that are valued at fair value on a recurring basis include investments and derivative instruments. Assets that are measured on a non-recurring basis include other real estate owned and mortgage loans held for sale as these are carried at the lower of cost or fair value.

(e) Investments

Investments include various debt and asset backed securities which are reported at fair value in the Statements of Net Position, with changes in fair value recognized separately as unrealized gains or losses on investments in the Statements of Revenues, Expenses, and Changes in Net Position. The fair value of the debt securities and asset backed securities is derived from management's review of third party pricing services that use various models that are based on quoted market prices when available or on adjusted values in relation to observable prices on similar investments. If investments are sold then the resulting realized gains or losses are reported separately in the Statements of Revenues, Expenses, and Changes in Net Position.

(f) Derivative Instruments

Forward sales securities commitments are utilized to hedge changes in fair value of mortgage loan inventory and commitments to originate mortgage loans. At June 30, 2024, the Authority had outstanding 36 forward sales transactions with a $101.2 million notional amount with five counterparties with concentrations and ratings (Standard & Poor's, Moody's Investors Service) as shown in Note 12. At June 30, 2023, the Authority had outstanding 56 forward sales transactions with a $266.2 million notional amount with seven counterparties with concentrations and ratings (Standard & Poor's, Moody's Investors Service). The 2024 forward sales contacts will settle by September 23, 2024. These contracts are treated as investments in derivative instruments and the change in fair value is reported on the Statement of Revenues, Expenses, and Changes in Net Position as unrealized gain (loss) on investments.

(g) Mortgage Loans Held for Sale

The Authority is an authorized issuer of GNMA, FNMA and FHLMC Mortgage-Backed Securities (MBS). Through the MBS programs, GNMA, FNMA and FHLMC guarantee securities that are backed by pools of mortgage loans originated or purchased by the Authority. These mortgage loan securitizations are treated as sales for accounting and reporting purposes. Upon the sale, the Authority no longer recognizes the mortgage loans receivable in the Statements of Net Position.

Mortgage loans originated or acquired with the intent to sell through the MBS programs are carried at the lower of cost or fair value. The fair values of the loans are based on observable market prices for similar instruments traded on the secondary mortgage loan markets. The Authority's portfolio of mortgage loans held for sale is classified as Level 2 in the fair value hierarchy. Any gains or losses on loan sales are reported in the Statements of Revenues, Expenses, and Changes in Net Position.

(h) Mortgage and Other Loans Receivable

Mortgage and other loans receivable are stated at their unpaid principal balance, net of premiums and discounts and an allowance for loan losses. Pricing premiums and discounts are deferred and amortized, using the interest method, over the contractual life of the loans as an adjustment to yield. The interest method is computed on a loan-by-loan basis and any unamortized premiums and discounts on loans fully repaid are recognized as income in the year in which such loans are repaid.

(i) Allowance for Loan Losses

The Authority provides for expected losses when a specific need for an allowance is identified. The provision for loan losses charged or credited to operating expense is the amount necessary, in management's judgment, to maintain the allowance at a level it believes sufficient to cover losses in collection of its mortgage loans. Estimates of future losses involve the exercise of management's judgment and assumptions with respect to future conditions. The principal factors considered by management in determining the adequacy of the allowance are the composition of the loan portfolio, historical loss experience and delinquency statistics, the value and adequacy of collateral, and economic conditions.

The allowance for loan losses was increased by $29,565,810 for the year ended June 30, 2024 and decreased by $29,897,535 for the year ended June 30, 2023.

		Year ended June 30	
		2024	**2023**
Beginning balance, July 1	$	113,557,568	143,455,103
Provision:			
Homeownership		2,720,499	(17,223,095)
Rental Housing		27,434,085	(11,542,063)
Provision		30,154,584	(28,765,158)
Net (charge-offs)/recoveries:			
Homeownership		(588,774)	(1,132,377)
Rental Housing		-	-
Net charge-offs		(588,774)	(1,132,377)
Net change		29,565,810	(29,897,535)
Ending balance, June 30	$	143,123,378	113,557,568

(j) Mortgage servicing rights

The Authority pays mortgage servicing release premiums when purchasing homeownership mortgage loans from participating lenders. These premiums are capitalized at cost and amortized on a loan-by-loan basis over the estimated life of the related mortgage loans using the sum-of-years-digits method. Mortgage servicing rights are recorded when those mortgage loans are securitized through either GNMA, FNMA or FHLMC and the Authority remains the servicer of the loans. Estimated life is determined to be 7 years.

(k) Other Real Estate Owned

Other real estate owned represents current investments in homeownership dwellings and rental housing developments, acquired primarily through foreclosure, and is stated at the lower of cost or fair value less estimated disposal costs. On a non-recurring basis, fair values of the real properties are

(Continued)

assessed by comparing them to similar properties. The Authority's portfolio of real estate owned is classified as a Level 2 in the fair value hierarchy. Gains and losses from the disposition of other real estate owned are reported separately in the Statements of Revenues, Expenses, and Changes in Net Position.

(l) Capital Assets

Capital assets are capitalized at cost and depreciation is provided on the straight-line basis over the estimated useful lives, which are 30 years for buildings, and from 3 to 10 years for furniture and equipment, and 5 years for vehicles. The capitalization threshold for property, furniture, and equipment is $1,000.

Certain costs associated with internally generated computer software are accounted for as capital assets. The capitalization threshold for internally generated computer software is $1,000,000. Once the software is ready for its intended use, these costs are amortized on a straight-line basis over the software's expected useful life of 3 to 5 years.

(m) Leases and Subscription-Based Information Technology Arrangements

On July 1, 2018 the Authority entered into an agreement to lease an office building. In June of 2022, the Authority reassessed the lease terms and decided to exercise the option to extend the lease agreement which resulted in an increase to the lease liability. The lease asset is reported as a capital asset, net of accumulated amortization, and as a current and non-current lease liability. Both the lease asset and lease liability are reported in the Statement of Net Position. Leasehold improvements are capitalized and amortized over the remaining life of the lease term. Further disclosure for the building lease is discussed in Note 8.

As of July 1, 2022, the Authority adopted GASB 96 – Subscription-Based Information Technology Arrangements (SBITA), which provides new accounting guidance for contracts that conveys control of the right to use another party's information technology software, alone or in combination with tangible capital assets for a specified period of time. The new guidance requires that these contracted arrangements be treated as a right to use asset with a corresponding subscription liability. The right to use asset is included with capital assets and may include implementation costs to be amortized over the term of the contract once placed into service. The liability is initially measured at the present value of the subscription payments expected to be made during the subscription term. The liability is included with Accounts Payable and other liabilities for the discounted payments expected to be made in the next year, the remainder is included with the other liabilities as a noncurrent liability. Further disclosures of the Authority's SBITA are available in Note 7.

(n) Bond Issuance Expense

Bond issuance costs are expensed in the period incurred.

(o) Notes and Bonds Payable

Notes and bonds payable are stated at their unpaid balance less any unamortized premiums or discounts. Bond premiums and discounts are amortized over the lives of the issues using the interest method. The Authority generally has the right to specially redeem bonds, without premium, upon the occurrence of certain specified events, such as the prepayment of a mortgage loan. The Authority also has the right to optionally redeem the various bonds. The optional redemptions generally cannot be exercised until the bonds have been outstanding for approximately ten years. All issues generally have term bonds, which are subject to partial redemption, without premium, from mandatory sinking fund installments.

(p) Retirement Plans and Other Postemployment Benefit Plans

The Authority has three defined contribution retirement savings plans covering substantially all employees. Retirement expense is fully funded as incurred. To the extent terminating employees are less than 100% vested in the Authority's contributions, the unvested portion is forfeited and redistributed to the remaining participating employees.

The Authority also provides postretirement healthcare benefits administered through a trust under a defined benefit plan to all employees who have met the years of service requirement and who retire from the Authority on or after attaining age 55 or become permanently disabled. Effective for the plan year ended December 31, 2017, the Plan adopted GASB Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans,* and the Authority adopted GASB Statement 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, for the fiscal year ended June 30, 2018. For purposes of measuring the net OPEB liability (asset), deferred outflows or inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Virginia Housing Development Authority Retiree Health Care Plan (the Plan) and additions to or deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, the Plan recognized benefit payments when due and payable in accordance with the benefit terms of the Plan. Investments are reported at fair value, except for money market investments that have a maturity at the time of purchase of one year or less, which are reported at cost, which approximates fair value.

(q) Compensated Absences

Authority employees are granted vacation and sick pay in varying amounts as services are provided. Employees may accumulate, subject to certain limitations, unused vacation and sick pay earned and, upon retirement, termination, or death, may be compensated for certain amounts at their then current rates of pay. The amount of vacation and sick pay recognized as expense is the amount earned each year.

(r) Related Party Transactions

The Authority provides split dollar life insurance as a form of compensation to retain talented key associates.

(s) Pass-Through Revenues and Expenses

U.S. Department of Housing and Urban Development – Tenant Based Section 8

The Authority serves as an administrator for the U.S. Department of Housing and Urban Development's (HUD) Section 8 Housing Choice Voucher program, consisting of the voucher program as well as other tenant-based assistance programs. The Authority requisitions Section 8 funds, makes disbursements of funds to eligible participants, and recognizes administrative fee income. Program income and program expenses that are recognized as pass-through grants based upon the amount of allowable Housing Assistance Payments (HAP) disbursements, totaled $98,168,014 and $88,173,776 during the years ended June 30, 2024 and 2023, respectively.

Excess HAP or administrative funds disbursed to the Authority were recorded as revenue in the Statements of Revenues, Expenses and Changes in Net Position and as unrestricted net position in the Statements of Net Position. The cumulative excess of HAP funds totaled $138,231 as of June 30, 2024, and the cumulative deficit of HAP funds totaled $1,797,846 as of June 30, 2023. Cumulative excess administrative funds totaled $3,854,500 and $1,779,695 as of June 30, 2024 and 2023, respectively. HUD monitors the utilization of these excess funds and adjusts funding levels prospectively to ensure all funds are being used to serve families up to the maximum number of vouchers authorized for the program.

U.S. Department of Housing and Urban Development – Project Based Section 8

As the Commonwealth's administrator for HUD's Section 8 New Construction and Substantial Rehabilitation program, the Authority makes requisitions of Section 8 funds, makes disbursements of HAP funds to landlords of eligible multi-family developments, and recognizes administrative fee income.

The Authority did not receive or disburse Project Based Section 8 grants for the year ended June 30, 2024. The Authority received and disbursed pass-through grants totaling and $247,485 for the year ended June 30, 2023.

U.S. Department of Housing and Urban Development – Housing Counseling Assistance Program

The Authority serves as an administrator for HUD-approved Housing Counseling Agencies in the Commonwealth. The Housing Counseling Assistance Program provides counseling to consumers on seeking, financing, maintaining, renting, or owning a home. The Authority did receive pass-through grants of $835,889 and $1,233,227 during the years ended June 30, 2024 and 2023, respectively.

U.S. Department of the Treasury – Homeowner Assistance Fund

The Authority serves as recipient of U.S. Department of the Treasury funds to support the Homeowner Assistance Fund. The program provided financial assistance to mitigate financial hardships associated with the coronavirus pandemic by providing funds to eligible entities for the purpose of preventing homeowner mortgage delinquencies, defaults, foreclosures, loss of utilities or home energy services, and displacements of homeowners experiencing financial hardship after January 21, 2020.

During the years ended June 30, 2024 and 2023, the Authority disbursed Homeowner Assistance Fund grants of $71,781,368 and $140,340,960, respectively. For its support of the program, the Authority earned $7,552,283 and 3,515,520 in administrative fees during the years ended June 30, 2024 and 2023, respectively.

(t) Commonwealth Priority Housing Fund, Housing Trust Fund, & National Housing Trust Fund

The Commonwealth Priority Housing Fund (Fund), established by the 1988 Session of the Virginia General Assembly, uses funds provided by the Commonwealth in that Session to make loans and grants for a wide variety of housing initiatives. The Virginia Department of Housing and Community Development (DHCD) develops the program guidelines and the Authority acts as administrator for the Fund.

The Housing Trust Fund (Trust Fund), established by the 2013 Session of the Virginia General Assembly, uses funds provided by the Commonwealth in that Session to make loans and grants for a wide variety of housing initiatives. DHCD develops the program guidelines and the Authority acts as administrator for the Trust Fund.

The National Housing Trust Fund (National Trust) is a federal fund established through the Housing and Economic Recovery Act of 2008, it exclusively aims to help build, preserve, rehabilitate, and operate housing that is affordable to people with the lowest incomes. DHCD administers the program through the Affordable and Special Needs Housing application process.

In accordance with GASB Statement No. 84, *Fiduciary Activities,* the Commonwealth Priority Housing Fund, Housing Trust Fund and National Housing Trust Fund are accounted for as fiduciary activities and disclosed on the Authority's Statements of Fiduciary Net Position and Statements of Changes in Fiduciary Net Position.

(u) Cash Equivalents

Cash equivalents consist of highly liquid short-term instruments with original maturities of three months or less from the date of purchase and are recorded at amortized cost. Cash equivalents include commercial paper, repurchase agreements, money-market securities, and other short-term instruments.

(v) Rebatable Arbitrage

Rebatable arbitrage involves the investment of proceeds from the sale of tax-exempt debt in a taxable investment that yields a higher rate than the rate of the debt. This results in investment income in excess of interest costs. Federal law requires such income be rebated to the U.S. government if the yield from these earnings exceeds the effective yield on the related tax-exempt debt issued. Arbitrage must be calculated, reported and paid every five years or at maturity of the debt, whichever is earlier. For financial reporting purposes the potential liability is calculated annually, see Note 13.

(w) Statements of Net Position

The assets presented in the Statements of Net Position represent the total of similar accounts of the Authority's various groups (see Note 2). Since the assets of certain groups are restricted by the related debt resolutions, the total does not indicate that the combined assets are available in any manner other than that provided for in the resolutions for the separate groups. When both restricted and unrestricted resources are available for use, the Authority's policy is to use restricted resources first and thereafter, unrestricted resources as needed.

(x) Operating and Nonoperating Revenues and Expenses

The Authority's Statements of Revenues, Expenses, and Changes in Net Position distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally arise from financing the acquisition, investments, construction, rehabilitation, and ownership of housing intended for occupancy and ownership, by families of low or moderate income. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

(y) Deferred Outflows of Resources and Deferred Inflows of Resources

The Authority reports deferred outflows of resources and deferred inflows of resources on its Statements of Net Position. Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and is not recognized as an outflow of resources (expense) until the applicable period. Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until a future period. See Note 16 for further discussion regarding deferred outflows of resources and deferred inflows of resources associated with the Authority's other postemployment benefits plan.

(z) Deferred Fees and Points on Multifamily Loans

During the rental housing origination process, fees are collected during the loan closing process. Origination type fees are reported as income in the current year collected however, the fees related to loan pricing are treated as points and deferred over the life of the loan.

(aa) Federal Grant Awards Held

There are three specific Federal programs that Virginia Housing received award funds from, Emergency Rental Assistance program, Coronavirus Relief Fund program and Homeowner Assistance Fund. As of June 30, 2024, the Emergency Rental Assistance and Coronavirus Relief Fund programs have ended and were fully disbursed. The remaining funds are from the Homeowner Assistance Fund and are received but not yet disbursed.

(bb) REACH and Grant Expenses

The Authority developed the Resources Enabling Affordable Community Housing (REACH) *Virginia* program to use internally generated funds to provide grants and subsidize mortgage loans to assist the elderly, disabled, homeless, and other low-income persons and increase affordable housing opportunities in the Commonwealth. The amount of REACH Virginia the Authority commits is based on the average of the Authority's change in net position, as unadjusted for the effect of Governmental Accounting Standards Board (GASB) No. 31, Accounting and Financial Reporting for Certain Investments and External Investment Pools, for the preceding three fiscal years then the amount disbursed as grants is added back with the result then being multiplied by a Board approved percentage currently set a 60%. The amount made available to the REACH *Virginia* initiative is subject to periodic review by the Authority depending on the impact on its financial position.

The Authority provides several different types of grants, which are reflected on the financial statements as operating expenses and include but are not limited to down payment assistance grants, accessibility grants, network capacity support grants, and community market support grants. Most of these grants are conditional and are only paid based on a loan closing or for reimbursement for a supportive housing expense incurred by a grantee. In fiscal year 2024, the Authority had grant expenses of $50.1 million. In fiscal year 2023, the Authority had grant expenses of $63.7 million.

(cc) Reclassifications

Certain reclassifications have been made to the investments portion of the nonoperating revenues (losses) section of the Statements of Revenues, Expenses, and Changes in Net Position June 30, 2023, financial statements to conform to the June 30, 2024, presentation. Investment income realized loss on investments and unrealized loss on investments have been moved to the investment's earnings section under the operating revenues on the Statements of Revenues, Expenses, and Changes in Net Position.

Additionally, reclassifications have been made to the net position section of the Statements of Net Position for June 30, 2023, financial statements to confirm to the June 30, 2024, presentation. Restricted OPEB assets have been moved to an individual line item under the net position section of the Statements of Net Position.

(2) Basis of Presentation

The accounts of the Authority are presented in a single enterprise fund set of basic financial statements consisting of various programs. The Authority's activities include the following programs:

(a) General Operating Accounts

The General Operating Accounts consist of a group of accounts used to record the receipt of income not directly pledged to the repayment of specific notes and bonds and the payment of expenses related to the Authority's administrative functions.

(b) Rental Housing Bond Group

The proceeds of the Rental Housing Bonds are used to finance construction and permanent mortgage loans on rental housing developments, as well as, temporary financing for other rental housing real estate owned and the financing of the Authority's office facilities.

(c) Commonwealth Mortgage Bond Group

The proceeds of Commonwealth Mortgage Bonds are used to purchase or make long-term mortgage loans to owner occupants of homeownership dwellings, as well as, temporary financing for other homeownership real estate owned.

(d) Homeownership Mortgage Bond Group

The Homeownership Mortgage Bond group was established to encompass the Authority's participation in the U.S. Department of the Treasury's New Issue Bond Program, which was created to assist state and local housing finance agencies in acquiring cost-effective mortgage loan capital. The proceeds of Homeownership Mortgage Bonds are used to purchase or make long-term mortgage loans to owner occupants of homeownership dwellings.

(3) Restricted Assets

Restricted assets are primarily assets held for the benefit of the respective bond owners and include mortgage loans and investments. Certain assets are held on behalf of federal programs or housing initiatives of the Commonwealth.

