



Certified Public Accountants, A.C.

**PARMA PUBLIC HOUSING AGENCY
CUYAHOGA COUNTY
SINGLE AUDIT
FOR THE YEAR ENDED DECEMBER 31, 2020**

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KEITH FABER



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Board of Directors
Parma Public Housing Agency
1440 Rockside Road, Suite 306
Parma, Ohio 44134

We have reviewed the *Independent Auditor's Report* of the Parma Public Housing Agency, Cuyahoga County, prepared by Perry & Associates, Certified Public Accountants, A.C., for the audit period January 1, 2020 through December 31, 2020. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

A handwritten signature in black ink that reads "Keith Faber".

Keith Faber
Auditor of State
Columbus, Ohio

November 02, 2021

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**PARMA PUBLIC HOUSING AGENCY
 CUYAHOGA COUNTY
 FOR THE YEAR ENDED DECEMBER 31, 2020**

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INDEPENDENT AUDITOR'S REPORT

August 20, 2021

Parma Public Housing Agency
Cuyahoga County
1440 Rockside Road, Suite 306
Parma, OH 44134

To the Board of Directors:

Report on the Financial Statements

We have audited the accompanying financial statements of **Parma Public Housing Agency**, Cuyahoga County, Ohio (the "Agency"), as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for preparing and fairly presenting these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes designing, implementing, and maintaining internal control relevant to preparing and fairly presenting financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to opine on these financial statements based on our audit. We audited in accordance with auditing standards generally accepted in the United States of America and the financial audit standards in the Comptroller General of the United States' *Government Auditing Standards*. Those standards require us to plan and perform the audit to reasonably assure the financial statements are free from material misstatement.

An audit requires obtaining evidence about financial statement amounts and disclosures. The procedures selected depend on our judgment, including assessing the risks of material financial statement misstatement, whether due to fraud or error. In assessing those risks, we consider internal control relevant to the Agency's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not to the extent needed to opine on the effectiveness of the Agency's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of management's accounting policies and the reasonableness of their significant accounting estimates, as well as our evaluation of the overall financial statement presentation.

We believe the audit evidence we obtained is sufficient and appropriate to support our opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Parma Public Housing Agency, Cuyahoga County, Ohio as of December 31, 2020, and the changes in its financial position and its cash flows thereof for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 13 to the financial statements, the financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of the Authority. We did not modify our opinion regarding this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require this presentation to include *Management's discussion and analysis* and the schedule of net pension and OPEB liabilities and pension and OPEB contributions listed in the table of contents, to supplement the basic financial statements. Although this information is not part of the basic financial statements, the Governmental Accounting Standards Board considers it essential for placing the basic financial statements in an appropriate operational, economic, or historical context. We applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, consisting of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries to the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not opine or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to opine or provide any other assurance.

Supplementary and Other Information

Our audit was conducted to opine on the Agency's basic financial statements taken as a whole.

The supplemental financial data schedule presented on pages 49 through 53 and the actual modernization cost certificate presented on page 54 are presented for additional analysis as required by the U.S. Departments of Housing and Urban Development and are not a required part of the basic financial statements.

The Schedule of Expenditures of Federal Awards presents additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and is also not a required part of the financial statements.

The schedules are management's responsibility and derive from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. We subjected these schedules to the auditing procedures we applied to the basic financial statements. We also applied certain additional procedures, including comparing and reconciling schedules directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves in accordance with auditing standards generally accepted in the United States of America. In our opinion, these schedules are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated August 20, 2021 on our consideration of the Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. That report describes the scope of our internal control testing over financial reporting and compliance, and the results of that testing, and does not opine on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Perry & Associates CPAs A.C.".

Perry & Associates
Certified Public Accountants, A.C.
Marietta, Ohio

PARMA PUBLIC HOUSING AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2020

UNAUDITED

The Parma Public Housing Agency's ("the Authority") Management's Discussion and Analysis (MD&A) is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's position, and (d) identify individual fund issues or concerns.

Since the MD&A is designed to focus on the 2020 year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statement.

FINANCIAL HIGHLIGHTS

- The Authority's Net Position increased by \$ 771,368 or 61.35% during 2020, resulting from changes in operations. Since the Authority engages only in business-type activities, the increase is all in the category of business-type Net Position.
- Revenues increased by \$2,123,058 or 42.97% during 2020. The increase was due to more HUD funding received for the year, mostly due to the CARES Act.
- The total expenses of the Authority programs increased by \$719,241 or 12.90%. The change was mainly due to housing assistance payments net of decrease in administration expenses due to proration change in GASB 68 and 75 liability.

Authority Financial statements

The Authority financial statements are designed to be corporate-like in that all business type activities are consolidated into columns, which add to a total for the entire Authority.

These Statements include a Statement of Net Position, which is like a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The Statement is presented in the format where assets, minus liabilities, equal "Net Position", formerly known as equity. Assets and liabilities are presented in order of liquidity and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Position (the "Unrestricted Net Position") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position (formerly equity) are reported in three broad categories:

PARMA PUBLIC HOUSING AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2020

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Net Position, Invested in Capital Assets, net of Related Debt: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: Consists of Net Position that do not meet the definition of "Net Position Invested in Capital Assets, Net of Related Debt", or "Restricted Net Position".

The Authority financial statements also include a Statement of Revenues, Expenses and Changes in Fund Net Position (like an Income Statement). This Statement includes Operating Revenue, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as capital grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Fund Net Position is the "Change in Net Position", which is like Net Income or Loss.

Fund Financial statements

The Authority consists of exclusively Enterprise Funds. Enterprise Funds utilize the full accrual basis of accounting. The Enterprise method of accounting is like accounting utilized by the private sector accounting.