Restricted assets as of June 30, 2024 and 2023 were as follows:

	June 30	
	2024	**2023**
Restricted current assets:		
Cash and cash equivalents	$ 1,418,752,270	1,292,264,948
Investments	446,526,786	-
Interest receivable – investments	22,150,149	8,700,118
Derivative instruments	-	677,629
Mortgage loans held for sale	52,347,248	178,361,111
Mortgage and other loans receivable	170,345,837	177,437,428
Interest receivable – mortgage and other loans	27,895,884	23,719,632
Other real estate owned	1,242,096	1,823,116
Other assets	1,229,702	250,489
Total restricted current assets	2,140,489,972	1,683,234,471
Restricted noncurrent assets:		
Investments	704,958,806	788,528,217
Mortgage and other loans receivable	7,525,280,498	6,390,371,423
Less allowance for loan loss	108,925,399	74,634,846
Mortgage and other loans receivable, net	7,416,355,099	6,315,736,577
Net OPEB asset	12,601,297	503,303
Capital assets, net accumulated depreciation and amortization of $23,444,794 and $22,637,204 respectively	6,226,154	6,923,226
Total restricted noncurrent assets	8,140,141,356	7,111,691,323
Total restricted assets	$ 10,280,631,328	8,794,925,794

(4) Mortgage and Other Loans Receivable

Substantially all mortgage and other loans receivable are secured by first liens on real property within the Commonwealth. The following are the interest rates and typical loan terms by loan program or bond group for the major loan programs:

Loan program/bond group	Interest rates	Initial loan terms
General Operating Accounts	0% to 7.32%	Thirty to forty years
Rental Housing Bond Group	0% to 12.00%	Thirty to forty years
Commonwealth Mortgage Bond Group	0% to 9.38%	Thirty years
Homeownership Mortgage Bond Group	2.00% to 5.75%	Thirty years

Commitments to fund new loans were as follows at June 30, 2024:

	Committed
Rental Housing Bond Group	$ 713,961,299
Commonwealth Mortgage Bond Group	340,616,826
Total	$ 1,054,578,125

(5) Cash, Cash Equivalents, and Investments

Cash includes cash on hand and amounts in checking accounts, which are insured by the Federal Depository Insurance Corporation or are collateralized under provisions of the Virginia Security for Public Deposits Act. At June 30, 2024 and 2023, the carrying amount of the Authority's deposits was $86,442,672 and $64,791,614, respectively. The associated bank balance of the Authority's deposits was $86,555,185 and $60,412,245 at June 30, 2024 and 2023, respectively. The difference between the carrying amount and the bank balance is due to outstanding checks, deposits in transit, and other reconciling items.

Cash equivalents include investments with original maturities of three months or less from the date of purchase. Investments consist of U.S. government and agency securities, repurchase agreements, asset-backed securities, agency-mortgage-backed securities, money market securities and other interest-bearing securities held at the FHLB Atlanta. At June 30, 2024 and 2023, total cash equivalents were $1,477,669,401 and $1,358,202,263, respectively.

Investments made by the Authority are governed by the Virginia Housing Development Authority Act and the Investment of Public Funds Act of the Code of Virginia. Additionally, for assets or monies pledged to the bond resolutions, there are various investment provisions contained in the bond resolutions that affect invested bond proceeds. Within this permitted statutory and bond resolution framework, the Authority's investment policy is to fully invest all monies in a prudent manner that will maintain the Authority's liquidity and maximize return while preserving the capital to enable the Authority to fulfill its financial commitments. The types of investments approved within the statutes and resolutions include but are not limited to direct obligations of the U.S. government, direct obligations of any state or political subdivision of the U.S. government, obligations unconditionally guaranteed by the U.S. government or other political subdivisions, bonds, debentures, certificates of deposit, repurchase agreements, swap contracts, futures contracts, and forward contracts. No more than 3.0% of the Authority's total assets may be invested in any one entity, excluding obligations issued or guaranteed by the U.S. government and repurchase agreement transactions. However, repurchase agreements cannot be more than 10% of the Authority's total assets and must mature in less than one month. Such agreements must be collateralized with U.S. Treasury or Agency securities with a fair value at least equal to 102% of the principal amount of the agreement.

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy is to generally hold all investments to maturity and to limit the length of an investment at purchase, to coincide with expected timing of its use.

(a) Interest Rate Risk

Interest rate risk is the risk that changes in market rates of interest will adversely affect the fair value of an investment. Investments with interest rates that are fixed for longer periods are likely to be subject to more variability in their fair values as a result of future changes in interest rates. As a means of communicating interest rate risk, the Authority has elected the segmented time distribution method of disclosure, which requires the grouping of investment cash flows into sequential time periods in tabular form.

As of June 30, 2024, the Authority had the following investments (including cash equivalents) and maturities:

Investment type	Less than 1 year	1-5 years	6-10 years	Over 10 years	Total
U.S. government and agency	$ 1,170,215,896	-	-	-	1,170,215,896
Repurchase agreements	698,468,264	-	-	-	698,468,264
Asset-backed securities	-	-	124,097	1,044,152	1,168,249
Collateralized mortgage obligations	-	-	-	23,941,280	23,941,280
Agency-mortgage backed securities	-	589	1,699,234	679,317,703	681,017,526
Money market securities	97,251,991	-	-	-	97,251,991
Total investments	$ 1,965,936,151	589	1,823,331	704,303,135	2,672,063,206

As of June 30, 2023, the Authority had the following investments (including cash equivalents but excludes equity investments) and maturities:

Investment type	Less than 1 year	1-5 years	6-10 years	over 10 years	Total
U.S. government and agency	$ 516,582,169	-	-	-	516,582,169
Repurchase agreements	625,000,000	-	-	-	625,000,000
Asset-backed securities	-	-	170,628	1,197,732	1,368,360
Collateralized mortgage obligations	-	-	-	22,651,771	22,651,771
Agency-mortgage backed securities	-	-	325,940	765,550,505	765,876,445
Money market securities	246,067,494	-	-	-	246,067,494
Total investments	$ 1,387,649,663	-	496,568	789,400,008	2,177,546,239

On December 21, 2018, the Authority extended a pledge and security agreement with FNMA that requires the Authority to post collateral to secure its repurchase obligations with respect to the HFA Preferred Risk Sharing mortgage loans during the recourse period. The amount of required collateral is $3.6 million, as of June 30, 2024. To comply with the collateral requirement, the Authority elected to pledge agency-mortgage backed securities valued at $18.3 million and held in trust by a custodian agent for FNMA.

(b) Credit Risk

Credit risk is the risk that an issuer or other counterparties to an investment will not fulfill its obligations. The Authority places emphasis on securities of high credit quality and marketability. The following table presents investment (including cash equivalents) exposure to credit risk by investment type as of June 30, 2024:

		Amount	S & P/ Moody's rating	Percentage of total investments	
US Government & Agency	$	1,618,684,160	P-1/Aaa	60.58	%
Agency-Mortgage Backed Securities		681,017,526	Aaa	25.48	
Repurchase Agreements		250,000,000	BBB-	9.35	
Money Market Securities		92,885,704	P-1	3.48	
Collateralized Mortgage Obligation		23,941,280	Aaa	0.90	
Money Market Securities		4,000,000	NR	0.15	
Asset-Backed Securities		987,749	Ca	0.04	
Money Market Securities		366,287	Aaa-mf	0.01	
Asset-Backed Securities		180,500	WR	0.01	
Total investments	$	2,672,063,206		100.00	%

The following table presents investment (including cash equivalents but excludes equity investments) exposure to credit risk by investment type as of June 30, 2023:

		Amount	S & P/ Moody's rating	Percentage of total investments	
Agency-Mortgage Backed Securities	$	765,876,445	Aaa	35.18	%
Repurchase Agreements		625,000,000	BBB-	28.71	
US Government & Agency		516,245,969	P-1	23.71	
Money Market Securities		241,701,208	P-1	11.10	
Collateralized Mortgage Obligation		22,651,771	Aaa	1.04	
Money Market Securities		4,000,000	NR	0.18	
Asset-Backed Securities		1,053,589	Ca	0.04	
Money Market Securities		366,286	Aaa-mf	0.01	
Asset-Backed Securities		241,467	WR	0.01	
Asset-Backed Securities		46,663	Aa2	0.01	
Asset-Backed Securities		26,641	A1	0.01	
Total investments	$	2,177,210,039		100.00	%

(c) Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to investments held by a single issuer. The Authority only makes large investments with issuers who are either insured by the government, have strong credit ratings or who post collateral. The Authority had the following issuers that represent 5% or more of the total investments as of June 30, 2024 and 2023:

Investment	S&P/Moody's rating	June 30, 2024 Amount	June 30, 2024 Percentage of total investments
Agency-Mortgage Backed Securities			
GNMA	Aaa	$ 580,263,464	21.7%
FNMA	Aaa	100,754,063	3.8%
Repurchase Agreements			
Cantor Fitzgerald	BBB-	125,000,000	4.7%
Jefferies	Baa2	125,000,000	4.7%
Money Market Securities			
US Bank Commercial Paper	P-1	92,885,704	3.5%
		$ 1,023,903,231	38.4%

Investment	S&P/Moody's rating	June 30, 2023 Amount	June 30, 2023 Percentage of total investments
Agency-Mortgage Backed Securities			
GNMA	Aaa	$ 654,724,672	30.1%
FNMA	Aaa	111,151,773	5.1%
Repurchase Agreements			
Cantor Fitzgerald	BBB-	425,000,000	19.5%
Jefferies	Baa2	200,000,000	9.2%
Money Market Securities			
US Bank Commercial Paper	P-1	143,968,623	6.6%
		$ 1,534,845,068	70.5%

(d) *Custodial Credit Risk*

Custodial credit risk is the risk that in the event of the failure of a counterparty, the Authority will not be able to recover the value of its investment of collateral securities that are in the possession of an outside party. For deposits, custodial credit risk is the risk that in the event of a failure of a depository financial institution, the Authority may not recover its deposits. The Authority's deposits are insured by the federal depository insurance or collateralized under the provisions of the Virginia Security for Public Deposits Act. For investments, custodial risk is the risk that in the event of a failure of a counterparty, the Authority will not be able to recover the value of its investments. The Authority's market value of securities that were uninsured and held by a counterparty at June 30, 2024 and 2023:

Investment	Amount as of June 30, 2024	Amount as of June 30, 2023
Asset Backed Securities - Held by US Bank	$ 1,168,249	1,368,360
Money Market Securities - Held by Broker-Dealer	97,251,991	246,067,494
	$ 98,420,240	247,435,854

(e) *Fair Value Hierarchy*

As of June 30, 2024, the Authority had the following investments, excluding cash equivalents valued at cost, measured at fair value on a recurring basis using the following fair value hierarchy categories:

		Fair value measurement using		
Investment type	**June 30, 2024**	**Quoted prices in active markets for identical assets (Level 1)**	**Significant other observable inputs (Level 2)**	**Significant unobservable inputs (Level 3)**
Agency-mortgage backed securities	$ 681,017,526	-	681,017,526	-
Asset-backed securities	1,168,249	-	1,168,249	-
Collateralized mortgage obligations	23,941,280	-	23,941,280	-
Total investments	$ 706,127,055	-	706,127,055	-

As of June 30, 2023, the Authority had the following investments (excluding cash equivalents but excludes equity investments) measured using the following fair value hierarchy categories:

			Fair value measurement using		
Investment type		**June 30, 2023**	**Quoted prices in active markets for identical assets (Level 1)**	**Significant other observable inputs (Level 2)**	**Significant unobservable inputs (Level 3)**
Agency-mortgage backed securities	$	765,876,445	-	765,876,445	-
Asset-backed securities		1,368,360	-	1,368,360	-
ized mortgage obligations		22,651,771	-	24,780,290	-
Total investments	$	789,896,576	-	792,025,095	-

(6) Capital Assets

Activity in the capital assets' accounts for the year ended June 30, 2024 was as follows:

		Balance June 30, 2023	Additions	Disposals	Transfers	Balance June 30, 2024
Land	$	2,935,815	-	-	-	2,935,815
Construction in process		9,920	945,225	-	(947,349)	7,796
Building		38,428,721	-	-	-	38,428,721
Leased Building		5,108,970	-	-	-	5,108,970
Right-to-Use assets		36,436,160	857,275	(5,517,638)	-	31,775,797
Furniture and equipment		20,984,131	-	(409,645)	938,395	21,512,881
Motor vehicles		743,487	117,901	(40,788)	8,954	829,554
	$	104,647,204	1,920,401	(5,968,071)	-	100,599,534

Activity in the related accumulated depreciation and amortization accounts during the year ended June 30, 2024 was as follows:

		Balance June 30, 2023	Additions	Disposals	Transfers	Balance June 30, 2024
Building	$	(28,097,856)	(1,327,477)	-	-	(29,425,333)
Leased Building		(3,529,449)	(733,056)	-	-	(4,262,505)
Right-to-Use assets		(17,360,948)	(6,537,224)	5,517,638	-	(18,380,534)
Furniture and equipment		(19,642,522)	(1,154,359)	409,529	-	(20,387,352)
Motor vehicles		(616,058)	(78,737)	40,788	-	(654,007)
	$	(69,246,833)	(9,830,853)	5,967,955	-	(73,109,731)

Activity in the capital assets' accounts for the year ended June 30, 2023 was as follows:

	Balance June 30, 2022 (as restated)	Additions	Disposals	Transfers	Balance June 30, 2023
Land	$ 2,935,815	-	-	-	2,935,815
Construction in process	1,254,746	473,519	-	(1,718,345)	9,920
Building	38,336,738	91,983	-	-	38,428,721
Leased Building	5,108,970	-	-	-	5,108,970
Right-to-Use assets	34,060,497	4,690,333	(2,314,670)	-	36,436,160
Furniture and equipment	25,191,033	203,401	(4,942,930)	532,627	20,984,131
Motor vehicles	653,981	89,506	-	-	743,487
	$ 107,541,780	5,548,742	(7,257,600)	(1,185,718)	104,647,204

Activity in the related accumulated depreciation and amortization accounts during the year ended June 30, 2023 was as follows:

	Balance June 30, 2022 (as restated)	Additions	Disposals	Transfers	Balance June 30, 2023
Building	$ (26,778,287)	(1,319,569)	-	-	(28,097,856)
Leased Building	(2,773,844)	(755,605)	-	-	(3,529,449)
Right-to-Use assets	(13,178,191)	(6,497,427)	2,314,670	-	(17,360,948)
Furniture and equipment	(22,323,142)	(2,262,310)	4,942,930	-	(19,642,522)
Motor vehicles	(553,977)	(62,081)	-	-	(616,058)
	$ (65,607,441)	(10,896,992)	7,257,600	-	(69,246,833)

(7) Subscription Based Information Technology Arrangements (SBITA)

A SBITA is defined as a contract that conveys control of the right to use another party's (a SBITA vendor's) information technology (IT) software, alone or in combination with tangible capital assets (underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction. Implementation of this standard requires that these arrangements be treated as capital assets instead of expensed.

The Authority reviewed all active contracts and subscription arrangements to verify the ones that meet the criteria for being a SBITA. During the evaluation the Authority determined a materiality threshold of $15,000 was appropriate to use as a cutoff for arrangements that would create a financial impact. The contracts and arrangements identified as SBITA's for the Authority ranged from software based systems used in the processing of mortgage loans, mortgage payments, internal learning applications, construction management and human resources software. The liability was calculated using the present value of future payments using a discount rate based on the incremental borrowing rate of the debt.

As of June 30, 2024 the Authority had right to use assets of $31,775,797 with accumulated amortization of $18,380,534. At June 30, 2023 the Authority had right to use assets of $36,436,160 with accumulated amortization of $17,360,948. The associated liabilities of the right to use assets were broken out into two categories current and noncurrent. As of June 30, 2024 the current and noncurrent SBITA liability was $4,586,579 and $7,782,385, respectively. At June 30, 2023 the current and noncurrent SBITA liability was $6,273,455 and $11,350,884, respectively.

The principal payments by division as of July 1, 2024 and thereafter is as follows:

Division		6/30/2025	6/30/2026	6/30/2027	6/30/2028	6/30/2033
Homeownership	$	2,426,203	2,068,618	2,103,009	2,137,971	901,280
Operations		1,456,131	230,397	203,325	30,340	-
Rental Housing		704,245	107,445	-	-	-
Total	$	4,586,579	2,406,460	2,306,334	2,168,311	901,280

The associated interest by division as of July 1, 2024 and thereafter is as follows:

Division		6/30/2025	6/30/2026	6/30/2027	6/30/2028	6/30/2033
Homeownership	$	137,282	103,382	68,991	34,027	3,721
Operations		68,037	21,959	10,527	611	-
Rental Housing		12,484	955	-	-	-
Total	$	217,803	126,296	79,518	34,638	3,721

The principal payments by division as of July 1, 2023 and thereafter is as follows:

Division		6/30/2024	6/30/2025	6/30/2026	6/30/2027	6/30/2028	6/30/2033
Homeownership	$	2,956,478	2,048,717	2,068,618	2,103,009	2,137,973	901,280
Operations		2,251,231	1,214,497	51,831	13,269	-	-
Rental Housing		1,065,746	704,245	107,445	-	-	-
Total	$	6,273,455	3,967,459	2,227,894	2,116,278	2,137,973	901,280

The associated interest by division as of July 1, 2023 and thereafter is as follows:

Division		6/30/2024	6/30/2025	6/30/2026	6/30/2027	6/30/2028	6/30/2033
Homeownership	$	180,787	137,282	103,382	68,991	34,027	3,721
Operations		99,388	38,333	1,581	84	-	-
Rental Housing		37,823	12,484	955	-	-	-
Total	$	317,998	188,099	105,918	69,075	34,027	3,721

(8) Leases

On July 1, 2018 the Authority entered into an agreement to lease an office building. The lease term is 5 years, with two options to renew at one year each. In June of 2022, the Authority reassessed the terms of the lease and decided to exercise the option to extend the lease agreement which will resulted in an increase to the lease liability. In February of 2023, the Authority exercised its right to renew the lease for an additional year. Annual rent expense for the year ended June 30, 2024, is $779,285. As of June 30, 2024, the book value of the leased asset is $846,463 net of accumulated amortization of $4,112,181 and excludes the effects of leasehold improvements. The carrying amount of leasehold improvements as of June 30, 2024 are $7,516.