Many of the programs maintained by the Authority are done so as required by the Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

The Authority's Programs

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the Authority to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

PARMA PUBLIC HOUSING AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2020

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Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The

AUTHORITY STATEMENTS

The following table reflects the condensed Statement of Net Position compared to prior year. The Authority is engaged only in Business-Type Activities.

Table 1 - Condensed Statement of Net Positions Compared to Prior Year

	<u>2020</u>	<u>2019</u>
Current and Other Assets	\$ 1,965,155	\$ 899,191
Capital Assets	1,187,250	1,364,625
Total Assets	<u>3,152,405</u>	<u>2,263,816</u>
Deferred Outflows of Resources	123,633	234,547
Total Assets and Deferred Outflows	<u>\$ 3,276,038</u>	<u>\$ 2,498,363</u>
Current Liabilities	\$ 145,376	\$ 96,299
Long-Term Liabilities	916,407	1,123,686
Total Liabilities	<u>1,061,783</u>	<u>1,219,985</u>
Deferred Inflows of Resources	<u>185,480</u>	<u>20,971</u>
Net Positions:		
Net Investment in Capital Assets	1,187,250	1,364,625
Restricted Net Positions	692,447	-
Unrestricted Net Positions	149,078	(107,218)
Total Net Positions	<u>2,028,775</u>	<u>1,257,407</u>
Total Liabilities, Deferred Inflows and Net Positions	<u>\$ 3,276,038</u>	<u>\$ 2,498,363</u>

For more detail information see Statement of Net Positions presented elsewhere in this report.

PARMA PUBLIC HOUSING AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2020

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MAJOR FACTORS AFFECTING THE STATEMENT OF NET POSITION

During 2020, current and other assets increased by \$1,065,964, and current liabilities increased by \$49,077. The change in current assets and currently liability was mainly due to the increase in restricted cash and an increase unpaid invoices at the end of 2020.

Long-term liability decreased by \$207,279. This decrease is mainly related to the net pension and OPEB liability.

Capital assets decreased from \$1,364,625 in 2019 to \$1,187,250 in 2020. The \$177,375 decrease is contributed primarily to the current year additions of \$3,696, less current year depreciation expense of \$181,070. For more detail see "Capital Assets" presented later in this report.

The following table presents details on the change in Unrestricted Net Position.

Table 2 - Changes of Net Positions

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Net Invest in C/A</u>
Beginning Balance - December 31, 2019	\$ (107,218)	\$ 0	\$ 1,364,625
Results of Operation	78,921	692,447	0
Adjustments:			
Current year Depreciation Expense (1)	181,070	0	(181,070)
Capital Expenditure (2)	(3,696)	0	3,696
Rounding Adjustment	1	0	(1)
Ending Balance - December 31, 2020	<u>\$ 149,078</u>	<u>\$ 692,447</u>	<u>\$ 1,187,250</u>

(1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Position.

(2) Capital expenditures represent an outflow of unrestricted Net Position but are not treated as an expense against Results of Operations, and therefore must be deducted.

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Position provides a clearer presentation of financial position.

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in Business-Type Activities.

PARMA PUBLIC HOUSING AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2020

UNAUDITED

Table 3 - Statement of Revenue, Expenses & Changes in Net Assets

	<u>2020</u>	<u>2019</u>
<u>Revenues</u>		
Total Tenant Revenues	\$ 148,722	\$ 166,567
Operating Subsidies	6,789,716	4,643,606
Capital Grants	-	66,093
Investment Income	162	372
Other Revenues	125,745	64,649
Total Revenues	<u>7,064,345</u>	<u>4,941,287</u>
<u>Expenses</u>		
Administrative	572,302	819,556
Tenant Services	53,820	47,805
Utilities	99,825	90,053
Maintenance	149,276	138,792
Protective Services	132	264
General Expenses	86,344	98,101
Housing Assistance Payments	5,150,208	4,193,874
Depreciation	181,070	185,291
Total Expenses	<u>6,292,977</u>	<u>5,573,736</u>
Net Increases (Decreases)	<u>\$ 771,368</u>	<u>\$ (632,449)</u>

**MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUE, EXPENSES
AND CHANGES IN NET POSITION**

Total revenue increased by \$2,123,058 for the year. The revenue was \$4,941,287 in 2019 and \$7,064,345 in 2020. The increase in revenue is mainly due to increase in grant revenue earned from HUD for the housing assistance payments program and CARES Act Funding.

Total expenses increased by \$719,241 for the year. The increase was mainly due to the change in housing assistance payments.

CAPITAL ASSETS

As of year-end, the Authority had \$1,187,250 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease of \$177,375 or 13.00% from the end of last year.

PARMA PUBLIC HOUSING AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2020

UNAUDITED

Table 4 - Condensed Statement of Changes in Capital Assets

	<u>2020</u>	<u>2019</u>
Land and Land Rights	\$ 13,000	\$ 13,000
Buildings	3,205,233	3,205,233
Furniture, Equipment & Machinery - Dwelling	152,659	151,439
Furniture, Equipment & Machinery - Admin	277,860	277,860
Leasehold Improvements	1,484,561	1,482,085
Accumulated Depreciation	<u>(3,946,063)</u>	<u>(3,764,992)</u>
Total	<u>\$ 1,187,250</u>	<u>\$ 1,364,625</u>

The following reconciliation identifies the change in Capital Assets.

Table 5 - Changes in Capital Assets

Beginning Balance - December 31, 2019	\$ 1,364,625	
Current year Additions	3,696	
Current year Depreciation Expense	(181,070)	
Rounding adjustment	(1)	
Ending Balance - December 31, 2020	<u>\$ 1,187,250</u>	
Current year Additions are summarized as follows:		
Hot Water Tank	\$ 1,220	
Sidewalk & Curb Grinding	2,476	
Total 2020 Additions	<u>\$ 3,696</u>	

DEBT OUTSTANDING

As of year-end, the Agency had no debt (bonds, Notes, etc.) outstanding.

PARMA PUBLIC HOUSING AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2020

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ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development.
- Local labor supply and demand, which can affect salary and wage rates.
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income.
- Inflationary pressure on utility rates, supplies and other costs.
- Unknown financial and operational impacts as well as impacts to federal programs because of the COVID-19 pandemic

FINANCIAL CONTACT

The individual to be contacted regarding this report is Priscilla Pointer-Hicks, Interim Executive Director of the Parma Public Housing Agency, at (216) 661-2015 ext 15. Specific requests may be submitted to the Parma Public Housing Agency, 1440 Rockside Road, Suite 306, Parma, OH 44134.

**Parma Public Housing Agency
Statement of Net Position
December 31, 2020**

ASSETS

Current assets

Cash and cash equivalents	\$	1,079,028
Restricted cash and cash equivalents		825,653
Receivables, net		6,176
Prepaid expenses and other assets		54,298
<i>Total current assets</i>		1,965,155

Noncurrent assets

Capital assets:		
Land		13,000
Building and equipment		3,635,752
Leasehold Improvements		1,484,561
Less accumulated depreciation		(3,946,063)
<i>Total noncurrent assets</i>		1,187,250

Deferred Outflows of Resources

Pension		73,426
OPEB		50,207
<i>Total Deferred Outflows of Resources</i>		123,633

Total Assets and Deferred Outflows of Resources	\$	3,276,038
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LIABILITIES

Current liabilities

Accounts payable	\$	60,180
Accrued liabilities		41,097
Tenant security deposits		13,445
Unearned revenue		30,654
<i>Total current liabilities</i>		145,376

Noncurrent liabilities

Accrued compensated absences non-current		38,148
Accrued pension liability		472,059
Accrued OPEB liability		317,093
Other noncurrent liabilities		89,107
<i>Total noncurrent liabilities</i>		916,407
Total Liabilities	\$	1,061,783

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

**Parma Public Housing Agency
Statement of Net Position - Cont'd.
December 31, 2020**

Deferred Inflows of Resources

Pension	\$ 125,391
OPEB	60,089
Total Deferred Outflows of Resources	<u>185,480</u>

Net Position

Net investment in capital assets	\$ 1,187,250
Restricted Net Position	692,447
Unrestricted Net Position	149,078
Total Net Position	<u>2,028,775</u>

Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 3,276,038</u>
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The accompanying notes to the financial statements are an integral part of these statements.

Parma Public Housing Agency
Statement of Revenues, Expenses, and Changes in Net Position
For the Year Ended December 31, 2020

OPERATING REVENUES

Tenant Revenue	\$	148,722
Government operating grants		6,789,716
Other revenue		125,745
<i>Total operating revenues</i>		<u>7,064,183</u>

OPERATING EXPENSES

Administrative		572,302
Tenant services		53,820
Utilities		99,825
Maintenance		149,276
Protective Service		132
General		86,344
Housing assistance payment		5,150,208
Depreciation		181,070
<i>Total operating expenses</i>		<u>6,292,977</u>
Operating Income		<u>771,206</u>

NONOPERATING REVENUES (EXPENSES)

Interest and investment revenue		162
<i>Total nonoperating revenues (expenses)</i>		<u>162</u>

Change in Net Position		771,368
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Total Net Position - Beginning		1,257,407
Total Net Position - Ending	\$	<u>2,028,775</u>

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

**Parma Public Housing Agency
Statement of Cash Flows
For the Year Ended December 31, 2020**

CASH FLOWS FROM OPERATING ACTIVITIES	
Operating grants received	\$ 6,834,810
Tenant revenue received	148,705
Other revenue received	123,109
General and administrative expenses paid	(849,759)
Housing assistance payments	<u>(5,150,208)</u>
Net cash provided (used) by operating activities	<u>1,106,657</u>
 CASH FLOWS FROM INVESTING ACTIVITIES	
Interest earned	<u>162</u>
Net cash provided (used) by investing activities	<u>162</u>
 CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Property and equipment purchased	<u>(3,696)</u>
Net cash provided (used) by capital and related financing activities	<u>(3,696)</u>
Net increase (decrease) in cash	1,103,123
Cash and cash equivalents - Beginning of year	<u>801,558</u>
Cash and cash equivalents - End of year	<u><u>\$ 1,904,681</u></u>

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

**Parma Public Housing Agency
Statement of Cash Flows (Continued)
For the Year Ended December 31, 2020**

**RECONCILIATION OF OPERATING INCOME TO NET CASH
PROVIDED BY OPERATING ACTIVITIES**

Net Operating Income (Loss)	\$ 771,206
Adjustment to Reconcile Operating Loss to Net Cash Used by Operating Activities	
- Depreciation	181,070
- (Increases) Decreases in Accounts Receivable	42,441
- (Increases) Decreases in Prepaids and Other Assets	(5,282)
- (Increases) Decreases in Deferred Outflows	110,914
- Increases (Decreases) in Accounts Payable	16,157
- Increases (Decreases) in Accrued Expenses Payable	3,223
- Increases (Decreases) in Unearned Revenue	30,654
- Increases (Decreases) in Tenant Security Deposits	(956)
- Increases (Decreases) in Compensated Absence Payable	11,646
- Increases (Decreases) in Noncurrent Liabilities	15,337
- Increases (Decreases) in Pension Liability	(229,929)
- Increases (Decreases) in OPEB Liability	(4,333)
- Increases (Decreases) in Deferred Inflows	164,509
	164,509
Net cash provided by operating activities	\$ 1,106,657

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

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization and Reporting Entity

The Department of Parma Public Housing, City of Parma, Ohio, was created by the Codified Ordinances of the City of Parma, Chapter 2101, Ordinance 66-85 that was passed on March 20, 1985. The Department of Parma Public Housing, City of Parma, Ohio, contracts with the United States Department of Housing and Urban Development (HUD) to provide low and moderate income persons with safe and sanitary housing through subsidies provided by HUD. The Department of Parma Public Housing, City of Parma, Ohio, depends on subsidies from HUD to operate.