The principal payment obligations and associated interest related to the building lease commencing July 1, 2024 and thereafter are as follows:

Year ending June 30	Principal	Interest	Total
2025	$ 808,970	20,756	829,726
2026	141,115	630	141,745
Total	$ 950,085	21,386	971,471

(9) Notes and Bonds Payable

Notes and bonds payable at June 30, 2023 and June 30, 2024 and changes for the year ended June 30, 2024 were as follows:

Description	Balance at June 30, 2023	Issued	Retired	Balance at June 30, 2024
		(Amounts shown in thousands)		
General operating accounts:				
Revolving line of credit:				
Bank of America				
floating daily rate (rate of 6.09% at June 30, 2024) termination date of December 1, 2024	$ —	55,000	55,000	—
Federal Home Loan Bank				
varying fixed rate notes with 30 to 180-day maturities (average of 5.40% as of June 30, 2024 and 5.23% at June 30, 2023), maturities range from July 15, 2024 to August 07, 2024	400,000	—	—	400,000
Total general operating accounts	$ 400,000	55,000	55,000	400,000

(Amounts shown in thousands)

Description		Balance at June 30, 2023	Issued	Retired	Balance at June 30, 2024
Rental housing bond group:					
2012 Series D dated October 30, 2012, 4.15% effective interest rate, final due date October 1, 2042	$	116,050	—	5,920	110,130
2012 Series E dated November 2, 2013, 3.16% effective interest rate, final due date November 1, 2042		8,300	—	300	8,000
2013 Series A/B dated April 11, 2013, 3.95% effective interest rate, final due date April 1, 2043		26,640	—	965	25,675
2013 Series C dated May 2, 2013, 3.82% effective interest rate, final due date February 1, 2043		126,915	—	4,665	122,250
2013 Series D dated May 30, 2013, 4.06% effective interest rate, final due date June 1, 2043		88,920	—	3,005	85,915
2013 Series E dated July 11, 2013, 4.15% effective interest rate, final due date July 1, 2043		16,855	—	565	16,290
2013 Series F dated October 10, 2013, 4.98% effective interest rate, final due date October 1, 2043		49,130	—	1,410	47,720
2013 Series G dated December 3, 2013, 4.39% effective interest rate, final due date December 1, 2043		8,670	—	260	8,410
2014 Series A dated August 19, 2014, 3.75% effective interest rate, final due date August 1, 2049		11,150	—	245	10,905
2014 Series B dated October 28, 2014, 3.30% effective interest rate, final due date October 1, 2044		7,465	—	235	7,230
2014 Series C dated November 20, 2014, 4.29% effective interest rate, final due date November 1, 2044		111,155	—	3,360	107,795
2015 Series A dated March 18, 2015, 3.50% effective interest rate, final due date March 1, 2045		32,855	—	1,035	31,820
2015 Series B dated May 12, 2015, 3.44% effective interest rate, final due date May 1, 2045		9,760	—	310	9,450
2015 Series C dated August 5, 2015, 3.68% effective interest rate, final due date August 1, 2045		19,475	—	595	18,880
2015 Series D dated November 10, 2015, 3.55% effective interest rate, final due date November 1, 2045		30,035	—	915	29,120
2015 Series E/F dated December 8, 2015, 3.94% effective interest rate, final due date December 1, 2045		71,570	—	2,015	69,555
2016 Series A dated March 8, 2016, 2.99% effective interest rate, final due date March 1, 2046		4,125	—	130	3,995
2016 Series B dated May 17, 2016, 3.35% effective interest rate, final due date May 1, 2046		60,230	—	1,870	58,360
2016 Series C dated July 19, 2016, 2.72% effective interest rate, final due date July 1, 2046		4,095	—	120	3,975
2016 Series D dated October 18, 2016, 2.89% effective interest rate, final due date October 1, 2046		6,950	—	215	6,735

Description	Balance at June 30, 2023	Issued	Retired	Balance at June 30, 2024
	(Amounts shown in thousands)			
2017 Series A dated March 14, 2017, 3.66% effective interest rate, final due date March 1, 2049	$ 25,555	—	630	24,925
2017 Series B dated June 13, 2017, 3.35% effective interest rate, final due date June 1, 2047	6,200	—	180	6,020
2017 Series C dated September 13, 2017, 3.24% effective interest rate, final due date September 1, 2047	2,610	—	75	2,535
2017 Series D dated October 19, 2017, 3.21% effective interest rate, final due date October 1, 2047	5,105	—	145	4,960
2017 Series E dated December 5, 2017, 3.28% effective interest rate, final due date December 1, 2050	44,805	—	1,085	43,720
2018 Series A dated March 27, 2018, 3.62% effective interest rate, final due date March 1, 2053	31,650	—	705	30,945
2018 Series B dated June 5, 2018, 3.76% effective interest rate, final due date June 1, 2053	25,745	—	535	25,210
2018 Series C dated August 28, 2018, 3.63% effective interest rate, final due date August 1, 2053	18,065	—	355	17,710
2018 Series D dated October 2, 2018, 3.79% effective interest rate, final due date October 1, 2053	69,780	—	1,350	68,430
2018 Series E dated December 4, 2018, 3.90% effective interest rate, final due date December 1, 2049	34,480	—	785	33,695
2019 Series A dated March 26, 2019, 3.70% effective interest rate, final due date March 1, 2054	60,270	—	1,255	59,015
2019 Series B dated May 22, 2019, 3.10% effective interest rate, final due date May 1, 2054	16,290	—	335	15,955
2019 Series C dated August 21, 2019 3.13% effective interest rate, final due date August 1, 2054	48,700	—	895	47,805
2019 Series D dated October 16, 2019 3.12% effective interest rate, final due date October 1, 2054	48,680	—	910	47,770
2019 Series E dated December 12, 2019 3.00% effective interest rate, final due date December 1, 2054	56,890	—	7,360	49,530
2020 Series A dated March 25, 2020 2.74% effective interest rate, final due date March 1, 2055	72,870	—	1,450	71,420
2020 Series B dated March 25, 2020 2.38% effective interest rate, final due date March 1, 2055	67,285	—	3,100	64,185
2020 Series C dated April 28, 2020 3.57% effective interest rate, final due date April 1, 2055	191,640	—	8,490	183,150
2020 Series D dated May 27, 2020 3.58% effective interest rate, final due date June 1, 2055	423,590	—	2,860	420,730
2020 Series E dated July 28, 2020 2.53% effective interest rate, final due date July 1, 2055	44,770	—	8,915	35,855

Description	Balance at June 30, 2023	Issued	Retired	Balance at June 30, 2024
	(Amounts shown in thousands)			
2020 Series F dated July 21, 2020 3.09% effective interest rate, final due date July 1, 2055	$ 200,000	—	4,065	195,935
2020 Series G dated October 14, 2020 2.29% effective interest rate, final due date September 1, 2055	21,420	—	260	21,160
2020 Series H dated October 7, 2020 2.94% effective interest rate, final due date September 1, 2055	175,000	—	3,550	171,450
2020 Series I dated December 9, 2020 2.33% effective interest rate, final due date November 1, 2053	44,970	—	1,105	43,865
2020 Series J dated December 2, 2020 3.04% effective interest rate, final due date November 1, 2055	50,000	—	1,065	48,935
2021 Series A dated March 2, 2021 2.68% effective interest rate, final due date February 1, 2056	81,590	—	1,960	79,630
2021 Series B dated March 30, 2021 2.23% effective interest rate, final due date March 1, 2056	46,075	—	395	45,680
2021 Series C dated April 22, 2021 2.85% effective interest rate, final due date April 1, 2056	100,250	—	2,410	97,840
2021 Series D dated June 3, 2021 2.17% effective interest rate, final due date May 1, 2056	32,195	—	620	31,575
2021 Series E dated June 24, 2021 2.71% effective interest rate, final due date June 1, 2056	78,100	—	1,910	76,190
2021 Series F dated July 27, 2021 2.17% effective interest rate, final due date July 1, 2056	50,000	—	—	50,000
2021 Series G dated July 27, 2021 2.56% effective interest rate, final due date August 1, 2056	30,000	—	—	30,000
2021 Series H dated September 2, 2021 2.58% effective interest rate, final due date September 1, 2056	30,000	—	—	30,000
2021 Series I dated October 12, 2021 2.23% effective interest rate, final due date October 1, 2056	5,925	—	—	5,925
2021 Series J dated November 9, 2021 2.98% effective interest rate, final due date November 1, 2056	226,630	—	—	226,630
2021 Series K dated December 7, 2021 2.39% effective interest rate, final due date December 1, 2056	149,080	—	6,515	142,565
2022 Series A dated February 2, 2022 2.95% effective interest rate, final due date February 1, 2057	40,000	—	—	40,000
2022 Series B dated March 8, 2022 3.12% effective interest rate, final due date March 1, 2057	57,755	—	—	57,755
2022 Series C dated March 29, 2022 3.91% effective interest rate, final due date April 1, 2057	50,000	—	835	49,165
2022 Series D dated May 3, 2022 3.94% effective interest rate, final due date May 1, 2057	23,425	—	1,340	22,085

Description		Balance at June 30, 2023	Issued	Retired	Balance at June 30, 2024
			(Amounts shown in thousands)		
2022 Series E dated June 30, 2022 4.16% effective interest rate, final due date June 1, 2057	$	41,750	—	1,115	40,635
2022 Series F dated October 5, 2022 4.81% effective interest rate, final due date October 1, 2057		59,210	—	—	59,210
2022 Series G dated November 30, 2022 5.03% effective interest rate, final due date November 1, 2064		95,100	—	—	95,100
2023 Series A dated February 9, 2023 5.28% effective interest rate, final due date February 1, 2066		60,000	—	—	60,000
2023 Series B dated March 8, 2023 4.65% effective interest rate, final due date March 1, 2065		40,250	—	—	40,250
2023 Series C dated June 1, 2023 4.21% effective interest rate, final due date May 1, 2060		7,850	—	—	7,850
2023 Series D dated August 3, 2023 4.58% effective interest rate, final due date August 1, 2065		—	110,895	—	110,895
2023 Series E dated October 12, 2023 5.03% effective interest rate, final due date October 1, 2065		—	56,630	—	56,630
2023 Series F dated November 30, 2023 5.16% effective interest rate, final due date May 1, 2067		—	167,855	—	167,855
2024 Series A dated March 7, 2024 4.53% effective interest rate, final due date September 1, 2065		—	177,070	—	177,070
2024 Series B dated May 2, 2024 5.84% effective interest rate, final due date May 1, 2066		—	25,000	—	25,000
2024 Series C dated June 18, 2024 4.69% effective interest rate, final due date June 1, 2066		—	80,270	—	80,270
		3,901,900	617,720	96,695	4,422,925
Unamortized premium		(780)	—	39	(741)
Total rental housing bonds	$	3,901,120			4,422,184

Description	Balance at June 30, 2023	Issued	Retired	Balance at June 30, 2024
		(Amounts shown in thousands)		
Commonwealth mortgage bonds group:				
2006 Series C, dated June 8, 2006, 6.44% effective interest rate, final due date June 25, 2034	$ 4,570	—	680	3,890
2008 Series B, dated April 10, 2008, 6.22% effective interest rate, final due date March 25, 2038	8,287	—	8,287	—
2008 Series C, dated November 18, 2008, 6.61% effective interest rate, final due date June 25, 2038	3,486	—	388	3,098
2012 Series A, dated December 20, 2012, 2.10% effective interest rate, final due date July 1, 2026	28,400	—	8,000	20,400
2012 Series B/C, dated December 20, 2012, 3.10% effective interest rate, final due date July 1, 2039.	204,170	—	17,300	186,870
2013 Series B, dated May 21, 2013, 2.75% effective interest rate, final due date April 25, 2042	16,556	—	1,993	14,563
2013 Series C, dated October 24, 2013, 4.25% effective interest rate, final due date October 25, 2043	18,729	—	1,891	16,838
2013 Series D, dated December 19, 2013, 4.30% effective interest rate, final due date December 25, 2043	17,883	—	2,177	15,706
2014 Series A, dated December 11, 2014, 3.50% effective interest rate, final due date October 25, 2037	27,871	—	3,673	24,198
2015 Series A, dated November 10, 2015, 3.25% effective interest rate, final due date June 25, 2042	44,195	—	4,904	39,291
2016 Series A, dated June 9, 2016, 3.10% effective interest rate, final due date June 25, 2041	43,090	—	4,579	38,511
2017 Series A, dated June 13, 2017, 3.13% effective interest rate, final due date November 25, 2039	50,928	—	5,750	45,178
2019 Series A, dated November 5, 2019, 2.95% effective interest rate, final due date October 25, 2049	46,506	—	4,168	42,338

(Continued)

Description	Balance at June 30, 2023	Issued	Retired	Balance at June 30, 2024
	(Amounts shown in thousands)			
2020 Series A, dated February 12, 2020, 2.85% effective interest rate, final due date December 25, 2049	$ 61,321	—	5,842	55,479
2020 Series B, dated April 21, 2020, 2.75% effective interest rate, final due date October 25, 2046	75,974	—	8,378	67,596
2021 Series A, dated August 17, 2021, 2.13% effective interest rate, final due date July 25, 2051	134,183	—	9,812	124,371
2022 Series A, dated February 1, 2022, 2.88% effective interest rate, final due date February 25, 2052	39,152	—	2,796	36,356
2023 Series A, dated October 24, 2023, 5.07% effective interest rate, final due date November 1, 2053	—	100,000	—	100,000
2023 Series B, dated October 24, 2023, 6.39% effective interest rate, final due date November 1, 2053	—	150,000	—	150,000
2023 Series C, dated December 14, 2023, 4.67% effective interest rate, final due date January 1, 2054	—	50,000	—	50,000
2023 Series D, dated December 14, 2023, 6.03% effective interest rate, final due date January 1, 2054	—	100,000	—	100,000
2023 Series E-I, dated December 14, 2023, 3.85% effective interest rate, final due date January 1, 2025	—	200,000	160,000	40,000
2023 Series E-II, dated December 14, 2023, 3.90% effective interest rate, final due date July 1, 2025	—	155,000	—	155,000
2023 Series E1 & E2 (COB), dated March 28, 2024, 4.33% effective interest rate, final due date October 1, 2054	—	160,000	—	160,000
2024 A Series, dated March 28, 2024, 5.46% effective interest rate, final due date April 1, 2054	—	160,000	—	160,000
2024 B Series, dated May 29, 2024, 5.79% effective interest rate, final due date October 1, 2054	—	160,000	—	160,000
	825,301	1,235,000	250,618	1,809,683
Unamortized premium	(289)	—	142	(147)
Total commonwealth mortgage bonds group	$ 825,012			1,809,536

Description	Balance at June 30, 2023	Issued	Retired	Balance at June 30, 2024
		(Amounts shown in thousands)		
Homeownership mortgage bonds group:				
2013 Series A, dated March 27, 2013, 3.25% effective interest rate, final due date August 25, 2042	$ 37,583	—	3,142	34,441
Total homeownership mortgage bonds group	37,583	—	3,142	34,441
Total	$ 5,163,715			6,666,161

Notes and bonds payable at June 30, 2023 and June 30, 2024 and changes for the year ended June 30, 2024 were summarized as follows (amounts in thousands):

Description	Balance at June 30, 2023	Increases	Decreases	Balance at June 30, 2024	Due within one year
Notes from direct borrowings	$ 400,000	55,000	55,000	400,000	400,000
Rental housing bonds group	3,901,120	617,720	96,656	4,422,184	103,070
Commonwealth mortgage bonds group	825,012	1,235,000	250,476	1,809,536	86,438
Homeownership mortgage bonds group	37,583	-	3,142	34,441	1,503
Total	$ 5,163,715	1,907,720	405,274	6,666,161	591,011

Notes and bonds payable at June 30, 2022 and June 30, 2023 and changes for the year ended June 30, 2023 were summarized as follows (amounts in thousands):

Description	Balance at June 30, 2022	Increases	Decreases	Balance at June 30, 2023	Due within one year
Notes from direct borrowings	$ 710,300	155,000	465,300	400,000	400,000
Rental housing bonds group	3,718,567	262,410	79,857	3,901,120	85,750
Commonwealth mortgage bonds group	918,598	-	93,586	825,012	40,770
Homeownership mortgage bonds group	42,634	-	5,051	37,583	1,471
Total	$ 5,390,099	417,410	643,794	5,163,715	527,991

(Continued)

Current and noncurrent amounts of notes and bonds payable at June 30, 2024 and 2023 were as follows:

	June 30 2024	June 30 2023
Notes and bonds payable - current	$ 591,011,310	527,991,788
Bonds payable - noncurrent	6,075,149,726	4,635,722,972
Total	$ 6,666,161,036	5,163,714,760

From time to time, the Authority has participated in refunding, in which new debt is issued and the proceeds are used to redeem, generally within ninety days, previously issued debt. Related discounts or premiums previously deferred are recognized in income or expense, respectively. There were no refundings during the years ended June 30, 2024 and 2023. The Authority had redemptions of $18,445,000 and $16,190,000 during the years ended June 30, 2024 and 2023, respectively.

The principal payment obligations and associated interest related to all note and bond indebtedness (excluding the effect of unamortized discounts and premium) commencing July 1, 2024 and thereafter are as follows:

	Bonds		Direct Placements & Direct Borrowings		
Year ending June 30	Outstanding principal	Current interest	Outstanding principal	Current interest	Total debt service
2025	$ 183,081,310	220,823,518	407,930,000	29,523,470	841,358,298
2026	279,400,000	213,624,947	8,210,000	7,770,205	509,005,152
2027	149,015,000	205,114,970	8,490,000	7,445,935	370,065,905
2028	162,400,000	200,651,325	8,780,000	7,110,661	378,941,986
2029	217,430,000	195,088,988	9,085,000	6,763,702	428,367,690
2030-2034	745,086,431	894,405,337	50,355,000	28,178,927	1,718,025,695
2035-2039	796,970,030	759,254,065	59,675,000	17,514,097	1,633,413,192
2040-2044	1,029,819,446	591,961,610	55,640,000	5,009,526	1,682,430,582
2045-2049	893,333,766	402,258,324	-	-	1,295,592,090
2050-2054	1,117,858,255	208,672,196	-	-	1,326,530,451
2055-2059	314,960,000	63,677,190	-	-	378,637,190
2060-2064	120,555,000	26,147,708	-	-	146,702,708
2065-2069	48,975,000	3,322,122	-	-	52,297,122
Total	$ 6,058,884,238	3,985,002,300	608,165,000	109,316,523	10,761,368,061

The principal payment obligations related to all note and bond indebtedness (excluding the effect of unamortized discounts and premium) commencing July 1, 2024 and thereafter are as follows:

Year ending June 30	General fund notes	Rental housing bonds	Rental housing bonds direct placement	Commonwealth mortgage bonds	Homeownership mortgage bonds	Total principal
2025	$ 400,000,000	95,140,000	7,930,000	86,438,080	1,503,230	591,011,310
2026	-	87,690,000	8,210,000	191,710,000	-	287,610,000
2027	-	109,195,000	8,490,000	39,820,000	-	157,505,000
2028	-	122,045,000	8,780,000	40,355,000	-	171,180,000
2029	-	176,780,000	9,085,000	40,650,000	-	226,515,000
2030-2034	-	555,125,000	50,355,000	189,961,431	-	795,441,431
2035-2039	-	599,895,000	59,675,000	197,075,030	-	856,645,030
2040-2044	-	657,730,000	55,640,000	339,151,373	32,938,073	1,085,459,446
2045-2049	-	656,515,000	-	236,818,766	-	893,333,766
2050-2054	-	675,920,000	-	441,938,255	-	1,117,858,255
2055-2059	-	309,195,000	-	5,765,000	-	314,960,000
2060-2064	-	120,555,000	-	-	-	120,555,000
2065-2069	-	48,975,000	-	-	-	48,975,000
Total	$ 400,000,000	4,214,760,000	208,165,000	1,809,682,935	34,441,303	6,667,049,238

The associated interest related to all note and bond indebtedness commencing July 1, 2024 and thereafter are as follows:

Year ending June 30	General fund interest	Rental housing interest	Rental housing bonds direct placement	Commonwealth interest	Homeownership interest	Total interest
2025	$ 21,440,000	142,022,435	8,083,470	77,677,805	1,123,278	250,346,988
2026	-	140,662,967	7,770,205	71,891,493	1,070,487	221,395,152
2027	-	138,417,436	7,445,935	65,627,047	1,070,487	212,560,905
2028	-	135,433,315	7,110,661	64,147,523	1,070,487	207,761,986
2029	-	131,432,502	6,763,702	62,585,999	1,070,487	201,852,690
2030-2034	-	600,355,582	28,178,927	288,697,318	5,352,437	922,584,264
2035-2039	-	508,268,366	17,514,097	245,633,262	5,352,437	776,768,162
2040-2044	-	401,208,171	5,009,526	187,292,197	3,461,242	596,971,136
2045-2049	-	283,502,347	-	118,755,977	-	402,258,324
2050-2054	-	166,707,371	-	41,964,825	-	208,672,196
2055-2059	-	63,527,281	-	149,909	-	63,677,190
2060-2064	-	26,147,708	-	-	-	26,147,708
2065-2069	-	3,322,122	-	-	-	3,322,122
Total	$ 21,440,000	2,741,007,603	87,876,523	1,224,423,355	19,571,342	4,094,318,823

The Authority has bonds outstanding under three general bond resolutions. All are general obligation bonds backed by the full faith and credit of the Authority. Interest and principal payments are secured by a pledge of the assets and revenues pledged to the bond resolution under which the bonds are issued, to the extent provided for in such resolution. The direct placement bonds are general obligation bonds which are secured on parity with other outstanding bonds from the same bond resolution, and there are no terms of the indentures that are unique to those placements.