The nucleus of the financial reporting entity as defined by the Governmental Accounting Standards Board (GASB) Statement No. 61 is the “primary government”. A fundamental characteristic of a primary government is that it is a fiscally independent entity. In evaluating how to define the financial reporting entity, management has considered all potential component units. A component unit is a legally separate entity for which the primary government is financially accountable. The criteria of financial accountability are the ability of the primary government to impose its will upon the potential component unit. These criteria were considered in determining the reporting entity. The Agency has no component units based on the above considerations; however, the Agency is reported as part of the City of Parma, Ohio’s reporting entity.

Basis of Presentation

The financial statements of the Agency have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The Agency’s basic financial statements consist of a statement of Net Position, a statement of revenues, expenses, and changes in Net Position, and a statement of cash flows.

The Agency uses a single enterprise fund to maintain its financial records on an accrual basis. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts.

Enterprise fund reporting focuses on the determination of the change in Net Position, financial position, and cash flows. An enterprise fund may be used to account for any activity for which a fee is charged to external users for goods and services.

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting

The enterprise fund is accounted for on a flow of economic resources measurement focus and the accrual basis of accounting. All assets and all liabilities associated with the operation of the Agency are included on the statement of Net Position. The statement of changes in Net Position presents increases (i.e., revenues) and decreases (i.e., expenses) in net total assets. The statement of cash flows provides information about how the Agency finances and meets the cash flow needs of its enterprise activity.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Agency's enterprise fund are charges to tenants for rent and operating subsidies from HUD. Operating expenses for the enterprise fund include the costs of facility maintenance, housing assistance payments, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Use of Estimates

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

Cash and Cash Equivalents

The Agency considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

Capital Assets

Capital assets are recorded at cost. Costs that materially add to the productive capacity or extend the life of an asset are capitalized while maintenance and repair costs are expensed as incurred. Depreciation is computed on the straight-line method based on the following estimated useful lives:

Buildings	40 years
Building Improvements	15 years
Land Improvements	15 years
Equipment	7 years
Autos	5 years
Computers	3 years

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capitalization of Interest

The Agency's policy is not to capitalize interest related to the construction or purchase of capital assets.

Investments

Investments are stated at fair value. Cost based measures of fair value were applied to nonnegotiable certificates of deposit and money market investments.

Compensated Absences

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

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

In the proprietary fund, the compensated absences are expensed when earned with the amount reported as a liability. Information regarding compensated absences is detailed in Note 7.

Deferred Outflow and Inflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense) until then. For the Authority, deferred outflows of resources are reported on the statement of net position for pension and OPEB. The deferred outflows of resources related to pension and OPEB plans are explained in Note 5 and 6.

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized until that time. For the Authority, deferred inflows of resources are reported on the statement of net position for pension and OPEB. The deferred inflows of resources related to pension and OPEB plans are explained in Notes 5 and 6.

Pension / Other Post-Employment Benefits

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

Net Position

Net position represents the difference between assets and liabilities. Net investment in capital assets consist of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any borrowing used for the acquisition, construction or improvement of those assets. Net position is recorded as restricted when there are limitations imposed on their internal or external restrictions.

NOTE 2: DEPOSITS AND INVESTMENTS

Cash on Hand

At December 31, 2020, the carrying amount of the Agency's cash deposits was \$1,904,681 and the bank balance was \$1,945,324. Based on criteria described in GASB Statement No. 40, *Deposits and Investments Risk Disclosures*, as of December 31, 2020, deposits totaling \$421,183 were covered by Federal Depository Insurance and deposits totaling \$1,524,141 was uninsured and collateralized with securities held by the pledging financial institution's trust department or agent, but not in the Agency's name.

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 2: DEPOSITS AND INVESTMENTS (CONTINUED)

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

Investments

The Agency does not have a formal investment policy. The Agency follows GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools* and records all its investments at fair value. At December 31, 2020, the Agency had no investments.

Interest Rate Risk

As a means of limiting its exposure to fair value of losses caused by rising interest rates, the Agency's investment policy requires that operating funds be invested primarily in short-term investments maturing within 2 years from the date of purchase and that its investment portfolio be structured so that securities mature to meet cash requirements for ongoing operations and/or long-term debt payments. The stated intent of the policy is to avoid the need to sell securities prior to maturity.

Credit Risk

The credit risk of the Agency's investments is in the table below. The Agency has no investment policy that would further limit its investment choices.

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Agency has no investment policy dealing with investment custodial risk beyond the requirement in State statute that prohibits payment for investments prior to the delivery of the securities representing such investments to the controller or qualified trustee.

Concentration of Credit Risk

The Agency places no limit on the amount it may invest in any one insurer. The Agency's deposits in financial institutions represent 100 percent of its deposits.