The assets and revenues pledged to each bond resolution secure only the bonds issued under that resolution. For each resolution, assets and revenues in excess of the liability to bondholders is available to support the general obligations of the Authority. The Authority has the option to redeem various bonds pursuant the terms of each bond issue. The redemptions generally cannot be exercised without condition until the bonds have been outstanding for nine years or more, as fully described in various bond documents. Further discussion of the resolutions is in Note 2.

Direct borrowings include an uncollateralized revolving credit agreement with the Bank of America and a credit agreement with the Federal Home Loan Bank (FHLB) of Atlanta.

The Authority entered into a $100 million revolving credit agreement on December 1, 2015 with the Bank of America to provide funds for general corporate purposes specifying a scheduled expiration date after one year, which may be extended from time to time but in no event later than December 1, 2025. The revolving credit agreement was amended on October 31, 2018 to specify the next scheduled expiration date as December 1, 2019. On January 1, 2020 the line of credit was increased to $150.0 million. The revolving credit agreement was amended on April 1, 2020 to increase the line of credit to $250.0 million. On October 30, 2020 the agreement was amended to update the facility fee rate and scheduled expiration date. Under the terms of this agreement, interest on any advances is charged at a rate equal to the daily floating BSBY rate for deposits with one-month maturity plus a margin ranging from 30 to 105 basis points per annum based upon the Authority's long-term credit ratings. On October 28, 2021 the agreement was amended to update the applicable margin, facility fee rate and define a new expiration date. Under the terms of this agreement, applicable margin and facility fee will range from 75 to 110 basis points and 22.5 to 27.5 respectively, per annum based upon the Authority's long term credit ratings. On December 1, 2023, the agreement was amended to update definitions of the credit agreement and decrease the line of credit to $150.0 million. As of June 30, 2024, the borrowing rate was 6.09%; however, there was no outstanding balance as of June 30, 2024. The Authority is in compliance with all debt covenant requirements.

The Authority maintains a $1.3 billion credit agreement with the FHLB of Atlanta, whereby FHLB of Atlanta may advance funds that are secured by cash, mortgage loans and government agency securities held in FHLB of Atlanta as collateral. As of June 30, 2024, there was $478.5 million in mortgage backed securities pledged to FHLB Atlanta. As of June 30, 2023, there was $452.9 million in mortgage backed securities pledged to FHLB Atlanta. Interest on any advance can be charged either under a floating daily rate or a fixed rate with a stated maturity not to exceed either one year for daily rate or twenty years for fixed-rate loans. As of June 30, 2024 there were two 30-day and two 180-day fixed rate borrowings: one for a total of $100.0 million at 5.46%, one for a total of $100.0 million at 5.45%, one for a total of $100.0 million at 5.31% and one for a total of $100.0 million at 5.37%. The Authority is in compliance with all debt covenant requirements. At June 30, 2024 and 2023, there was $400.0 million outstanding.

(10) Loan Participation Payable to Federal Financing Bank

On March 23, 2015, the Authority was designated as a “qualified Housing Finance Agency” under the Risk-Sharing Act and entered into a Risk-Sharing Agreement with HUD. In conjunction with the Risk-Sharing Agreement, the Authority elected to participate in a program offered by the Federal Financing Bank (FFB) for the financing of rental housing mortgage loans. The FFB is a government corporation, under the general supervision and direction of the Secretary of the Treasury, created by Congress with statutory authority to purchase any obligation that is fully guaranteed by another federal agency. To the extent that FFB proceeds are utilized to finance certain mortgage loans, such mortgage loans would not be available to be financed under the Rental Housing Bond Group other than on a temporary basis prior to such FFB financing. In February 2016, the Authority executed the necessary agreements to allow the Authority to participate in such FFB financing.

Under the program established by the Risk-Sharing Act (the “Risk-Sharing Program”), the Authority retains underwriting, mortgage loan management and property disposition functions and responsibility for defaulted loans. Following default under a mortgage loan subject to a HUD contract of mortgage insurance under the Risk-Sharing Program, HUD agrees to make an initial claim payment of 100% of the loan’s unpaid principal balance and accrued interest, subject to certain adjustments that passes through the Authority to FFB. After a period during which the Authority may work toward curing the default, foreclosing the mortgage, or reselling the related project, any losses are calculated and apportioned between the Authority and HUD according to a specified risk-sharing percentage determined at the time of its endorsement for insurance. At its issuance, the Authority may choose a risk percentage ranging from 50% to 90%, which in turn determines its reimbursement obligation to HUD. During the intervening period prior to the final loss settlement, the Authority is obligated to pay interest on the amount of the initial claim payment under a debenture required to be issued to HUD at the time of the initial claim payment.

For each rental housing mortgage loan to be financed by the FFB, the Authority will sell to the FFB a certificate representing a participation interest in the rental housing mortgage loan consisting of all principal payments due thereon and all interest payments due thereon, whereby the rate to FFB will be less than the mortgage loan interest rate. The participation proceeds from the FFB are recorded as a debt obligation payable to the FFB.

Under these agreements, the Authority will retain responsibility for originating, closing and servicing the rental housing mortgage loans underlying the certificates sold to the FFB. As servicer, the Authority will remit the balance of each mortgage payment to U.S. Bank, N.A. (“Custodian”). The Custodian will fund any required account and pay the amounts due to the FFB, deduct their fees, then remit any amount remaining to the Authority as servicing fees.

Under the terms of the agreements in the Risk-Sharing Program, the Authority has sold certificates representing the beneficial interest in the following mortgage loans to FFB:

Description	Balance at June 30, 2023	Issued	Retired	Balance at June 30, 2024
Participation Certificates Outstanding:				
Colonnade at Rocktown - Note rate of 4.68%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 3.45%				
Maturity date of May 1, 2047	$ 2,684,994	—	62,444	2,622,550
Wilsondale II - Note rate of 4.47%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 3.12%				
Maturity date of July 1, 2047	6,962,410	—	164,718	6,797,692
Baker Woods - Note rate of 3.91%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 2.89%				
Maturity date of December 1, 2052	5,140,732	—	94,620	5,046,112
Twin Canal Village - Note rate of 3.82%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 3.18%				
Maturity date of April 1, 2043	6,281,380	—	215,976	6,065,404
Treesdale - Note rate of 4.22%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 3.30%				
Maturity date of November 1, 2048	3,431,896	—	76,976	3,354,920
Landing at Weyers Cove - Note rate of 4.22%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 3.30%				
Maturity date of November 1, 2048	2,256,991	—	50,624	2,206,367
Belle Hall - Note rate of 3.57%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 2.72%				
Maturity date of September 1, 2049	4,117,625	—	96,406	4,021,219
Campostella Commons - Note rate of 3.57%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 2.72%				
Maturity date of September 1, 2049	3,146,050	—	73,659	3,072,391
Total participation certificates payable	$ 34,022,078	—	835,423	33,186,655

(11) Escrows and Project Reserves

Escrows and project reserves represent amounts held by the Authority as escrows for insurance, real estate taxes and completion assurance, and as reserves for replacement and operations (Note 17). The Authority invests these funds and, for project reserves, allows earnings to accrue to the benefit of the mortgagor.

At June 30, 2024 and 2023, these escrows and project reserves were presented in the Authority's Statements of Net Position as follows:

		June 30 2024	June 30 2023
Escrow - current	$	37,001,478	30,571,911
Project reserves - noncurrent		131,865,677	113,844,901
Total	$	168,867,155	144,416,812

(12) Derivative Instruments

The Authority enters into forward sales contracts for the delivery of GNMA and FNMA securities in order to lock in the sales price for the securitization of certain homeownership mortgage loans. The contracts offset changes in interest rates between the time of the loan reservations and the securitization of such loans into GNMA and FNMA securities. These contracts are considered investment derivative instruments, such that their change in fair value is reported as investment derivative gains or losses on the Statements of Revenues, Expenses, and Changes in Net Position. Fair values of the forwards are based on observable market prices for similar instruments traded on the secondary mortgage loan markets. The Authority's portfolio of investment derivatives are classified as Level 2 in the fair value hierarchy.

The outstanding forward contracts, summarized by counterparty rating as of June 30, 2024 were as follows:

Counterparty rating	Count		Par	Concentration		Notional amount		Fair value		Fair value asset (liability)
A-1/A+	12	$	37,100,000	37.2%	$	37,579,412	$	37,603,469	$	(24,057)
A-1/A+	11		31,300,000	31.4%		31,800,746		31,859,125		(58,379)
A-1/A+	6		16,500,000	16.5%		16,789,355		16,789,375		(20)
A-1/A+	5		9,300,000	9.3%		9,417,355		9,425,938		(8,583)
A-1/A+	2		5,500,000	5.5%		5,570,000		5,583,672		(13,672)
	36	$	99,700,000	100.0%	$	101,156,868	$	101,261,579	$	(104,711)

The outstanding forward contracts, summarized by counterparty rating as of June 30, 2023, were as follows:

Counterparty rating	Count		Par	Concentration		Notional amount		Fair value		Fair value asset (liability)
A-1+/AA+	3	$	29,000,000	11.0%	$	29,460,313	$	29,345,625	$	114,688
A-1/A+	18		66,700,000	25.4%		67,307,703		67,200,234		107,469
A-1/A+	15		60,600,000	23.0%		61,276,418		61,086,625		189,793
A-1/A+	8		56,000,000	21.3%		56,674,844		56,477,188		197,656
A-1/A+	9		37,500,000	14.3%		38,070,000		38,042,266		27,734
A-2/BBB+	2		9,000,000	3.4%		9,142,344		9,108,125		34,219
A-2/BBB+	1		4,200,000	1.6%		4,240,851		4,234,781		6,070
	56	$	263,000,000	100.0%	$	266,172,473	$	265,494,844	$	677,629

(13) Investment Income and Arbitrage Liabilities

The amount of investment income the Authority may earn with respect to certain tax-exempt bond issues in the Commonwealth Mortgage Bond Group and Rental Housing Bond Group, is limited by certain federal legislation. Earnings in excess of the allowable amount must be rebated to the U.S. Department of the Treasury. These excess earnings are recorded in other liabilities (noncurrent). No rebates were paid as of June 30, 2024 and 2023. The Authority recorded a rebate liability of $2,412,298 as of June 30, 2024, there was no rebate liability as of June 30, 2023.

(14) Net Position

Net investment in capital assets represents property, furniture, and equipment, and vehicles, less the current outstanding applicable debt. Restricted net position represents those portions of the total net position in trust accounts established by the various bond resolutions for the benefit of the respective bond owners. Restricted net position is generally mortgage loans and funds held for placement into mortgage loans, investments, funds held for scheduled debt service, and excess funds held in the OPEB plan. At the bond resolution level, assets can be released from restriction by bond indentures at any time, subject to the revenue test that requires the assets and future income stream generated by those restricted assets be greater than the funds needed to cover scheduled debt service.

Unrestricted net position represents those portions of the total net position set aside for current utilization and tentative plans for future utilization of such net position. As of June 30, 2024 and 2023, such plans included funds to be available for other loans and loan commitments; over commitments and over allocations in the various bond issues; support funds and contributions to bond issues; support for REACH Virginia initiatives and tenant-based housing assistance payments; and working capital and future operating and capital expenditures. Additional unrestricted net position commitments include maintenance of the Authority's obligation with regard to the general obligation pledge on its bonds; contributions to future bond issues other than those scheduled during the next year; coverage on uninsured assets; unsubsidized rental housing conventional loan program; and any unanticipated losses in connection with the uninsured portions of the balance of the homeownership and rental housing loans; coverage on the liability exposure of commissioners and officers; the cost of holding foreclosed property prior to resale; costs incurred with the redemption of bonds; homeownership loan prepayment shortfalls; and other risks and contingencies.

(15) Employee Benefits Plans

The Authority incurs employment retirement savings expenses under two defined contribution plans equal to between 8% and 11% of full-time employees' compensation. Total retirement savings expense for the year ended June 30, 2024 and 2023 was $6,047,884 and $5,864,356, respectively.

The Authority sponsors a deferred compensation plan available to all employees created in accordance with Internal Revenue Section 457(b). The Plan permits participants to defer a portion of their salary or wages until future years. The deferred compensation is not available to employees until termination, retirement, or death. The assets of the Plan are in an irrevocable trust with an external trustee and, accordingly, no assets or liabilities are reflected in the Authority's basic financial statements.

As of June 30, 2024 and 2023, included in other liabilities is an employee compensated absences accrual of $6,900,155 and $6,665,265, respectively (Note 17).

(16) Other Postemployment Benefits

(a) Retiree Healthcare Plan Description (the Plan)

Beginning with the year ended June 30, 2018, the Authority applied the provisions of GASB Statement 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

The Plan is a single-employer defined benefit other postemployment benefit (OPEB) plan established January 1, 2006 to provide post-employment reimbursement of eligible medical, dental and vision expenses to current and eligible future retirees and their spouses in accordance with the terms of the Plan.

The Authority serves as Plan Administrator for the Plan. Pursuant to a resolution of the Board of Commissioners of the Authority, the Executive Director of the Authority authorized and empowered the Retiree Health Care Plan Oversight Committee (Oversight Committee), a committee made up of five members of management, to carry out the duties and responsibilities as Plan Administrator for the Plan.

Plan assets are administered through the Virginia Housing Development Authority Retiree Health Care Plan Trust, (the Trust), an irrevocable trust to be used solely for providing benefits to eligible participants in the Plan. Assets of the Trust are irrevocable, legally protected from creditors, and are dedicated to providing post-employment reimbursement of eligible medical, dental and vision expenses to current and eligible future retirees and their spouses, in accordance with the terms of the Plan. The Oversight Committee oversees investment determinations based on the objective of moderate growth of capital, consistent with the principal of diversification while maintaining liquidity. The trust may invest in stocks, bonds, mutual funds, or any other reasonable investment instrument so long as it maintains a diversified portfolio consistent with the Investment Policy as defined in the Trust.

At its sole discretion, the Authority retains the right to amend the Plan at any time and from time to time with respect to benefits, funding, contributions and permanency. The Authority reserves the right to discontinue or terminate its funding of the Plan at any time without prejudice, provided that the decision to terminate funding of the Plan is effected by a written resolution adopted by a majority of the Board of Commissions of the Authority. There is a standalone report that can be made available by contacting the Authority.

At January 1, 2024, participants in the Plan consisted of the following:

Active employees	486
Inactive plan members (retirees) receiving benefits	63
Total Participants	549

Effective January 1, 2006, eligible retirees must be at least 55 years of age with 15 years of service, (or at least 55 years of age with 10 years of service if employed by the Authority prior to such date). Plan participants receive an annual benefit based on age and years of service at retirement and based on a matrix, updated annually for cost of living plus 2.0% not to exceed 150.0% of the annual premium for the preferred provider organization medical plan offered that year by the Authority if the participant is under age 65 or not to exceed 75.0% of the annual premium if the participant is age 65 or over. The annual benefit may be used to pay for health insurance purchased through the Authority's group plan or elsewhere and for other eligible medical, dental, and vision expenses. The Authority pays benefits as incurred throughout the year, and the Plan reimburses the Authority for the benefits paid annually.

(Continued)

(b) Contributions

Plan documents note that all benefits under the Plan shall be funded by the Authority. No contributions may be made to the Plan by participants in the Plan. The Authority establishes contribution rates based on the actuarially determined contribution rate. The Authority supplements the actuarially determined rate by ensuring the Plan is additionally funded based on a percentage of budgeted payroll plus administrative fees incurred by the Plan. The Authority pays benefits and administrative fees on behalf of the Plan on an annual basis. The contribution rates range between 5.0% to 6.0% of covered payroll. For the years ended December 31, 2023 and December 31, 2022, the Authority's contributions to the Plan were $3,041,195 and $2,958,503, respectively. At June 30, 2024 and June 30, 2023, the Authority reported no outstanding amount of contributions to the Plan required for the years ended December 31, 2023 and December 31, 2022.

(c) OPEB Liability, Expense, and Deferred Outflows and Deferred Inflows of Resources Related to the Retiree Healthcare Plan

For the years ended June 30, 2024 and June 30, 2023, the Authority recognized OPEB expense of $1,536,757 and $2,748,750, respectively. At June 30, 2024, the Authority reported deferred outflows and inflows of resources related to OPEB from the following sources:

Year ending June 30, 2024		**Deferred Outflows of Resources**	**Deferred Inflows of Resources**
Difference between expected and actual experience	$	5,393,161	7,961,316
Net difference between projected and actual earnings on OPEB Plan investments		585,200	-
Change in assumptions		1,627,852	508,695
Total	$	7,606,213	8,470,011

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

Year ending June 30, 2023		**Deferred Outflows of Resources**	**Deferred Inflows of Resources**
Difference between expected and actual experience	$	6,130,868	941,509
Net difference between projected and actual earnings on OPEB Plan investments		3,213,143	-
Change in assumptions		1,914,127	586,871
Total	$	11,258,138	1,528,380

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB at June 30, 2024 will be recognized in OPEB expense as follows:

Year ended June 30, 2024		
2025	$	253,586
2026		528,893
2027		1,445,099
2028		(408,694)
2029		71,834
Thereafter		(2,754,516)
	$	(863,798)

As of June 30, 2023 the amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended June 30, 2023		
2024	$	656,913
2025		1,559,718
2026		1,835,025
2027		2,751,231
2028		897,436
Thereafter		2,029,435
	$	9,729,758

(d) Actuarial Assumptions

The Authority's net OPEB liability (asset) was measured as of December 31, 2023 and the total OPEB liability used to calculate the net OPEB liability (asset) was determined by an actuarial valuation as of January 1, 2024.

The total OPEB liability in the January 1, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement unless otherwise specified:

Valuation Date	January 1, 2024
Actuarial Cost Method	Entry-Age Normal percentage of Salary
Amortization Method	Level Percentage of Pay, Open
Amortization Period	20 years
Asset Valuation Method	Market Value
Actuarial Assumptions	
Inflation Rate	2.6 percent, per annum
Investment rate of return	5.5 percent, per annum
Projected Salary Increases	3.5 percent, per annum
Healthcare cost trend rates	7.00 percent in 2024 grading down to 5.60 percent over 3 years and following the Getzen model thereafter to an ultimate rate of 4.04 percent in the year 2075. The Retiree Credit Matrix will increase at 5.00 percent, per annum.
Participation rate	95 percent of fully eligible pre-65 active employees are assumed to elect medical coverage upon retirement; 95 percent of fully eligible post-65 active employees are assumed to elect coverage upon retirement.
Marital Status	Actual spouse participation and dates of birth were used for retirees; 65 percent of active employees are assumed to cover a spouse at retirement; active males are assumed to be 3 years older than their spouses.
Medical Claims Cost	The claims cost is determined by disaggregating the premium based on plan, coverage tier, and age.

	Age 65 Cost Male	Age 65 Cost Female
Retiree/Spouse:	$22,342	$20,354

Age Variance	Claims were age adjusted each year based on the Dale Yamamoto study released by the Society of Actuaries in June 2013.