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 3: **RESTRICTED CASH**

The restricted cash balance of \$825,653 on the financial statements represents:

FSS Escrow funds held for tenants	\$89,107
Tenant Security Deposits	13,445
Restricted for HAP Payments	692,447
Unearned Revenue for HCV CARES Act funds	<u>30,654</u>
 Total Restricted Cash	 <u><u>\$825,653</u></u>

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 4: CAPITAL ASSETS

A summary of capital assets at December 31, 2020 by class is as follows:

	12/31/2019	Adjustment	Additions	Deletions	12/31/2020
Capital Assets Not Depreciated					
Land	\$13,000	\$0	\$0	\$0	\$13,000
Total Capital Assets Not Depreciated	13,000	0	0	0	13,000
Capital Assets Depreciated					
Building	3,205,233	0	0	0	3,205,233
Furniture, Equipment - Dwelling	151,439	0	1,220	0	152,659
Furniture, Equipment - Admin	277,860	0	0	0	277,860
Leasehold Improvements	1,482,085	0	2,476	0	1,484,561
Total Capital Assets Depreciated	5,116,617	(0)	3,696	0	5,120,313
Accumulated Depreciation					
Building	(2,583,612)	0	(80,131)	0	(2,663,743)
Furniture, Equipment - Dwelling	(146,313)	0	(6,715)	0	(153,028)
Furniture, Equipment - Admin	(241,648)	0	(17,201)	0	(258,849)
Leasehold Improvements	(793,419)	(1)	(77,023)	0	(870,443)
Total Accumulated Depreciation	(3,764,992)	(1)	(181,070)	0	(3,946,063)
Total Capital Assets Depreciated, Net	1,351,625	(1)	(177,374)	0	1,174,250
Total Capital Assets	\$1,364,625	(\$1)	(\$177,374)	\$0	\$1,187,250

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 5: DEFINED BENEFIT PENSION PLANS

Net Pension Liability

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

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

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

GASB 68 assumes the liability is solely the obligation of the employer, because (1) they benefit from employee services; and (2) State statute requires all funding to come from these employers. All contributions to date have come solely from these employers (which also includes costs paid in the form of withholdings from employees). State statute requires the pension plans to amortize unfunded liabilities within 30 years. If the amortization period exceeds 30 years, each pension plan's board must propose corrective action to the State legislature. Any resulting legislative change to benefits or funding could significantly affect the net pension liability. Resulting adjustments to the net pension liability would be effective when the changes are legally enforceable.

The proportionate share of each plan's unfunded benefits is presented as a long-term *net pension liability* on the accrual basis of accounting. Any liability for the contractually required pension contribution outstanding at the end of the year is included in *intergovernmental payable* on both the accrual and modified accrual bases of accounting.

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 5: DEFINED BENEFIT PENSION PLANS (CONTINUED)

Plan Description – Ohio Public Employees Retirement System (OPERS)

Plan Description - Authority employees participate in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans. The traditional pension plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan and the combined plan is a cost-sharing, multiple-employer defined benefit pension plan with defined contribution features. While members (e.g. Authority employees) may elect the member-directed plan and the combined plan, substantially all employee members are in OPERS' traditional plan; therefore, the following disclosure focuses on the traditional pension plan.

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

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

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 5: DEFINED BENEFIT PENSION PLANS (CONTINUED)

Group A	Group B	Group C
Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	Members not in other Groups and members hired on or after January 7, 2013
State and Local	State and Local	State and Local
Age and Service Requirements: Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	Age and Service Requirements: Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	Age and Service Requirements: Age 57 with 25 years of service credit or Age 62 with 5 years of service credit
Formula: 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	Formula: 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	Formula: 2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35

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

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

When a traditional plan benefit recipient has received benefits for 12 months, an annual cost of living adjustment (COLA) is provided. This COLA is calculated on the base retirement benefit at the date of retirement and is not compounded. For those retiring prior to January 7, 2013, the COLA will continue to be a 3 percent simple annual COLA. For those retiring subsequent to January 7, 2013, beginning in calendar year 2019, the COLA will be based on the average percentage increase in the Consumer Price Index, capped at 3 percent.

A death benefit of \$500 - \$2,500, determined by the number of years of service credit of the retiree, is paid to the beneficiary of a deceased retiree or disability benefit recipient under the Tradition pension plan and the Combined Plan.

The OPERS Board of Trustees approved a proposal at its October 2019 meeting to create a new tier of membership in the OPERS traditional pension plan. OPERS currently splits its non-retired membership into Group A, B or C depending on age and service criteria. Retirement Group D would consist of OPERS contributing members hired in 2022 and beyond. Group D will have its own eligibility standards, benefit structure and unique member features designed to meet the changing needs of Ohio public workers. It also will help OPERS address expected investment market volatility and adjust to the lack of available funding for health care.

**PARMA PUBLIC HOUSING AGENCY
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 5: DEFINED BENEFIT PENSION PLANS (CONTINUED)

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

Plan Description – Ohio Public Employees Retirement System (OPERS)

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

2020 Statutory Maximum Contribution Rates:	State and <u>Local</u>
- Employer	14.0%
- Employee	10.0%

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Authority's contractually required contribution for pension was \$48,214 for the year ending December 31, 2020.

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 5: DEFINED BENEFIT PENSION PLANS (CONTINUED)

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

The net pension liability/(asset) was measured as of December 31, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense:

	Traditional Plan
Proportionate Share of Net Pension Liability	\$472,059
Percentate for Proportionate Share of Net Pension Liability	0.002388%
Change in Proportion from Prior Measurement Date	-0.000175%
Pension Expense	\$15,357

At December 31, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Traditional Plan
Deferred Outflows of Resources	
Net difference between projected and actual earning on pension plan investments	\$25,211
Authority contributions subsequent to the measurement date	48,215
Total Deferred Outflows of Resources	\$73,426
Deferred Inflows of Resources	
Net difference between projected and actual earning on pension plan investments	\$94,155
Difference Between Expected and Actual Experience	5,968
Change in Proportion Share	25,268
Total Deferred Inflows of Resources	\$125,391

\$48,215 reported as deferred outflows of resources related to pension resulting from the Authority's contributions after the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 5: DEFINED BENEFIT PENSION PLANS (CONTINUED)

Pension Liabilities, Pension Assets, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Fiscal Year Ending December 31:		
	2021	(\$28,411)
	2022	(38,283)
	2023	3,901
	2024	<u>(37,387)</u>
	Total	<u><u>(\$100,180)</u></u>