The total OPEB liability in the January 1, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Valuation Date	January 1, 2023
Actuarial Cost Method	Entry-Age Normal percentage of Salary
Amortization Method	Level Percentage of Pay, Open
Amortization Period	20 years
Asset Valuation Method	Market Value
Actuarial Assumptions	
Inflation Rate	2.5 percent, per annum
Investment rate of return	5.5 percent, per annum
Projected Salary Increases	3.5 percent, per annum
Healthcare cost trend rates	6.25 percent in 2023 grading down to 5.20 percent over 2 years and following the Getzen model thereafter to an ultimate rate of 3.94 percent in the year 2075 the Retiree Credit Matrix will increase at 5.00 percent, per annum.
Participation rate	95 percent of fully eligible pre-65 active employees are assumed to elect medical coverage upon retirement; 95 percent of fully eligible post-65 active employees are assumed to elect coverage upon retirement.
Marital Status	Actual spouse participation and dates of birth were used for retirees; 65 percent of active employees are assumed to cover a spouse at retirement; active males are assumed to be 3 years older than their spouses.
Medical Claims Cost	The claims cost is determined by disaggregating the premium based on plan, coverage tier, and age.

	Age 65 Cost Male	Age 65 Cost Female
Retiree/Spouse:	$23,169	$21,107

Age Variance	Claims were age adjusted each year based on the Dale Yamamoto study released by the Society of Actuaries in June 2013.

The assumptions were updated in the January 1, 2024 valuation to reflect the following changes:

The medical trend was updated to 7.00% in 2023 grading down to 5.60% over 3 years and following the Getzen model thereafter to an ultimate trend of 4.04% in 2075.

(e) Net OPEB Liability (Asset) at June 30, 2024 and June 30, 2023

The net OPEB asset (NOA) represents the total OPEB liability determined in accordance with GASB Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, less the associated fiduciary net position. The NOA is reported on the Authority's statements of net position as an other non-current asset.

As of June 30, 2024, the NOA amounts are as follows:

	Increase (Decrease)		
	Total OPEB Liability	Plan Net Position	Net OPEB Asset
Balances at December 31, 2022	$ 48,668,590	49,171,893	(503,303)
Changes for the year:			
Service cost	2,074,439	-	2,074,439
Interest	2,737,476	-	2,737,476
Differences between expected and actual experience	(7,702,913)	-	(7,702,913)
Change of assumptions	45,721	-	45,721
Contributions - employer	-	3,041,195	(3,041,195)
Net investment income	-	6,392,717	(6,392,717)
Benefit (payments)/refunds	(970,733)	(970,733)	-
Administrative expenses	-	(181,195)	181,195
Net Changes	(3,816,010)	8,281,984	(12,097,994)
Balances at December 31, 2023	$ 44,852,580	57,453,877	(12,601,297)

As of June 30, 2022, the NOA amounts are as follows:

		Increase (Decrease)		
		Total OPEB Liability	Plan Net Position	Net OPEB Asset
Balances at December 31, 2021	$	45,708,813	53,500,152	(7,791,339)
Changes for the year:				
Service cost		1,868,469	-	1,868,469
Interest		2,567,248	-	2,567,248
Differences between expected and actual experience		(907,474)	-	(907,474)
Change of assumptions		331,586	-	331,586
Contributions - employer		-	2,958,503	(2,958,503)
Net investment income		-	(6,208,512)	6,208,512
Benefit (payments)/refunds		(900,052)	(900,052)	-
Administrative expenses		-	(178,198)	178,198
Net Changes		2,959,777	(4,328,259)	7,288,036
Balances at December 31, 2022	$	48,668,590	49,171,893	(503,303)

(f) Trust Investments

The Trust has its own investments which are reported at fair value and are based on published prices and quotations. At the end of calendar year December 31, 2023, the Trust total assets were $58.4 million which consisted of money market and mutual funds.

Interest rate risk is the risk that changes in market rates of interest will adversely affect the fair value of an investment. Investments with interest rates that are fixed for longer periods are likely to be subject to more variability in their fair values as a result of future changes in interest rates.

As of December 31, 2023, the Plan had the following investments (including cash equivalents) and maturities:

Investment Type		Less than one year
Money Market Funds	$	3,185
Mutual Funds		58,421,425
Total	$	58,424,610

Credit risk is the risk that an issuer or other counterparties to an investment will not fulfill its obligations. The Authority places emphasis on securities of high credit quality and marketability. The following table presents investments (including cash equivalents) exposure to credit risk by investment type as of December 31, 2023:

Investment Type		Amount	S&P/Moody's Rating	Percentage of Total Investments
Money Market Funds	$	3,185	NR	0.0%
Mutual Funds		58,421,425	NR	100.0%
Total	$	58,424,610		100.0%

(g) Long-Term Expected Rate of Return

The long-term expected returns were determined using the arithmetic mean after investment expenses on best-estimate ranges of expected future rates of returns from various investment firms, historical market returns and internal estimates. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Allocation Target Range	Long-Term Expected Rate of Return
U.S. Fixed Income (includes cash and cash equivalents)	25% to 70%	4.00%
U.S. Equity	30% to 75%	6.70%
Foreign Equity	0% to 15%	4.80%

(h) Discount Rate

The discount rate used to measure the total OPEB liability was 5.5% as of December 31, 2023 and 2022. The projections of cash flows used to determine the discount rate assumed the Authority contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the Plan’s fiduciary net position was projected to be available to make all projected OPEB payments for current active retirees. Therefore, the long-term expected rate of return on the Plan’s investments was applied to all future periods of projected benefit payments to determine the total OPEB liability.

(i) Sensitivity of the Authority's Net OPEB Liability (Asset) to Changes in the Discount Rate

The following represents the net OPEB liability (asset) of the Authority as of June 30, 2024, calculated using the stated discount rate assumption, as well as what the Authority's net OPEB (asset) liability would be if it were calculated using a discount rate that is 1 percentage-point lower (4.5%) or 1 percentage-point higher (6.5%) than the current discount rate:

Year ending December 31, 2023		1% Decrease	Current	1% Increase
		4.50%	5.50%	6.50%
Net OPEB liability (asset)	$	(5,031,563)	(12,601,297)	(18,493,991)

As of June 30, 2022, the net OPEB liability (asset) of the Authority is as follows:

Year ending December 31, 2022		1% Decrease	Current	1% Increase
		4.50%	5.50%	6.50%
Net OPEB liability (asset)	$	7,382,088	(503,303)	(6,877,378)

(j) Sensitivity of the Authority's Net OPEB Liability (Asset) to Changes in the Heath Care Trend Rate

The following represents the June 30, 2024 net OPEB liability (asset) of the Authority, calculated using the stated health care cost trend assumption, as well as what the Authority's net OPEB liability (asset) would be if it were calculated using a health care cost trend that is 1 percentage-point lower or 1 percentage-point higher than the current health care cost trend rates:

Year ending December 31, 2023		1% Decrease	Current	1% Increase
		6.00% decreasing to 4.60% over 3 years	7.00% decreasing to 5.60% over 3 years	8.00% decreasing to 6.60% over 3 years
Net OPEB liability (asset)	$	(18,986,900)	(12,601,297)	(4,554,910)

As of June 30, 2023, sensitivity of the Authority's Net OPEB liability (asset) to changes in healthcare trends are as follows:

Year ending December 31, 2022		1% Decrease	Current	1% Increase
		5.25% decreasing to 4.20% over 2 years	6.25% decreasing to 5.20% over 2 years	7.25% decreasing to 6.20% over 2 years
Net OPEB liability (asset)	$	(7,371,804)	(503,303)	8,117,985

(17) Other Long-Term Liabilities

Activity in the Authority's noncurrent liability accounts, other than bonds payable, for the year ended June 30, 2024 was as follows:

		Balance at June 30, 2023	**Additions**	**Decreases**	**Balance at June 30, 2024**
Project reserves	$	113,844,901	53,610,349	35,589,573	131,865,677
Other liabilities		12,262,508	618,771	2,685,669	10,195,610
Compensated absences payable		6,665,265	5,873,457	5,638,567	6,900,155
	$	132,772,674	60,102,577	43,913,809	148,961,442

Activity in the Authority's noncurrent liability accounts, other than bonds payable, for the year ended June 30, 2023 was as follows:

		Balance at June 30, 2022 (as restated)	**Additions**	**Decreases**	**Balance at June 30, 2023**
Project reserves	$	105,053,442	57,934,203	49,142,744	113,844,901
Other liabilities		16,584,799	584,579	4,906,870	12,262,508
Compensated absences payable		6,340,847	5,416,133	5,091,715	6,665,265
	$	127,979,088	63,934,915	59,141,329	132,772,674

(18) Troubled Debt Restructuring

Restructuring a debt constitutes a troubled debt restructuring if the creditor for economic or legal reasons related to the debtor's financial difficulties grants a concession to the debtor that it would not otherwise consider. The Authority makes every effort to work with borrowers and grants concessions to debtors if the probability of payment from the debtor increases. As of June 30, 2024 and 2023, the Authority has granted the following concessions to debtors, which are considered troubled debt restructurings. There are no commitments to lend additional resources to debtors who had a troubled debt restructuring.

Homeownership loans		Year ended June 30, 2024	Year ended June 30, 2023
Aggregated recorded balance	$	328,975,331	246,161,375
Number of loans		2,151	1,789
Gross interest revenue if loans had been current		10,468,890	8,677,821
Interest revenue included in changes in net position		9,335,206	7,543,275

Rental housing loans		Year ended June 30, 2024	Year ended June 30, 2023
Aggregated recorded balance	$	9,893,639	10,381,051
Number of loans		10	11
Gross interest revenue if loans had been current		854,967	879,675
Interest revenue included in changes in net position		308,214	339,969

(19) Contingencies and Other Matters

Certain claims, suits, and complaints arising in the ordinary course of business have been filed and are pending against the Authority. In the opinion of management, all such matters are adequately covered by insurance or, if not so covered, are without merit or are of such kind or involve such amounts as would not have a material adverse effect on the basic financial statements of the Authority.

The Authority participates in several Federal financial assistance programs, principal of which are the HUD loan guarantee programs. Although the Authority’s administration of Federal grant programs has been audited in accordance with the provisions of the United States Office of Management and Budget Uniform Guidance, these programs are still subject to financial and compliance audits. The amount, if any, of expenses which may be disallowed by the granting agencies cannot be determined at this time, although the Authority does not expect such amounts, if any, to be material in relation to its basic financial statements.

The Authority is exposed to various risks of loss such as theft of, damage to, and destruction of assets, injuries to employees, and natural disasters. The Authority carries commercial insurance for these risks. There have been no significant reductions in insurance coverage from coverage in the prior year, and settled claims have not exceeded the amount of insurance coverage in any of the past three fiscal years.

(20) Subsequent Events

Bond Issues and Redemptions:

In addition to scheduled issuances and redemptions, the Authority made issuances and redemptions of notes and bonds payable subsequent to June 30, 2024, as follows:

	Settlement/ Redemption date		Amount
Issues:			
Rental Housing Bond 2024 Series D Non-AMT	8/1/2024	$	50,900,000
Commonwealth Mortgage Bond 2023 Series E, E-3 Non-AMT	9/17/2024	$	39,995,000
Commonwealth Mortgage Bond 2023 Series E, E-4 Non-AMT	9/18/2024	$	40,000,000
Commonwealth Mortgage Bond 2024 Series C Taxable	9/19/2024	$	160,005,000
Redemptions:			
Commonwealth Mortgage Bond 2023 Series E, E-I	9/18/2024	$	5,000

Building Lease:

On August 26, 2024, Virginia Housing entered into a lease agreement for office space commencing on April 1st, 2025. This lease is to replace the existing office space lease that is expiring on September 8, 2025. The new lease has a sixty-three-month term requiring monthly payments per the schedule below. The new space is located near the existing space in Henrico, Virginia.

Months		Monthly Rent
04/01/25-09/30/25	$	29,472.84
10/01/25-03/31/26	$	58,945.69
04/01/26-03/31/27	$	60,720.14
04/01/27-03/31/28	$	62,543.20
04/01/28-03/31/29	$	64,414.88
04/01/29-03/31/30	$	66,359.48
04/01/30-06/30/31	$	68,352.69

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Required Supplementary Information
Retiree Healthcare Plan
Schedule of Changes in Net OPEB (Asset) Liability and Related Ratios
(unaudited)
Last 7 Calendar Years

		2023	2022	2021	2020	2019	2018	2017
Total OPEB Liability								
Service Cost	$	2,074,439	1,868,469	1,617,167	1,554,370	1,045,841	984,232	675,928
Interest		2,737,476	2,567,248	2,324,671	2,160,751	1,753,636	1,608,746	1,419,341
Differences between expected and actual experience		(7,702,913)	(907,474)	974,668	5,059,834	1,262,503	1,320,653	(228,449)
Changes of assumptions		45,721	331,586	142,726	(237,815)	(641,942)	370,909	2,830,950
Benefit payments		(970,733)	(900,052)	(797,549)	(727,928)	(640,795)	(630,078)	(519,345)
Net change in Total OPEB Liability		(3,816,010)	2,959,777	4,261,683	7,809,212	2,779,243	3,654,462	4,178,425
Total OPEB Liability - beginning		48,668,590	45,708,813	41,447,130	33,637,918	30,858,675	27,204,213	23,025,788
Total OPEB Liability - ending	$	44,852,580	48,668,590	45,708,813	41,447,130	33,637,918	30,858,675	27,204,213
Plan Fiduciary Net Position								
Contributions - employer	$	3,041,195	2,958,503	2,279,584	2,168,014	2,111,960	1,952,210	1,758,037
Net investment income		6,392,717	(6,208,512)	7,153,202	3,649,755	6,362,793	(865,732)	3,717,204
Benefit payments		(970,733)	(900,052)	(797,549)	(727,928)	(640,795)	(630,078)	(519,345)
Administrative expenses		(181,195)	(178,198)	(97,663)	(127,067)	(172,177)	(186,925)	(117,278)
Net change in Plan Fiduciary Net Position		8,281,984	(4,328,259)	8,537,574	4,962,774	7,661,781	269,475	4,838,618
Plan Fiduciary Net Position - beginning		49,171,893	53,500,152	44,962,578	39,999,804	32,338,023	32,068,548	27,229,930
Plan Fiduciary Net Position - ending	$	57,453,877	49,171,893	53,500,152	44,962,578	39,999,804	32,338,023	32,068,548
Net OPEB Liability (Asset) - ending		(12,601,297)	(503,303)	(7,791,339)	(3,515,448)	(6,361,886)	(1,479,348)	(4,864,335)
Plan Fiduciary Net Position as a % of the Total OPEB Liability		128.1%	101.0%	117.0%	108.5%	118.9%	104.8%	117.9%
Covered-employee payroll	$	58,646,317	52,161,378	46,693,627	42,735,350	41,987,414	37,467,939	33,966,194
Net OPEB Liability as a % of covered-employee payroll		-21.5%	-1.0%	-16.7%	-8.2%	-15.2%	-3.9%	-14.3%

See accompanying independent auditors' report.

(1) This schedule should present 10 years of data; however, the information prior to 2017 is not readily available.
(2) There were no changes in benefit terms for years ended 2023 through 2017.
(3) Assumptions for year ended 2023 through 2017 were updated to reflect changes in the mortality rates, medical trends, and aging assumptions.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Required Supplementary Information
Retiree Healthcare Plan
Schedule of Changes in Net OPEB (Asset) Liability and Related Ratios
(unaudited)
Last 7 Calendar Years

		2023	2022	2021	2020	2019	2018	2017
Actuarially determined contribution	$	-	1,415,861	-	1,310,144	555,921	890,416	297,975
Contributions in relation to the actuarially determined contribution		3,041,195	2,958,503	2,279,584	2,168,014	2,111,960	1,952,210	1,758,037
Contribution deficiency (excess)	$	(3,041,195)	(1,542,642)	(2,279,584)	(857,870)	(1,556,039)	(1,061,794)	(1,460,062)
Covered-employee payroll	$	58,646,317	52,161,378	46,693,627	42,735,350	41,987,414	37,467,939	33,966,194
Contributions as a % of covered-employee payroll		5.2%	5.7%	4.9%	5.1%	5.0%	5.2%	5.2%

See accompanying independent auditors' report.

(1) This schedule should present 10 years of data; however, the information prior to 2017 is not readily available.

(2) Contributions made to the Plan in 2023 to 2017 were in excess of the actuarial annual required contributions.

(3) The actuarial contribution rate is determined based on the same assumptions as the actuarial lability with a valuation date as of January 1, 2024 using the following actuarial assumptions as discussed in Note 15:

Valuation Date	January 1, 2024
Actuarial Cost Method	Entry-Age Normal percentage of Salary
Amortization Method	Level Percentage of Pay, Open
Amortization Period	20 years
Asset Valuation Method	Market Value
Actuarial Assumptions	
Inflation Rate	2.6 percent, per annum
Investment rate of return	5.5 percent, per annum
Projected Salary Increases	3.5 percent, per annum
Healthcare cost trend rates	7.0 percent in 2024 grading down to 5.60 percent over 3 years and following the Getzen model thereafter to an ultimate rate of 4.04 percent in the year 2075. The Retiree Credit Matrix will increase at 5.00 percent, per annum.
Participation rate	95 percent of fully eligible pre-65 active employees are assumed to elect medical coverage upon retirement; 95 percent of fully eligible post-65 active employees are assumed to elect coverage upon retirement.
Marital Status	Actual spouse participation and dates of birth were used for retirees; 65 percent of active employees are assumed to cover a spouse at retirement; active males are assumed to be 3 years older than their spouses.
Medical Claims Cost	The claims cost is determined by disaggregating the premium based on plan, coverage tier, and age.

	Age 65 Cost Male	Age 65 Cost Female
Retiree/Spouse:	$22,342	$20,354

Age Variance	Claims were age adjusted each year based on the Dale Yamamoto study released by the Society of Actuaries in June 2013.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Net Position

June 30, 2024

Assets		**General Operating Accounts**	**Rental Housing Bond Group**	**Commonwealth Mortgage Bond Group**	**Home-ownership Bond Group**	**Total**
Current assets:						
Cash and cash equivalents	$	170,273,704	710,408,291	650,544,525	32,885,553	1,564,112,073
Investments		41,739,964	229,696,458	206,143,927	10,686,401	488,266,750
Interest receivable – investments		3,775,844	12,251,445	11,552,608	547,344	28,127,241
Mortgage loans held for sale		-	-	52,347,248	-	52,347,248
Mortgage and other loans receivable, net		10,396,803	97,946,712	68,457,872	3,941,253	180,742,640
Interest receivable – mortgage and other loans		1,032,408	19,766,388	7,742,522	274,983	28,816,301
Other real estate owned		2,779,928	-	1,242,096	-	4,022,024
Other assets		16,690,492	-	4,121	-	16,694,613
Total current assets		246,689,143	1,070,069,294	998,034,919	48,335,534	2,363,128,890
Noncurrent assets:						
Investments		497,351,792	-	208,775,263	-	706,127,055
Mortgage and other loans receivable		407,629,548	5,191,708,320	2,208,197,203	92,188,321	7,899,723,392
Less allowance for loan loss		34,197,979	71,599,493	36,492,591	833,315	143,123,378
Mortgage and other loans receivable, net		373,431,569	5,120,108,827	2,171,704,612	91,355,006	7,756,600,014
Capital Assets, net of accumulated depreciation and amortization of $73,109,731		21,263,649	6,226,154	-	-	27,489,803
Mortgage servicing rights, net		26,601,200	-	-	-	26,601,200
Other Assets		29,597,420	-	-	-	29,597,420
Total noncurrent assets		948,245,630	5,126,334,981	2,380,479,875	91,355,006	8,546,415,492
Total assets		1,194,934,773	6,196,404,275	3,378,514,794	139,690,540	10,909,544,382
Deferred outflows of resources						
Other postemployment benefits - change in assumptions		1,627,852	-	-	-	1,627,852
Other postemployment benefits - difference between expected and actual experience		5,393,161	-	-	-	5,393,161
Other postemployment benefits - difference between projected and actual earning		585,200	-	-	-	585,200
Total Deferred outflows of resources		7,606,213	-	-	-	7,606,213

(Continued)

Schedule 3

VIRGINIA HOUSING DEVELOPMENT AUTHORITY

(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Net Position

June 30, 2024

Liabilities	**General Operating Accounts**	**Rental Housing Bond Group**	**Commonwealth Mortgage Bond Group**	**Home-ownership Bond Group**	**Total**
Current liabilities:					
Notes and bonds payable	400,000,000	103,070,000	86,438,080	1,503,230	591,011,310
Accrued interest payable on notes and bonds	720,640	36,656,348	18,198,678	93,279	55,668,945
Escrows	37,001,478	-	-	-	37,001,478
Federal grand awards held	4,670,946	-	-	-	4,670,946
Derivative instruments	-	-	104,711	-	104,711
Accounts payable and other liabilities	39,111,975	-	-	-	39,111,975
Total current liabilities	481,505,039	139,726,348	104,741,469	1,596,509	727,569,365
Noncurrent liabilities:					
Bonds payable, net	-	4,319,113,778	1,723,097,875	32,938,073	6,075,149,726
Project reserves	131,865,677	-	-	-	131,865,677
Loan participation payable to Federal Financing Bank	33,186,655	-	-	-	33,186,655
Other (assets) liabilities	14,683,468	2,412,297	-	-	17,095,765
Total noncurrent liabilities	179,735,800	4,321,526,075	1,723,097,875	32,938,073	6,257,297,823
Total liabilities	661,240,839	4,461,252,423	1,827,839,344	34,534,582	6,984,867,188
Deferred inflows of resources					
Deferred fees and points on multifamily loans	440,133	63,901,545	-	-	64,341,678
Other postemployment benefits - change in assumptions	508,695	-	-	-	508,695
Other postemployment benefits - difference between expected and actual experience	7,961,316	-	-	-	7,961,316
Total deferred inflows of resources	8,910,144	63,901,545	-	-	72,811,689
Net position:					
Net investment in capital assets	7,913,922	(337,473)	-	-	7,576,449
Restricted OPEB asset	12,601,297	-	-	-	12,601,297
Restricted by bond indentures	-	1,671,587,780	1,550,675,450	105,155,958	3,327,419,188
Unrestricted	511,874,784	-	-	-	511,874,784
Total net position	$ 532,390,003	1,671,250,307	1,550,675,450	105,155,958	3,859,471,718

See accompanying independent auditors' report.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY

(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Revenues, Expenses, and Changes in Net Position

Year ended June 30, 2024

		General Operating Accounts	Rental Housing Bond Group	Commonwealth Mortgage Bond Group	Home-ownership Bond Group	Total
Operating revenues:						
Interest on mortgage and other loans receivable	$	16,032,346	221,887,571	98,142,391	4,171,718	340,234,026
Investment earnings:						
Investment income		22,146,763	46,182,568	45,284,854	2,038,025	115,652,210
Realized loss on investments		(3,447)	-	(26,239)	-	(29,686)
Unrealized (loss)/gain on investments		(16,931,732)	1,223,719	8,346,860	56,932	(7,304,221)
Housing Choice Voucher program administrative income		10,510,743	-	-	-	10,510,743
Gains and recoveries on sale of other real estate owned		444,961	322,929	491,678	90,900	1,350,468
Gains on sale of single family mortgage loans		-	-	8,959,056	-	8,959,056
Mortgage servicing fees net of guaranty fees		41,945,145	-	-	-	41,945,145
Tax credit program fees earned		11,393,590	-	-	-	11,393,590
Other		8,097,998	11,164,555	14,133	-	19,276,686
Total operating revenues		93,636,367	280,781,342	161,212,733	6,357,575	541,988,017
Operating expenses:						
Interest on notes and bonds payable		22,260,173	139,615,352	48,074,075	1,165,617	211,115,217
Salaries and related employee benefits		82,379,072	-	-	-	82,379,072
General operating expenses		40,956,203	-	3,515	-	40,959,718
Note and bond expenses		1,766,623	-	-	-	1,766,623
Bond issuance expenses		74,747	3,786,357	5,612,831	-	9,473,935
Grant expenses		50,056,555	-	-	-	50,056,555
Housing Choice Voucher program expenses		9,898,309	-	-	-	9,898,309
Mortgage servicing rights amortization and other servicing costs		19,989,121	-	10,230,133	-	30,219,254
Losses on other real estate owned		1,351,585	-	297,868	11,129	1,660,582
Provision for loan losses		(4,653,351)	27,341,763	7,454,390	11,782	30,154,584
Total operating expenses		224,079,037	170,743,472	71,672,812	1,188,528	467,683,849
Operating income (expense)		(130,442,670)	110,037,870	89,539,921	5,169,047	74,304,168
Nonoperating revenues (expenses):						
Pass-through grant awards		170,785,271	-	-	-	170,785,271
Pass-through grants expenses		(170,785,271)	-	-	-	(170,785,271)
Other, net		20,254	-	-	-	20,254
Total nonoperating revenues, net		20,254	-	-	-	20,254.00
Income (loss) before transfers		(130,422,416)	110,037,870	89,539,921	5,169,047	74,324,422
Transfers between funds		204,662,190	(104,038,492)	(100,898,459)	274,761	-
Change in net position		74,239,774	5,999,378	(11,358,538)	5,443,808	74,324,422
Total net position, beginning of year		458,150,229	1,665,250,929	1,562,033,988	99,712,150	3,785,147,296
Total net position, end of year	$	532,390,003	1,671,250,307	1,550,675,450	105,155,958	3,859,471,718

See accompanying independent auditors' report.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Fiduciary Net Position
Fiduciary Funds – Custodial Funds

June 30, 2024

	Escrow Funds (GNMA, FNMA, FHLMC, Habitat)	Commonwealth Priority Housing Fund	Virginia Housing Trust Fund	National Housing Trust Fund	Total Custodial Funds
ASSETS					
Current assets:					
Cash and cash equivalents	$ 58,191,687	7,846,806	8,628,900	3,057,281	77,724,674
Interest receivable - investments	-	83,313	56,468	31,443	171,224
Interest receivable - mortgage and other loans	-	63,768	87,520	13,516	164,804
Other assets	-	213	-	-	213
Total current assets	58,191,687	7,994,100	8,772,888	3,102,240	78,060,915
Noncurrent assets:					
Mortgage and other loans receivable	-	2,177,870	-	-	2,177,870
Total noncurrent assets	-	2,177,870	-	-	2,177,870
Total assets	58,191,687	10,171,970	8,772,888	3,102,240	80,238,785
LIABILITIES					
Other liabilities	-	4,900,065	8,470,254	2,926,057	16,296,376
Total liabilities	-	4,900,065	8,470,254	2,926,057	16,296,376
NET POSITION					
Restricted for:					
Funds held in escrow	58,191,687	-	-	-	58,191,687
Other governmental agency	-	5,271,905	302,634	176,183	5,750,722
Total Net Position	$ 58,191,687	5,271,905	302,634	176,183	63,942,409

See accompanying independent auditors' report.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Changes in Fiduciary Net Position
Fiduciary Funds – Custodial Funds

Year Ended June 30, 2024

		Escrow Funds (GNMA, FNMA, FHLMC, Habitat)	Commonwealth Priority Housing Fund	Virginia Housing Trust Fund	National Housing Trust Fund	Total Custodial Funds
ADDITIONS						
Contribution:						
Borrower payments	$	1,599,983,911	-	-	-	1,599,983,911
Total Contributions		1,599,983,911	-	-	-	1,599,983,911
Investment earnings:						
Interest, dividends, and other		-	1,114,684	860,498	335,684	2,310,866
Total investment earnings		-	1,114,684	860,498	335,684	2,310,866
Total additions		1,599,983,911	1,114,684	860,498	335,684	1,602,294,777
DEDUCTIONS						
Other governmental agency		-	1,298,423	631,128	196,093	2,125,644
Disbursement of escrow funds		1,617,127,705	-	-	-	1,617,127,705
Administrative expense		-	26,932	-	-	26,932
Total deductions		1,617,127,705	1,325,355	631,128	196,093	1,619,280,281
Net (decrease)/increase in fiduciary net position		(17,143,794)	(210,671)	229,370	139,591	(16,985,504)
Net position - beginning of year		75,335,481	5,482,576	73,264	36,592	80,927,913
Net position - end of year	$	58,191,687	5,271,905	302,634	176,183	63,942,409

See accompanying independent auditors' report.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Net Position

June 30, 2023

Assets	General Operating Accounts	Rental Housing Bond Group	Commonwealth Mortgage Bond Group	Home-ownership Bond Group	Total
Current assets:					
Cash and cash equivalents	$ 227,575,473	885,465,398	277,207,159	32,745,847	1,422,993,877
Investments	29,447,400	-	-	-	29,447,400
Interest receivable – investments	2,459,646	5,633,458	2,869,342	188,495	11,150,941
Derivative instruments	-	-	677,629	-	677,629
Mortgage loans held for sale	-	-	178,361,111	-	178,361,111
Mortgage and other loans receivable, net	9,542,442	105,327,034	67,986,470	4,123,924	186,979,870
Interest receivable – mortgage and other loans	939,434	18,173,810	5,145,185	285,834	24,544,263
Other real estate owned	3,235,992	427,000	1,313,116	83,000	5,059,108
Other assets	18,832,970	-	15,667	-	18,848,637
Total current assets	292,033,357	1,015,026,700	533,575,679	37,427,100	1,878,062,836
Noncurrent assets:					
Investments	475,011,074	-	314,885,502	-	789,896,576
Mortgage and other loans receivable	359,948,629	4,683,226,018	1,572,330,145	100,793,184	6,716,297,976
Less allowance for loan loss	38,922,714	44,257,735	29,554,141	822,978	113,557,568
Mortgage and other loans receivable, net	321,025,915	4,638,968,283	1,542,776,004	99,970,206	6,602,740,408
Capital Assets, net of accumulated depreciation and amortization of $69,246,833	28,477,145	6,923,226	-	-	35,400,371
Mortgage servicing rights, net	36,834,996	-	-	-	36,834,996
Other Assets	11,799,064	-	-	-	11,799,064
Total noncurrent assets	873,148,194	4,645,891,509	1,857,661,506	99,970,206	7,476,671,415
Total assets	1,165,181,551	5,660,918,209	2,391,237,185	137,397,306	9,354,734,251
Deferred outflows of resources					
Other postemployment benefits - change in assumptions	1,914,127	-	-	-	1,914,127
Other postemployment benefits - difference between expected and actual experience	6,130,868	-	-	-	6,130,868
Other postemployment benefits - difference between projected and actual earning	3,213,143	-	-	-	3,213,143
Total Deferred outflows of resources	11,258,138	-	-	-	11,258,138

(Continued)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Net Position
June 30, 2023

Liabilities	General Operating Accounts	Rental Housing Bond Group	Commonwealth Mortgage Bond Group	Home-ownership Bond Group	Total
Current liabilities:					
Notes and bonds payable	400,000,000	85,750,000	40,770,451	1,471,337	527,991,788
Accrued interest payable on notes and bonds	990,885	30,107,593	4,191,403	101,788	35,391,669
Escrows	30,571,911	-	-	-	30,571,911
Federal grand awards held	84,706,517	-	-	-	84,706,517
Accounts payable and other liabilities	33,237,559	-	-	-	33,237,559
Total current liabilities	549,506,872	115,857,593	44,961,854	1,573,125	711,899,444
Noncurrent liabilities:					
Bonds payable, net	-	3,815,369,598	784,241,343	36,112,031	4,635,722,972
Project reserves	113,844,901	-	-	-	113,844,901
Loan participation payable to Federal Financing Bank	34,022,078	-	-	-	34,022,078
Other (assets) liabilities	18,927,773	-	-	-	18,927,773
Total noncurrent liabilities	166,794,752	3,815,369,598	784,241,343	36,112,031	4,802,517,724
Total liabilities	716,301,624	3,931,227,191	829,203,197	37,685,156	5,514,417,168
Deferred inflows of resources					
Deferred fees and points on multifamily loans	459,456	64,440,089	-	-	64,899,545
Other postemployment benefits - change in assumptions	586,871	-	-	-	586,871
Other postemployment benefits - difference between expected and actual experience	941,509	-	-	-	941,509
Total deferred inflows of resources	1,987,836	64,440,089	-	-	66,427,925
Net position:					
Net investment in capital assets	8,721,930	54,722	-	-	8,776,652
Restricted OPEB asset	503,303	-	-	-	503,303
Restricted by bond indentures	-	1,665,196,207	1,562,033,988	99,712,150	3,326,942,345
Unrestricted	448,924,996	-	-	-	448,924,996
Total net position	$ 458,150,229	1,665,250,929	1,562,033,988	99,712,150	3,785,147,296

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Revenues, Expenses, and Changes in Net Position
Year ended June 30, 2023

	General Operating Accounts	Rental Housing Bond Group	Commonwealth Mortgage Bond Group	Home-ownership Bond Group	Total
Operating revenues:					
Interest on mortgage and other loans receivable	$ 16,762,080	202,850,482	80,749,026	4,764,845	305,126,433
Investment earnings:					
Investment income	23,633,536	36,405,897	24,339,521	112,828	84,491,782
Realized loss on investments	(6,573)	-	(41,933,169)	-	(41,939,742)
Unrealized (loss)/gain on investments	4,448,122	-	(28,747,627)	-	(24,299,505)
Housing Choice Voucher program administrative income	9,269,212	-	-	-	9,269,212
Gains and recoveries on sale of other real estate owned	501,223	-	349,765	2,189	853,177
Gains on sale of single family mortgage loans	-	-	5,101,991	-	5,101,991
Mortgage servicing fees net of guaranty fees	41,884,948	-	-	-	41,884,948
Tax credit program fees earned	8,141,690	-	-	-	8,141,690
Other	3,972,232	5,478,377	28,142	-	9,478,751
Total operating revenues	108,606,470	244,734,756	39,887,649	4,879,862	398,108,737
Operating expenses:					
Interest on notes and bonds payable	17,536,970	121,289,061	25,861,285	1,291,623	165,978,939
Salaries and related employee benefits	79,500,734	-	-	-	79,500,734
General operating expenses	36,197,874	-	1,016	-	36,198,890
Note and bond expenses	1,437,986	-	-	-	1,437,986
Bond issuance expenses	80,282	2,045,078	-	-	2,125,360
Grant expenses	63,696,630	-	-	-	63,696,630
Housing Choice Voucher program expenses	10,726,712	-	-	-	10,726,712
Mortgage servicing rights amortization and other servicing costs	25,171,554	-	2,359,457	-	27,531,011
Losses on other real estate owned	1,453,630	-	558,979	16,985	2,029,594
Provision for loan losses	(8,040,340)	(11,637,116)	(8,817,979)	(269,723)	(28,765,158)
Total operating expenses	227,762,032	111,697,023	19,962,758	1,038,885	360,460,698
Operating income (expense)	(119,155,562)	133,037,733	19,924,891	3,840,977	37,648,039
Nonoperating revenues (expenses):					
Pass-through grant awards	229,995,448	-	-	-	229,995,448
Pass-through grants expenses	(229,995,448)	-	-	-	(229,995,448)
Other, net	14,596	-	-	-	14,596
Total nonoperating revenues, net	14,596	-	-	-	14,596
Income (loss) before transfers	(119,140,966)	133,037,733	19,924,891	3,840,977	37,662,635
Transfers between funds	147,548,061	(152,693,901)	5,092,351	53,489	-
Change in net position	28,407,095	(19,656,168)	25,017,242	3,894,466	37,662,635
Total net position, beginning of year (as restated)	429,743,134	1,684,907,097	1,537,016,746	95,817,684	3,747,484,661
Total net position, end of year	$ 458,150,229	1,665,250,929	1,562,033,988	99,712,150	3,785,147,296

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Fiduciary Net Position
Fiduciary Funds – Custodial Funds
June 30, 2023

		Escrow Funds (GNMA, FNMA, FHLMC, Habitat)	Commonwealth Priority Housing Fund	Virginia Housing Trust Fund	National Housing Trust Fund	Total Custodial Funds
ASSETS						
Current assets:						
Cash and cash equivalents	$	75,335,481	3,754,317	989,307	1,669,610	81,748,715
Interest receivable - investments		-	23,775	9,124	10,046	42,945
Interest receivable - mortgage and other loans		-	63,399	65,222	8,625	137,246
Other assets		-	1,046	-	-	1,046
Total current assets		75,335,481	3,842,537	1,063,653	1,688,281	81,929,952
Noncurrent assets:						
Mortgage and other loans receivable		-	2,702,870	-	-	2,702,870
Total noncurrent assets		-	2,702,870	-	-	2,702,870
Total assets		75,335,481	6,545,407	1,063,653	1,688,281	84,632,822
LIABILITIES						
Other liabilities		-	1,062,831	990,389	1,651,689	3,704,909
Total liabilities		-	1,062,831	990,389	1,651,689	3,704,909
NET POSITION						
Restricted for:						
Other postemployment benefit plan other than pension						
Funds held in escrow		75,335,481	-	-	-	75,335,481
Other governmental agency		-	5,482,576	73,264	36,592	5,592,432
Total Net Position	$	75,335,481	5,482,576	73,264	36,592	80,927,913

Schedule 10

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Changes in Fiduciary Net Position
Fiduciary Funds – Custodial Funds
Year Ended June 30, 2023

		Escrow Funds (GNMA, FNMA, FHLMC, Habitat)	Commonwealth Priority Housing Fund	Virgina Housing Trust Fund	National Housing Trust Fund	Total Custodial Funds
ADDITIONS						
Contribution:						
Borrower payments	$	1,656,192,678	-	-	-	1,656,192,678
Employers		-	24,882	76,208	30,687	131,777
Total Contributions		1,656,192,678	24,882	76,208	30,687	1,656,324,455
Investment earnings:						
Interest, dividends, and other		-	1,210,742	391,766	162,477	1,764,985
Total investment earnings		-	1,210,742	391,766	162,477	1,764,985
Total additions		1,656,192,678	1,235,624	467,974	193,164	1,658,089,440
DEDUCTIONS						
Other governmental agency		-	1,062,645	24,626,158	9,102,658	34,791,461
Disbursement of escrow funds		1,674,593,360	-	-	-	1,674,593,360
Administrative expense		-	26,268	81,427	34,440	142,135
Total deductions		1,674,593,360	1,088,913	24,707,585	9,137,098	1,709,526,956
Net (decrease)/increase in fiduciary net position		(18,400,682)	146,711	(24,239,611)	(8,943,934)	(51,437,516)
Net position - beginning of year		93,736,163	5,335,865	24,312,875	8,980,526	132,365,429
Net position - end of year	$	75,335,481	5,482,576	73,264	36,592	80,927,913

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INDEPENDENT AUDITORS' 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*

Board of Commissioners
Virginia Housing Development Authority
Richmond, Virginia

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 the business-type activities and the fiduciary activities of the Virginia Housing Development Authority (the Authority), a component unit of the Commonwealth of Virginia, as of and for the years ended June 30, 2024 and 2023 (except for the Retiree Health Care Plan fiduciary fund, which is as of and for the years ended December 31, 2023 and 2022), and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated September 10, 2024.