Actuarial Assumptions - OPERS

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

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability in the December 31, 2019, actuarial valuation was determined using the following actuarial assumptions, applied to all prior periods included in the measurement in accordance with the requirements of GASB 67. Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below:

Actuarial Information	Traditional Plan
Valuation Date	December 31, 2019
Experience Study	5 year ended 12/31/15
Actuarial Cost Method	Individual entry age
Actuarial Assumptions:	
Investment Return	7.20%
Wage Inflation	3.25%
Projected salary increase	3.25%-10.75% (includes wage inflation at 3.25%)
Cost-of-living adjustments	Pre 1/7/2013 Retirees: 3.00% Simple Post 1/7/2013 Retirees: 3.00% Simple through 2020, then 2.15% Simple

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 5: DEFINED BENEFIT PENSION PLANS (CONTINUED)

The total pension asset in the December 31, 2019, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Pension Liabilities, Pension Assets, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Actuarial Information	Traditional Plan
Actuarial Cost Method	Individual entry age
Actuarial Assumptions:	
Investment Return	7.20%
Wage Inflation	3.25%
Projected salary increase	3.25%-8.25%
Cost-of-living adjustments	Pre 1/7/2013 Retirees: 3.00% Simple Post 1/7/2013 Retirees: 3.00% Simple through 2020, then 2.15% Simple

The allocation of investment assets with the Defined Benefit portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The table below displays the Board-approved asset allocation policy for 2019 and the long-term expected real rates of return:

Asset Class	Target Allocation for 2019	Weighted Average Long- Term Expected Real Rate of Return
Fixed Income	25.00%	1.83%
Domestic Equities	19.00%	5.75%
Real Estate	10.00%	5.20%
Private Equity	12.00%	10.70%
International Equities	21.00%	7.66%
Other investments	13.00%	4.98%
Total	100.00%	5.61%

Discount Rate The discount rate used to measure the total pension liability was 7.2 percent, post-experience study results. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefits payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 5: DEFINED BENEFIT PENSION PLANS (CONTINUED)

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate The following table presents the Authority's proportionate share of the net pension liability calculated using the current period discount rate assumption of 7.2 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (6.2 percent) or one-percentage-point higher (8.2 percent) than the current rate:

Authority's proportionate share of the net pension liability	1% Decrease (6.2%)	Current Discount rate of 7.2%	1% Increase (8.2%)
- Traditional Pension Plan	\$563,568	\$472,059	\$196,485

Changes Between Measurement Date and Report Date

Subsequent to December 31, 2019, the global economy was impacted by the COVID-19 pandemic and market volatility increased significantly. It is likely that 2020 investment market conditions and other economic factors will be negatively impacted; however, the overall impact on the OPERS investment portfolio and funding position is unknown at this time.

PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020

NOTE 6 – DEFINED BENEFIT OPEB PLAN

Net OPEB Liability

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

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

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

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

The proportionate share of each plan's unfunded benefits is presented as a long-term net OPEB liability on the accrual basis of accounting. Any liability for the contractually required OPEB contribution outstanding at the end of the year is included in intergovernmental payable on both the accrual and modified accrual bases of accounting.

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 6 – DEFINED BENEFIT OPEB PLAN (CONTINUED)

Plan Description – Ohio Public Employees Retirement System (OPERS)

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

OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care trust, which funds multiple health care plans including medical coverage, prescription drug coverage and deposits to a Health Reimbursement Arrangement to qualifying benefit recipients of both the traditional pension and the combined plans. This trust is also used to fund health care for member-directed plan participants, in the form of a Retiree Medical Account (RMA). At retirement or refund, member directed plan participants may be eligible for reimbursement of qualified medical expenses from their vested RMA balance.

To qualify for postemployment health care coverage, age and service retirees under the traditional pension and combined plans must have twenty or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post Employment Benefit (OPEB) as described in GASB Statement 75. See OPERS' CAFR referenced below for additional information.

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

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

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

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2020, state and local employers contributed at a rate of 14.0 percent of earnable salary. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 6 – DEFINED BENEFIT OPEB PLAN (CONTINUED)

Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. The portion of employer contributions allocated to health care for members in the Traditional Pension Plan and Combined Plan was 0 percent during calendar year 2019. As recommended by OPERS' actuary, the portion of employer contributions allocated to health care beginning January 1, 2020 remained at 0 percent for both plans. The OPERS Board is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contribution as a percentage of covered payroll deposited into the RMA for participants in the Member-Directed Plan for 2019 was 4.0 percent.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll.

The Authority's contractually required contribution was \$0 for fiscal year ending December 31, 2020.

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

The net OPEB liability and total OPEB liability were determined by an actuarial valuation as of December 31, 2018, rolled forward to the measurement date of December 31, 2019, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. The Authority's proportion of the net OPEB liability was based on the Authority's share of contributions to the retirement plan relative to the contributions of all participating entities. Following is information related to the proportionate share and OPEB expense:

	Health Care Plan
Proportionate Share of Net OPEB Liability	\$317,093
Proportion of the Net OPEB Liability	0.002296%
Change in Proportion from Prior Measurement date	-0.000170%
Pension Expense	\$25,803

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 6 – DEFINED BENEFIT OPEB PLAN (CONTINUED)

On December 31, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Health Care Plan
Deferred Outflows of Resources	
Assumption Changes	\$50,199
Difference between expected and actual experience	8
Total Deferred Outflows of Resources	\$50,207
 Deferred Inflows of Resources	
Net Difference between projected and actual earning on pension plan investments	\$16,150
Difference between expected and actual experience	29,004
Change in Proportionate Share	14,935
Total Deferred Inflows of Resources	\$60,089

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

	Health Care Plan
Fiscal Year Ending December 31:	
2021	(\$1,492)
2022	(1,497)
2023	14
2024	(6,907)
Total	(\$9,882)

Actuarial Assumptions - OPERS

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

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 6 – DEFINED BENEFIT OPEB PLAN (CONTINUED)

Projections of benefits for financial reporting purposes are based on the substantive plan and include the types of coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2018, rolled forward to the measurement date of December 31, 2019. The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

Actuarial Information	
Wage Inflation	3.25%
Future Salary Increases, including inflation 3.25%	3.25 - 10.75%
Single Discount Rate:	
Current measurement rate	3.16%
Prior measurement rate	3.96%
Investment Rate of Return	6.00%
Municipal Bond Rate	2.75%
Health Care Cost Trend Rate	10.5% initial, 3.5% ultimate in 2030
Actuarial Cost Method	Individual entry age

Pre-retirement mortality rates are based on the RP-2014 Employees mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates are based on the RP-2014 Healthy Annuitant mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates for disabled retirees are based on the RP-2014 Disabled mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Mortality rates for a calendar year are determined by applying the MP-2015 mortality improvement scale to all the above described tables.

The most recent experience study was completed for the five-year period ended December 31, 2015.

The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 6 – DEFINED BENEFIT OPEB PLAN (CONTINUED)

OPERS manages investments in three investment portfolios: The Defined Benefits portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio was 19.7 percent for 2019.

The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. The System’s primary goal is to achieve and maintain a fully funded status for benefits provided through the defined pension plans. The table below displays the Board-approved asset allocation policy for 2019 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return
Fixed Income	36.00%	1.53%
Domestic Equities	21.00%	5.75%
REITs	6.00%	5.69%
International Equities	23.00%	7.66%
Other Investments	14.00%	4.90%
TOTAL	100.00%	4.55%

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 6 – DEFINED BENEFIT OPEB PLAN (CONTINUED)

Discount Rate – A single discount rate of 3.16 percent was used to measure the OPEB liability on the measurement date of December 31, 2019. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.00 percent and a municipal bond rate of 2.75 percent. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2034. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2034, and the municipal bond rate was applied to all health care costs after that date.

Sensitivity of the Authority’s Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate – The following table presents the Authority’s proportionate share of the net OPEB liability calculated using the single discount rate of 3.16 percent, as well as what the Authority’s proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.16 percent) or one percentage point higher (4.16 percent) than the current rate:

	1% Decrease (2.16%)	Single Discount Rate (3.16%)	1% Increase (4.16%)
Authority's proportionate share of the net OPEB liability	\$185,425	\$317,093	\$238,761

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

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 6 – DEFINED BENEFIT OPEB PLAN (CONTINUED)

Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2020 is 10.5 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuary's project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

	1% Decrease (9.50%)	Current Trend Rate (10.50%)	1% Increase (11.50%)
Authority's proportionate share of the net OPEB liability	\$307,779	\$317,093	\$326,376

NOTE 7: COMPENSATED ABSENCES

Vacation and sick leave policies are established by the Board of Commissioners based on local and state laws.

All permanent employees will earn 10 hours sick leave per month of service. Unused sick leave may be accumulated without limit. At the time of separation, union employees receive payment for thirty (30) days of unused sick leave. All permanent employees will earn vacation hours accumulated based on length of service. All vacation time earned must be used in the year earned without accumulation.

At December 31, 2020, the current portion of the liability is \$20,434 and the long-term portion is \$38,148.

The following is a summary of changes in compensated absences for the year ended December 31, 2020:

	Balance 12/31/2019	Amount Earned	Amount Used	Balance 12/31/2020	Due Within One Year
Compensated leave liability	\$ 48,205	\$ 37,155	\$ 26,778	\$ 58,582	\$ 20,434

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 8: INSURANCE

The Agency is covered for property damage, general liability, automobile liability, law enforcement liability, public official's liability, and other crime liabilities through membership in the Housing Authority Risk Retention Group, Inc. (HARRG). HARRG is an insurance risk pool comprised of Public Housing Authorities, of which Parma Public Housing Agency is one. Deductibles and coverage limits are summarized below:

<u>Type of Coverage</u>	<u>Deductible</u>	<u>Coverage Limits</u>
Property	\$1,000	\$5,631,788
Boiler and Machinery	250	565,228/Per accident
General Liability	500	1,000,000/2,000,000
Automobile Liability	500	1,000,000/2,000,000
Public Officials	500	1,000,000/2,000,000
Business Computers	500	5,000 Software/ 7,500 Hardware

Additionally, Workers' Compensation insurance is maintained through the State of Ohio Bureau of Workers' Compensation, in which rates are calculated retrospectively. The Agency is also fully insured through a premium payment plan with Aetna Health, Inc. for employee health care benefits. Settled claims have not exceeded the Agency's insurance in any of the past three years.

NOTE 9: CONTINGENCIES

Grants

Amounts grantor agencies pay to the Authority are subject to audit and adjustment by the grantor, principally the federal government. Grantors may require refunding any disallowed costs or excess reserve balances. Management cannot presently determine amounts grantors may disallow or recapture. However, based on prior experience, management believes any such disallowed claims or recaptured amounts would not have a material adverse effect on the overall financial position of the Authority at December 31, 2020.

Litigations and Claims

In the normal course of operations, the PHA may be subject to litigation and claims. At December 31, 2020, the PHA was not involved in such matters.

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 10: LONG-TERM LIABILITIES

The change in the Authority's long-term obligations during 2020 were as follows:

Description	Balance 01/01/20	Additions	Deletions	Balance 12/31/20	Due Within One Year
Net Pension Liability	\$701,988	\$0	(\$229,929)	\$472,059	\$0
Net OPEB Liability	321,426	0	(4,333)	317,093	0
Total	\$1,023,414	\$0	(\$234,262)	\$789,152	\$0

NOTE 12: SUBSEQUENT EVENTS

Generally accepted accounting principles define subsequent events as events or transactions that occur after the statement of financial position date, but before the financial statements as issued or are available to be issued. Management has evaluated subsequent events through August 20, 2021, the date on which the financial statements were available to be issued.