Report on Internal Control Over Financial Reporting

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

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

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

Board of Commissioners
Virginia Housing Development Authority

Report on Compliance and Other Matters

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

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Arlington, Virginia
September 10, 2024

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Audit Requirements under the Single Audit Act of 1984 and
Amendments of 1996 and Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, Including the Schedule of Expenditures of Federal Awards

Year ended June 30, 2024

(With Independent Auditors' Reports Thereon)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF THE COMMONWEALTH OF VIRGINIA)
TABLE OF CONTENTS
YEAR ENDED JUNE 30, 2024

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INDEPENDENT AUDITORS' 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*

Board of Commissioners
Virginia Housing Development Authority
Richmond, Virginia

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 the business-type activities and the fiduciary activities of Virginia Housing Development Authority (the Authority), a component unit of the Commonwealth of Virginia, as of and for the year ended June 30, 2024 (except for the Retiree Health Care Plan fiduciary fund, which is as of and for the year ended December 31, 2023), and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated September 10, 2024.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Arlington, Virginia
September 10, 2024

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM, REPORT ON INTERNAL CONTROL OVER COMPLIANCE, AND REPORT ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE

Board of Commissioners
Virginia Housing Development Authority
Richmond, Virginia

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Virginia Housing Development Authority's (the Authority) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2024. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

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

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditors' Responsibilities for the Audit of Compliance

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

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

Other Matters

The results of our auditing procedures disclosed other instances of noncompliance which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as items 2024-001, 2024-002, 2024-003, 2024-004, 2024-005 and 2024-006. Our opinion on each major federal program is not modified with respect to these matters.

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

Report on Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2024-001, 2024-002, 2024-003, 2024-004, 2024-005 and 2024-006 to be significant deficiencies.

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

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

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

Board of Commissioners
Virginia Housing Development Authority

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the business-type activities and the fiduciary activities of the Authority, a component unit of the Commonwealth of Virginia, as of and for the year ended June 30, 2024 (except for the Retiree Health Care Plan fiduciary fund, which is as of and for the year ended December 31, 2023), and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements. We have issued our report thereon, dated September 10, 2024, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Arlington, Virginia
March 25, 2025

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF THE COMMONWEALTH OF VIRGINIA)
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2024

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Total Federal Expenditures
U.S. Department of Housing and Urban Development Programs				
Direct:				
Housing Voucher Cluster:				
Section 8 Housing Choice Vouchers	14.871	N/A	$ -	$ 99,597,115
Mainstream Vouchers	14.879	N/A	-	3,122,693
COVID-19 Emergency Housing Vouchers	14.871	N/A	-	3,701,860
Housing Voucher Cluster Subtotal			-	106,421,668
Section 8 Project Based Cluster:				
Section 8 Moderate Rehabilitation Programs	14.856	N/A	-	180,488
Housing Counseling Assistance Programs	14.169	N/A	835,889	835,889
Government National Mortgage Association			-	
Mortgage Backed Securities Program (Note 4)	14.U01	N/A	-	326,198,429
Federal Housing Administration				
Mortgage Insurance and Guarantees (Note 3)	14.117	N/A	-	596,604,325
Total U.S. Department of Housing and Urban Development			835,889	1,030,240,799
U.S. Department of Treasury Programs				
Direct:				
COVID-19 Homeowners Assistance Fund	21.026	N/A	-	79,333,651
Veterans Administration				
Direct:				
Mortgage Insurance and Guarantees (Note 3)	64.114	N/A	-	108,282,619
Total Expenditures of Federal Awards			$ 835,889	$ 1,217,857,069

See Accompanying Notes to Schedule of Expenditures of Federal Awards

NOTE 1 GENERAL

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) presents the activity of all federal award programs of the Virginia Housing Development Authority (the Authority). The Authority's reporting entity is defined in note 1 to the Authority's basic financial statements for the year ended June 30, 2024. All federal awards received directly from federal agencies, as well as federal awards passed through other government agencies, are included in the Schedule and accompanying notes.

NOTE 2 BASIS OF ACCOUNTING

As described in Note 1 to the Authority's basic financial statements for the year ended June 30, 2024, the Authority follows the accrual basis of accounting.

NOTE 3 FEDERAL LOAN PROGRAMS

Certain single family mortgage loans of the Authority are insured by the Federal Housing Administration (FHA) or guaranteed by either the Veterans Administration (VA) or the U.S. Department of Agriculture. As of June 30, 2024, the outstanding balance of single family mortgage loans with FHA-insurance approximated $5,569,413,000 including new loans issued during the year ended June 30, 2024 approximating $596,604,000. As of June 30, 2024, the outstanding balance of single family mortgage loans partially guaranteed by the VA approximated $511,299,000 including new loans issued during the year ended June 30, 2024 approximating $108,283,000.

Additionally, certain multi-family mortgage loans of the Authority are insured through the FHA risk-sharing program. As of June 30, 2024, the outstanding balance of FHA-insured loans approximated $33,187,000, for which FHA has insured through the risk share program 10% of the outstanding balance or $3,319,000. During the year ended June 30, 2024 there were no new risk-share loans issued.

NOTE 4 GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA) MORTGAGE-BACKED SECURITIES PROGRAM (MBS PROGRAM)

Certain mortgage loans of the Authority were pooled and packaged as mortgage loan pass-through certificates guaranteed by GNMA through its MBS Program. For the year ended June 30, 2024, the Authority issued mortgage-backed securities of approximately $326,198,000 through the MBS Program.

NOTE 5 FINANCIAL ADJUSTMENT FACTOR (FAF) #181

As the Commonwealth of Virginia's administrator for the U.S. Department of Housing and Urban Development's (HUD) Section 8 Fair Market Rents program, the Authority administers the Financial Adjustment Factor (FAF) #181 program. The FAF program does not receive any expenditures of federal awards directly, but uses funds included and reported under the Section 8 New Construction and Substantial Rehabilitation (CFDA No. 14.182) programs to make loan disbursements for qualifying low-income housing projects.

NOTE 6 RELATIONSHIP TO FEDERAL FINANCIAL REPORTS

Amounts reported in the accompanying Schedule agree with the amounts reported in the related federal financial reports for the year ended June 30, 2024 filed by the Authority.

NOTE 7 INDIRECT COSTS

The Authority did not elect to use the 10% de minimus indirect cost rate as noted in Uniform Guidance 200.414.

Section I – Summary of Auditors' Results

Financial Statements

1. Type of auditors' report issued: Unmodified

2. Internal control over financial reporting:

   - Material weakness(es) identified? ______ yes __x__ no

   - Significant deficiency(ies) identified? ______ yes __x__ none reported

3. Noncompliance material to financial statements noted? ______ yes __x__ no

Federal Awards

1. Internal control over major federal programs:

   - Material weakness(es) identified? ______ yes __x__ no

   - Significant deficiency(ies) identified? __x__ yes ______ none reported

2. Type of auditors' report issued on compliance for major federal programs: Unmodified

3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? __x__ yes ______ no

Identification of Major Federal Programs

Assistance Listing Numbers	Name of Federal Program or Cluster
14.U1	U.S. Department of Housing and Urban Development Federal Housing Administration: GNMA Mortgage-Backed Securities Program
14.871/14.879/14.EHV	U.S. Department of Housing and Urban Development Federal Housing Administration: Housing Voucher Cluster
64.114	Mortgage Insurance and Guarantees

Section I – Summary of Auditors' Results (Continued)

Identification of Major Federal Programs (Continued)

Dollar threshold used to distinguish between Type A and Type B programs:	$ 3,000,000
Auditee qualified as low-risk auditee?	______ yes ___x___ no

Section II – Financial Statement Findings

Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards*.

Section III – Findings and Questioned Costs – Major Federal Programs

2024 – 001 – Eligibility

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879/14.EHV

Federal Award Identification Number and Year: VA901; 2023-2024

Award Period: July 1, 2023 through June 30, 2024

Type of Finding: Significant Deficiency in Internal Control over Compliance, Other Matters

Criteria or specific requirement: The PHA must do the following: (1) As a condition of admission or continued occupancy, require the tenant and other family members to provide necessary information, documentation, and releases for the PHA to verify income eligibility (24 CFR sections 5.230, 5.609, and 982.516). (2) For both family income examinations and reexaminations, obtain and document in the family file third party verification of (1) reported family annual income; (2) the value of assets; (3) expenses related to deductions from annual income; and (4) other factors that affect the determination of adjusted income or income-based rent (24 CFR section 982.516). (3) Determine income eligibility and calculate the tenant's rent payment using the documentation from third party verification in accordance with 24 CFR Part 5 Subpart F (24 CFR section 5.601 et seq.) (24 CFR sections 982.201, 982.515, and 982.516). Most PHAs devise their own application forms that are filled out by the PHA staff during an interview with the tenant. The head of household signs (a) one or more release forms to allow the PHA to obtain information from third parties; (b) a federally prescribed general release form for employment information; and (c) a privacy notice. Under some circumstances, other members of the family are required to sign these forms (24 CFR sections 5.212 and 5.230).

Section III – Findings and Questioned Costs – Major Federal Programs (Continued)

Criteria or specific requirement (continued): (4) Use the Enterprise Income Verification (EIV) system in its entirety to verify tenant employment and income information during mandatory reexaminations of family composition and income in accordance with 24 CFR 5.233; and reduce administrative and subsidy payment errors in accordance with 24 CFR 5.236 and other administrative guidance issued by HUD. (5) Select tenants from the HCVP waiting list (see III.N.1, “Special Tests and Provisions ‐ Selection from the Waiting List”) (24 CFR sections 982.202 through 982.207). (6) Reexamine family income and composition at least once every 12 months and adjust the tenant rent and housing assistance payment as necessary using the documentation from third party verification (24 CFR section 982.516).

Condition/Context: During our testing of 60 files for eligibility requirements, we noted the following in 9 files:

- 5 of 60 files tested did not have proper supporting documentation for income reported on the HUD-50058.
- 1 of 60 files tested did not have proper supporting documentation for assets reported on the HUD-50058.
- 1 of 60 files tested did not have proper supporting documentation for expenses/deductions reported on the HUD-50058.
- 6 of 60 files tested had incorrectly calculated HAP due to missing or incorrect supporting documentation.
- 2 of 60 files tested did not contain a HUD-9886 signed by all members of the household over 18.
- 1 of 60 files selected did not include the completed housing specialist checklist.

The samples were statistically valid samples.

Questioned costs: $12,622

Cause: As a balance of state PHA, the Authority is responsible for ensuring the Housing Choice Voucher (HCV) program is administered in compliance with Federal regulations across Virginia. The Authority has partnered with 26 local housing agencies (LHAs) throughout the state to administer the program. However, due to the number of LHAs, inconsistencies have arisen in quality control practices. These variations stem from differences in agency size, staffing structures, geographic service areas, and overall program capacity. To address these challenges, the Authority has taken a methodical and intentional approach to improving the HCV program while balancing the need for timely compliance with federal regulations. As part of these efforts, quality control plans have been implemented to enhance program oversight. However, these plans were introduced after the audit review period and, therefore, were not applicable to the 60 files reviewed by the audit team.

Effect: The Authority is not in compliance with HUD requirements.

Section III – Findings and Questioned Costs – Major Federal Programs (Continued)

Repeat Finding: This finding is a repeat finding in the immediate prior year over eligibility requirements. Prior year finding number was 2023-001 with exceptions related to internal controls and missing files.

Recommendation: We recommend that the Authority reviews its internal controls and policies over HUD's tenant eligibility requirements to ensure all documentation is maintained at the time of recertification.

Views of responsible officials: There is no disagreement with the audit finding.

2024 – 002 – Reasonable Rent

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879/14.EHV

Federal Award Identification Number and Year: VA901; 2023-2024

Award Period: July 1, 2023 through June 30, 2024

Type of Finding: Significant Deficiency in Internal Control over Compliance, Other Matters

Criteria or specific requirement: The PHA must determine that the rent to the owner is reasonable at the time of initial leasing. Also, the PHA must determine reasonable rent during the term of the contract (a) before any increase in the rent to owner, and (b) at the HAP contract anniversary if there is a 5 percent decrease in the published Fair Market Rent in effect 60 days before the HAP contract anniversary. The PHA must maintain records to document the basis for the determination that rent to owner is a reasonable rent (initially and during the term of the HAP contract) (24 CFR sections 982.4, 982.54(d)(15), 982.158(f)(7), and 982.507).

Condition/Context: During our testing of 100 files for reasonable rent requirements, we noted the following in 4 files:

- 4 of 100 files tested had a rent reasonableness determination performed after the effective date

The samples were statistically valid samples.

Questioned costs: $40,800

Cause: As a balance of state PHA, the Authority is responsible for ensuring the Housing Choice Voucher (HCV) program is administered in compliance with Federal regulations across Virginia. The Authority has partnered with 26 local housing agencies (LHAs) throughout the state to administer the program. However, due to the number of LHAs, inconsistencies have arisen in quality control practices. These variations stem from differences in agency size, staffing structures, geographic service areas, and overall program capacity. To address these challenges, the Authority has taken a methodical and intentional approach to improving the HCV program while balancing the need for timely compliance with federal regulations. As part of these efforts, quality control plans have been implemented to enhance program oversight. However, these plans were introduced after the audit review period and, therefore, were not applicable to the 100 files reviewed by the audit team.

Section III – Findings and Questioned Costs – Major Federal Programs (Continued)

Of the 100 files reviewed, four contained rent reasonableness determination documentation dated after the effective date. While this remains non-compliant, Virginia Housing views this as a positive indication of progress compared to previous audit findings. This improvement reflects the successful implementation of enhanced quality control measures, which have increased LHA file reviews and improved the correction of deficiencies.

Effect: The Authority is not in compliance with HUD's reasonable rent requirements.

Repeat Finding: This finding is a repeat finding in the immediate prior year. Prior year finding number was 2023-002.

Recommendation: We recommend that the Authority reviews its process over reasonable rent determination to ensure that it is performed timely (before the effective date of the rent payment) and that the approved rent is properly carried forward to the HUD-50058 and HAP contract/HAP contract amendment.

Views of responsible officials: There is no disagreement with the audit finding.

2024 – 003 – HQS Annual and Failed Inspections

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879/14.EHV

Federal Award Identification Number and Year: VA901; 2023-2024

Award Period: July 1, 2023 through June 30, 2024

Type of Finding: Significant Deficiency in Internal Control over Compliance, Other Matters

Criteria or specific requirement: The PHA must inspect the unit leased to a family at least annually to determine if the unit meets Housing Quality Standards (HQS) and the PHA must conduct quality control re-inspections. The PHA must prepare a unit inspection report (24 CFR sections 982.158(d) and 982.405(b)). Per the Authority's Administrative Plan, all units must pass an HQS inspection prior to the approval of a lease and at least once every 12 months during the term of the contract, and at other times as needed, to determine that the unit meets HQS (Chapter 8 of the Admin Plan). Per the Authority's administrative plan, both the family and the owner must be given reasonable notice of all inspections.

For units under HAP contract that fail to meet HQS, the PHA must require the owner to correct any life threatening HQS deficiencies within 24 hours after the inspections and all other HQS deficiencies within 30 calendar days or within a specified PHA-approved extension. If the owner does not correct the cited HQS deficiencies within the specified correction period, the PHA must stop (abate) HAPs beginning no later than the first of the month following the specified correction period or must terminate the HAP contract. The owner is not responsible for a breach of HQS as a result of the family's failure to pay for utilities for which the family is responsible under the lease or for tenant damage. For family-caused defects, if the family does not correct the cited HQS deficiencies within the specified correction period, the PHA must take prompt and vigorous action to enforce the family obligations (24 CFR sections 982.158(d) and 982.404).

Section III – Findings and Questioned Costs – Major Federal Programs (Continued)

Condition/Context: During our testing of 60 files for annual HQS annual inspection requirements, we noted the following in 12 files:

- 3 of 60 files tested did not document the completion of an HQS inspection during the fiscal year.
- 7 of 60 files tested had inspections that were not performed annually.
- 4 of 60 files tested did not maintain documentation that the landlord and tenant were notified of the upcoming inspection.

During our testing of 60 HQS failed inspections, we noted the following in 8 files:

- 7 of 60 files tested had a reinspection that was not performed timely (30 days or 24 hours, depending on the cited deficiency).
- 3 of 60 files tested where the Authority failed to process abatement of units after the second failed inspection.
- 3 of 60 files tested where the Authority did not maintain documentation that the landlord and tenant were notified of the failed inspection results.

The samples were statistically valid samples.

Questioned costs: $2,482

Cause: As a balance of state PHA, the Authority is responsible for ensuring the Housing Choice Voucher (HCV) program is administered in compliance with Federal regulations across Virginia. The Authority has partnered with 26 local housing agencies (LHAs) throughout the state to administer the program. However, due to the number of LHAs, inconsistencies in quality control practices have emerged. These variations result from differences in agency size, staffing structures, geographic service areas, and overall program capacity. The Authority has been actively working to improve the HCV program by taking a methodical approach, making intentional decisions about program enhancements while balancing the need for swift compliance with federal regulations.

One significant challenge identified by LHAs is the capacity to conduct inspections, particularly for agencies located in rural areas, where coordinating all required inspections remained difficult.

As part of these efforts, quality control plans have been implemented to ensure the timely and accurate completion of required inspections. In addition, the authority has acted by hiring a Housing Quality Officer and contracting with a third-party vender to conduct all required inspections for the program and enhance oversight of the inspection process (both previously shared with HUD). However, these plans were introduced after the audit review period and, therefore, were not applicable to the files reviewed by the audit team.

Effect: The Authority is not in compliance with the HQS requirements set forth in the administrative plan.

Repeat Finding: This finding is a repeat finding in the immediate prior year. Prior year finding number was 2023-003.

Section III – Findings and Questioned Costs – Major Federal Programs (Continued)

Recommendation: We recommend that the Authority reviews its processes over annual and failed inspections to ensure that they are completed timely and in compliance with HUD's requirements. We recommend the Authority review their procedures to ensure they are following up that the tenants or landlords are making corrections timely or properly abating HAP for the unit until corrections are made.

Views of responsible officials: There is no disagreement with the audit finding.

2024 – 004 – Quality-Control Inspections

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879/14.EHV

Federal Award Identification Number and Year: VA901; 2023-2024

Award Period: July 1, 2023 through June 30, 2024

Type of Finding: Significant Deficiency in Internal Control over Compliance, Other Matters

Criteria or specific requirement: Per the Authority's administrative plan, units sampled for quality control inspections must only include units that have been inspected within the preceding 3 months.

Condition/Context: During our testing of 31 files for Quality-Control Inspection requirements, we noted the following in 2 files:

- 2 of 31 inspections tested were performed more than 3 months after the initial inspection.

The samples were statistically valid samples.

Questioned costs: None

Cause: As a balance of state PHA, the Authority is responsible for ensuring the Housing Choice Voucher (HCV) program is administered in compliance with Federal regulations across Virginia. The Authority has partnered with 26 local housing agencies (LHAs) throughout the state to administer the program. However, due to the number of LHAs, inconsistencies in quality control practices have emerged. These variations result from differences in agency size, staffing structures, geographic service areas, and overall program capacity. The Authority has been actively working to improve the HCV program by taking a methodical approach, making intentional decisions about program enhancements while balancing the need for swift compliance with federal regulations.

One significant challenge identified by LHAs is the capacity to conduct inspections, particularly for agencies located in rural areas, where coordinating all required inspections remained difficult.

Effect: The Authority is not in compliance with their Administrative Plan.

Repeat Finding: This finding is a repeat finding in the immediate prior year. Prior year finding number was 2023-003.

Section III – Findings and Questioned Costs – Major Federal Programs (Continued)

Recommendation: We recommend that the Authority review its process over quality-control inspections to ensure they are completed timely.

Views of responsible officials: There is no disagreement with the audit finding.

2024 – 005 – Waiting List

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879/14.EHV

Federal Award Identification Number and Year: VA901; 2023-2024

Award Period: July 1, 2023 through June 30, 2024

Type of Finding: Significant Deficiency in Internal Control over Compliance, Other Matters

Criteria or specific requirement: When a family has been selected from the waiting list, the PHA must notify the family (24 CFR 982.544(a)).

Condition/Context: During our testing of 60 files for waiting list requirements, we noted the following in 2 files:

- 2 out of 60 files did not include documentation that the Authority notified the applicant that their name had reached the top of the waiting list.

The samples were statistically valid samples.

Questioned costs: None

Cause: As a balance of state PHA, the Authority is responsible for ensuring the Housing Choice Voucher (HCV) program is administered in compliance with Federal regulations across Virginia. The Authority has partnered with 26 local housing agencies (LHAs) throughout the state to administer the program. However, due to the number of LHAs, inconsistencies in quality control practices have emerged. These variations result from differences in agency size, staffing structures, geographic service areas, and overall program capacity. The Authority has been actively working to improve the HCV program by taking a methodical approach, making intentional decisions about program enhancements while balancing the need for swift compliance with federal regulations.

Effect: The Authority is not in compliance with HUD requirements.

Repeat Finding: No

Recommendation: We recommend that the Authority review its internal controls over the waiting list process to ensure all documentation is maintained at the time each applicant is selected from the waiting list.

Views of responsible officials: There is no disagreement with the audit finding.

Section III – Findings and Questioned Costs – Major Federal Programs (Continued)

2024 – 006 – PIC Submissions

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879/14.EHV

Federal Award Identification Number and Year: VA901; 2023-2024

Award Period: July 1, 2023 through June 30, 2024

Type of Finding: Significant Deficiency in Internal Control over Compliance, Other Matters

Criteria or specific requirement: The PHA is required to submit the HUD-50058 form electronically to HUD each time the PHA completes an admission, annual reexamination, interim reexamination, portability move-in, or other change of unit for a family. The PHA must also submit the Family Report when a family ends participation in the program or moves out of the PHA's jurisdiction under portability (24 CFR Part 908 and 24 CFR section 982.158).

Condition/Context: During our testing of 60 files for reporting and special test requirements, we noted the following in 6 files:

- 6 out of 60 files were uploaded to the PIC system after the Authority was unable to locate them upon request by the auditors. The Auditors were unable to verify the upload due to delays in the system.

The samples were statistically valid samples.

Questioned costs: None

Cause: The Authority has been actively working to improve the HCV program by taking a methodical approach, making intentional decisions about program enhancements while balancing the need for swift compliance with federal regulations. Virginia Housing recognizes that staffing challenges, including the turnover of key personnel, have contributed to gaps in the PIC data submission process.

Effect: The Authority is not in compliance with HUD requirements.

Repeat Finding: This finding is a repeat finding in the immediate prior year. Prior year finding number was 2023-001.

Recommendation: We recommend that the Authority review its internal controls over the HAP process to ensure the correct amounts are paid each month. We recommend that the Authority review its process for uploading data to PIC to ensure each recertification gets submitted.

Views of responsible officials: There is no disagreement with the audit finding.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
CORRECTIVE ACTION PLAN
YEAR ENDED JUNE 30, 2024

U.S. Department of Housing and Urban Development

The Virginia Housing Development Authority (the Authority) is a State Housing Finance Agency that also functions as a Public Housing Authority (PHA). In this capacity, Virginia Housing was authorized to lease up to 9,448 vouchers during the 2024 calendar year. To administer this program effectively, Virginia Housing partners with 26 local agencies across the Commonwealth of Virginia.

Over the past two years, Virginia Housing has undertaken significant process improvements to its Housing Choice Voucher (HCV) Program. Several key changes have been implemented to improve program performance and strengthen compliance. Notable changes made in 2024 that directly address the areas of concern identified in this audit include:

1. **Development and Implementation of Written Quality Control Plans** – In June 2024, the Authority introduced quality control plans to enhance oversight and ensure program integrity.
2. **Third-Party Inspection Services** – the Authority engaged a third-party vendor to conduct all inspections statewide, ensuring inspections are completed timely and consistently.
3. **Administrative Plan Revisions** – the Authority revised its Administrative Plan to incorporate Housing Opportunity Through Modernization Act (HOTMA) requirements, ensuring preparedness for implementation.
4. **Ongoing Training Requirements** – the Authority established continuous training protocols for both Virginia Housing and Local Housing Agency (LHA) staff to maintain compliance and improve program delivery.

In addition to these proactive improvements, Virginia Housing respectfully submits the following corrective action plan for the year ended June 30, 2024, to further address the audit's findings and ensure sustained compliance.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
CORRECTIVE ACTION PLAN
YEAR ENDED JUNE 30, 2024

Audit period: July 1, 2023 through June 30, 2024

The findings from the schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the numbers assigned in the schedule.

FINDINGS—FEDERAL AWARD PROGRAMS AUDITS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

2024-001 Housing Voucher Cluster – Assistance Listing No. 14.871/14.879/14.EHV - Eligibility

Recommendation: We recommend that the Authority reviews its internal controls and policies over HUD's tenant eligibility requirements to ensure all documentation is maintained at the time of recertification.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: On June 30, 2024, Virginia Housing implemented a comprehensive quality control process (previously submitted to HUD) designed to improve oversight and ensure compliance with HUD requirements. This policy was introduced following the audit review; therefore, it was not applicable to the 60 files reviewed by the audit team. As part of this initiative, Virginia Housing adopted a detailed checklist system to guide the recertification process. This checklist outlines each step, establishes clear deadlines, and assigns responsibility to designated staff to promote accuracy, accountability, and timely completion.

Virginia Housing is also committed to maintaining staff proficiency through comprehensive training initiatives. Annual training is provided in partnership with Nan McKay to ensure both Virginia Housing and Local Housing Authority (LHA) staff adhere to consistent income calculation practices. In addition, all LHA staff were required to complete specialized training in 2024 on HCVP Specialist duties, HQS Inspections, and HCVP Program Management.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
CORRECTIVE ACTION PLAN
YEAR ENDED JUNE 30, 2024

To further support staff development, Virginia Housing will conduct a series of on-site training sessions from March 2025 through November 2025. These sessions will cover key topics such as HCVP Specialist Training, HCVP/PH Rent Calculation, Fair Housing and Reasonable Accommodations, Customer Service and Engagement, and HCVP program management and oversight.

In preparation for the Housing Opportunity Through Modernization Act (HOTMA) implementation, Virginia Housing has updated its Administrative Plan to align with the required changes, including those related to income and asset determinations. To ensure staff readiness, Virginia Housing's Program Compliance Officers (PCOs) attended a two-day HOTMA Summit in February 2024, equipping them with the knowledge needed to effectively implement these changes.

Of the 60 files tested one (1) did not have proper supporting documentation for expenses/deductions reported on the HUD-50058, Virginia Housing. The local agent has corrected this file as of March 21, 2025.

Virginia Housing remains committed to maintaining compliance, improving internal controls, and ensuring all staff are equipped with the tools and knowledge necessary to uphold program integrity.

Name(s) of the contact person(s) responsible for corrective action: Yilla Smith, Director, Housing Opportunity Programs and Initiatives

Planned completion date for corrective action plan: December 31, 2025

2024-002 Housing Voucher Cluster – Assistance Listing No. 14.871/14.879/14.EHV – Reasonable Rent

Recommendation: We recommend that the Authority reviews its process over reasonable rent determination to ensure that it is performed timely (before the effective date of the rent payment) and that the approved rent is properly carried forward to the HUD-50058 and HAP contract/HAP contract amendment.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
CORRECTIVE ACTION PLAN
YEAR ENDED JUNE 30, 2024

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: As noted above, as part of its comprehensive quality control process (previously submitted to HUD), Virginia Housing developed and implemented a detailed checklist system to guide each step of the annual and interim reexamination processes, including rent reasonableness documentation. This policy was introduced after the audit review; therefore, it was not applicable to the files reviewed by the audit team.

In addition, during this fiscal year, Virginia Housing has been actively developing standardized documents and processes for all LHAs to promote consistency and compliance. This initiative includes the creation of job aids and reference materials such as quick-reference guides and flowcharts to support staff in following correct procedures. These resources will be designed to improve staff understanding, streamline processes, and reduce errors.

Of the 100 files reviewed, four contained rent reasonableness determination documentation dated after the effective date. While this remains non-compliant, Virginia Housing views this as a positive indication of progress compared to previous audit findings. This improvement reflects the successful implementation of enhanced quality control measures, which have increased LHA file reviews and improved the correction of deficiencies.

To further support staff development and ensure continued compliance, Virginia Housing will provide a series of on-site training sessions from March 2025 through November 2025. These sessions will cover key topics such as HCVP Specialist Training, HCVP/PH Rent Calculation, Fair Housing and Reasonable Accommodations, Customer Service and Engagement, and HCVP program management and oversight.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
CORRECTIVE ACTION PLAN
YEAR ENDED JUNE 30, 2024

Name(s) of the contact person(s) responsible for corrective action: Yilla Smith, Director, Housing Opportunity Programs and Initiatives

Planned completion date for corrective action plan: December 31, 2025

2024-003 Housing Voucher Cluster – Assistance Listing No. 14.871/14.879/14.EHV – HQS Annual and Failed Inspections

Recommendation: We recommend that the Authority reviews its processes over annual and failed inspections to ensure that they are completed timely and in compliance with HUD's requirements. We recommend the Authority review their procedures to ensure they are following up that the tenants or landlords are making corrections timely or properly abating HAP for the unit until corrections are made.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: The Authority has taken proactive steps to enhance its inspection process to ensure compliance with HUD requirements. As part of these efforts, quality control plans have been implemented to ensure the timely and accurate completion of required inspections. In addition, the authority has taking action hiring a Housing Quality Officer to provide oversight of the inspection process (both previously shared with HUD). However, these plans were introduced after the audit review period and, therefore, were not applicable to the files reviewed by the audit team.

To further address concerns regarding the timeliness and follow-up of annual and failed inspections, the Authority has contracted with a third-party vendor to manage all inspection activities. This partnership aims to improve the efficiency and effectiveness of

inspections, ensuring that required corrections are made promptly. Full implementation of the third-party inspection services is scheduled to begin on April 1, 2025, with the Authority conducting ongoing oversight to ensure the vendor's adherence to HUD standards and internal quality control measures.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
CORRECTIVE ACTION PLAN
YEAR ENDED JUNE 30, 2024

Name(s) of the contact person(s) responsible for corrective action: Yilla Smith, Director, Housing Opportunity Programs and Initiatives

Planned completion date for corrective action plan: May 1, 2025

2024-004 Housing Voucher Cluster – Assistance Listing No. 14.871/14.879/14.EHV – Quality-Control Inspections

Recommendation: We recommend that the Authority review its process over quality-control inspections to ensure they are completed timely.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: The Authority has taken proactive steps to enhance its inspection process to ensure compliance with HUD requirements. As part of these efforts, quality control plans have been implemented to ensure the timely and accurate completion of required inspections. In addition, the authority has taking action hiring a Housing Quality Officer to provide oversight of the inspection process (both previously shared with HUD). However, these plans were introduced after the audit review period and, therefore, were not applicable to the files reviewed by the audit team.

As noted above, the Authority has contracted the services of a third-party vendor to complete all inspections, including quality control inspections. This partnership aims to improve the efficiency and effectiveness of inspections, ensuring that required corrections are made promptly. Full implementation of the third-party inspection services is scheduled to begin on April 1, 2025, with the Authority conducting ongoing oversight to ensure the vendor's adherence to HUD standards and required quality control policies.

Name(s) of the contact person(s) responsible for corrective action: Yilla Smith, Director, Housing Opportunity Programs and Initiatives

Planned completion date for corrective action plan: May 1, 2025

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
CORRECTIVE ACTION PLAN
YEAR ENDED JUNE 30, 2024

2024-005 Housing Voucher Cluster – Assistance Listing No. 14.871/14.879/14.EHV – Waiting List

Recommendation: We recommend that the Authority review its internal controls over the waiting list process to ensure all documentation is maintained at the time each applicant is selected from the waiting list.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: Virginia Housing is committed to strengthening its internal controls over the waiting list process to ensure all required documentation is properly maintained at the time each applicant is selected. To address this concern, Virginia Housing has been conducting a comprehensive review of its current procedures to identify gaps and implement improvements that align with HUD requirements.

As part of this effort, Virginia Housing is actively developing standardized documents and processes for all LHAs to promote consistency and enhance compliance. This initiative includes the creation of detailed job aids and reference materials such as quick-reference guides and flowcharts. These resources are designed to improve staff understanding of proper waiting list procedures, reinforce documentation requirements, and reduce errors.

Name(s) of the contact person(s) responsible for corrective action: Yilla Smith, Director, Housing Opportunity Programs and Initiatives

Planned completion date for corrective action plan: December 31, 2025

2024-006 Housing Voucher Cluster – Assistance Listing No. 14.871/14.879/14.EHV – HAP Register and PIC Submissions

Recommendation: We recommend that the Authority review its internal controls over the HAP process to ensure the correct amounts are paid each month. We recommend that the Authority review its process for uploading data to PIC to ensure each recertification gets submitted.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: Virginia Housing is committed to ensuring accurate and timely data submission to HUD's Public and Indian Housing Information Center (PIC) system. Virginia Housing acknowledges that staffing challenges, at Virginia Housing and HUD Field Offices, including the turnover of key personnel, contributed to gaps in the PIC data submission process.

To address this issue, Virginia Housing has hired new systems staff to restore capacity and strengthen internal controls over data management. The new staff will focus on improving data management procedures, enhancing system oversight, and ensuring timely submission of all required recertifications.

Of the files not located in PIC, six (6) have since been submitted in PIC as of March 11, 2025. Virginia Housing will continue to work toward a resolution for the seventh file.

Additionally, Virginia Housing will implement quality control measures to verify that all recertifications are properly uploaded to PIC. This will include the development of clear protocols for tracking submission status, conducting regular audits of uploaded data, and ensuring staff are trained on updated procedures.

Name(s) of the contact person(s) responsible for corrective action: Yilla Smith, Director, Housing Opportunity Programs and Initiatives

Planned completion date for corrective action plan: September 30, 2025

If the U.S. Department of Housing and Urban Development has questions regarding this plan, please call Yilla Smith, Director, Housing Opportunity Programs and Initiatives at 804-343-4599.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF THE COMMONWEALTH OF VIRGINIA)
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
YEAR ENDED JUNE 30, 2024

U.S. Department of Housing and Urban Development

Virginia Housing Development Authority (the Authority) respectfully submits the following summary schedule of prior audit findings for the year ended June 30, 2024.

Audit period: July 1, 2023-June 30, 2024

The findings from the prior audit's schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the numbers assigned in the prior year.

FINDINGS—FINANCIAL STATEMENT AUDIT

There were no financial statement findings in the prior year.

FINDINGS— FEDERAL AWARD PROGRAMS AUDITS

2023 – 001 Eligibility, HAP Register & PIC Submission

Condition: This finding was a significant deficiency due to unsigned forms, missing files and recertifications that were not uploaded to the PIC system.

Status: This has been partially corrected in the current year. See current year findings 2024-001 and 2024-006.

Reason for finding's recurrence: Virginia Housing acknowledges that staffing challenges, including the turnover of key personnel, at the Authority and at the HUD Field Office, contributed to gaps in the PIC data submission process.

Corrective Action: To address this issue, Virginia Housing has hired new systems staff to restore capacity and strengthen internal controls over data management. The new staff will focus on improving data management procedures, enhancing system oversight, and ensuring timely submission of all required recertifications.

Additionally, Virginia Housing will implement quality control measures to verify that all recertifications are properly uploaded to PIC. This will include the development of clear protocols for tracking submission status, conducting regular audits of uploaded data, and ensuring staff are trained on updated procedures.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF THE COMMONWEALTH OF VIRGINIA)
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
YEAR ENDED JUNE 30, 2024

2023 – 002 Reasonable Rent

Condition: This finding was a material weakness due to missing documentation, late rent reasonableness determinations and approved rents that did not agree to the rent charged.

Status: This has been partially corrected in the current year. See current year finding 2024-002.

Reason for finding's recurrence: On June 30, 2024, Virginia Housing implemented a comprehensive quality control process (previously submitted to HUD) designed to improve oversight and ensure compliance with HUD requirements. This policy was introduced after the dates of the current audit; therefore, it was not applicable to the files reviewed by the audit team.

Of the 100 files reviewed, four contained rent reasonableness determination documentation dated after the effective date. While this remains non-compliant, Virginia Housing views this as a positive indication of progress compared to previous audit findings. This improvement reflects the successful implementation of enhanced quality control measures, which have increased LHA file reviews and improved the correction of deficiencies.

Corrective Action: Virginia Housing will continue its use of its quality control process (previously submitted to HUD). Virginia Housing developed and implemented a detailed checklist system to guide each step of the annual and interim reexamination processes, including rent reasonableness documentation.

In addition, during this fiscal year, Virginia Housing has been actively developing standardized documents and processes for all Local Housing Authorities (LHAs) to promote consistency and compliance. This initiative includes the creation of job aids and reference materials such as quick-reference guides and flowcharts to support staff in following correct procedures. These resources will be designed to improve staff understanding, streamline processes, and reduce errors.

2023 – 003 HQS Annual and Quality-Control Inspections

Condition: This finding was a significant deficiency due to annual and quality control inspections not being performed timely.

Status: This has not been corrected in the current year. See current year findings 2024-003 and 2024-004.

Reason for finding's recurrence: Virginia Housing will continue to use its quality control process (previously submitted to HUD). In addition, throughout the last fiscal year, Virginia Housing continued to track and review its processes related to annual, quality-control and failed inspections to ensure they are completed in a timely manner and in full compliance with HUD's requirements. This review identified additional opportunities to improve efficiency, consistency, and accountability in the inspection process.

Corrective Action: As a result, the Housing Authority has decided to contract with a third-party vendor to conduct all inspections moving forward. This strategic decision aims to enhance standardization across all inspection activities while allowing the Authority to focus its internal resources on ensuring compliance, oversight, and improved service delivery to program participants and property owners.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF THE COMMONWEALTH OF VIRGINIA)
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
YEAR ENDED JUNE 30, 2024

2023 – 004 HQS Failed Inspections

Condition: This finding was a material weakness due to untimely follow up on the noted deficiencies, failure to abate units that had not cleared their deficiencies timely, and failure to enforce family obligations when those deficiencies were the fault of the tenant.

Status: This has not been corrected in the current year. See current year finding 2024-003.

Reason for finding's recurrence: As noted above, the reviews of Virginia Housing's processes related to annual and failed inspections identified opportunities to improve efficiency, consistency, and accountability in the inspection process. As a result, the Housing Authority has decided to contract with a third-party vendor to conduct all inspections moving forward.

Corrective Action: As a result, the Housing Authority has decided to contract with a third-party vendor to conduct all inspections moving forward. This strategic decision aims to enhance standardization across all inspection activities while allowing the Authority to focus its internal resources on ensuring compliance, oversight, and improved service delivery to program participants and property owners.

If the U.S. Department of Housing and Urban Development has questions regarding this schedule, please call Yilla Smith, Director, Housing Opportunity Programs and Initiatives at 804-343-4599.