NOTE 13: COVID-19

The United States and the State of Ohio declared a state of emergency in March 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of the Authority. The pension and other employee benefit plans in which the Authority participates fluctuate with market conditions and, due to market volatility, the amounts of gains or losses that will be recognized in subsequent periods, if any, cannot be determined. In addition, the impact on the Authority's future operating costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE 14: CARES ACT GRANT AWARD

In fiscal year 2020, HUD provided public housing agencies supplemental operating funds pursuant to the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) (Public 116-136), in accordance with the Annual Contributions Grant Agreement and associated laws and regulations.

LIPH (Low Income Public Housing) received a CARES Act Grant award in the amount of \$38,059 effective March 27, 2020. The Grant will have to be fully expended by December 31, 2021. As of December 31, 2020 Parma Public Housing has fully expended the grant.

The Housing Authority received CARES Act funding for the Housing Choice Voucher Program in the amount of \$926,599 effective March 27, 2020. As of December 31, 2020 the housing authority has spent \$895,945. The revenue is recognized when the money is spent on COVID-19 related activities. The Grant will end on December 31, 2021 and any remaining amount of the Grant will be returned.

PARMA PUBLIC HOUSING AGENCY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF THE AGENCY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
 FISCAL YEARS AVAILABLE

	2020	2019	2018	2017	2016	2015	2014
Agency's Proportion of the Net Pension Liability - Traditional Plan	0.002388%	0.0026%	0.002628%	0.002552%	0.002294%	0.001327%	0.001327%
Agency's Proportionate Share of the Net Pension Liability/(Asset) - Traditional Plan	\$472,059	\$701,988	\$412,248	\$579,491	\$397,305	\$160,040	\$156,338
Agency's Covered Payroll	\$346,826	\$353,391	\$341,165	\$300,868	\$322,908	\$358,926	\$342,191
Agency's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	137.07%	202.40%	120.84%	192.61%	123.04%	44.59%	45.69%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability/(Assets) - Traditional Plan	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%	86.36%

(1) Information prior to 2014 is not available.

(2) The amounts presented for each fiscal year were determined as of the calendar year-ended that occurred within the fiscal year.

PARMA PUBLIC HOUSING AGENCY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF THE AGENCY'S PROPORTIONATE SHARE OF THE NET OPEB LIABILITY
 FISCAL YEARS AVAILABLE

	2019	2018	2017	2016
Agency's Proportion of the Net OPEB Liability	0.002296%	0.002465%	0.002529%	0.002141%
Agency's Proportionate Share of the Net OPEB Liability	\$317,093	\$321,426	\$274,653	\$216,259
Agency's Covered Payroll	\$346,826	\$353,391	\$341,165	\$300,868
Agency's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll	92.07%	92.68%	80.50%	71.88%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	47.80%	46.33%	54.14%	68.52%

(1) Information prior to 2016 is not available.

(2) The amounts presented are as of the Agency's plan measurement date, which is the prior calendar year.

PARMA PUBLIC HOUSING AGENCY
 CUYAHOGA COUNTY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF THE AGENCY'S PERS CONTRIBUTIONS
 LAST TEN FISCAL YEARS

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Contractually Required Contribution Traditional Plan	\$ 48,214	\$ 48,763	\$ 49,475	\$ 44,634	\$ 36,107	\$ 38,749	\$ 43,789	\$ 44,827	\$ 34,981	\$ 29,874
Contributions in Relation to the Contractually Required Contribution	\$ 48,214	\$ 48,763	\$ 49,475	\$ 44,634	\$ 36,107	\$ 38,749	\$ 43,789	\$ 44,827	\$ 34,981	\$ 29,874
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Agency's Covered Payroll Traditional Plan	\$ 344,389	\$ 346,826	\$ 353,391	\$ 341,165	\$ 300,868	\$ 322,908	\$ 358,926	\$ 342,191	\$ 342,951	\$ 292,882
Contributions as a Percentage of Covered Payroll Traditional Plan	14.00%	14.06%	14.00%	13.00%	12.00%	12.00%	12.20%	13.10%	10.20%	10.20%

PARMA PUBLIC HOUSING AGENCY
 CUYAHOGA COUNTY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF THE AGENCY'S OPEB CONTRIBUTIONS
 LAST TEN FISCAL YEARS

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Contractually Required Contribution OPEB	\$ -	\$ -	\$ -	\$ 3,412	\$ 6,015	\$ 6,458	\$ 3,912	\$ 3,389	\$ 13,992	\$ 16,597
Contributions in Relation to the Contractually Required Contribution	\$ -	\$ -	\$ -	\$ 3,412	\$ 6,015	\$ 6,458	\$ 3,912	\$ 3,389	\$ 13,992	\$ 16,597
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Agency's Covered Payroll	\$ 344,389	\$ 346,826	\$ 353,391	\$ 341,165	\$ 300,868	\$ 430,542	\$ 423,057	\$ 393,931	\$ 617,304	\$ 618,314
Contributions as a Percentage of Covered Payroll OPEB	0.00%	0.00%	0.00%	1.00%	2.00%	1.50%	92.00%	86.00%	2.27%	2.68%

PARMA PUBLIC HOUSING AGENCY
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2019

Ohio Public Employees' Retirement System

Net Pension Liability

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

Net OPEB Liability

Changes in benefit terms: There were no changes in benefit terms from the amounts reported for 2018-2020.

Changes in assumptions: For 2018, the single discount rate changed from 4.23% to 3.85%. For 2019, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the expected investment return was reduced from 6.50% to 6.00% (b) In January 2020, the Board adopted changes to health care coverage for Medicare and pre-Medicare retirees. It will include discontinuing the PPO plan for pre-Medicare retirees and replacing it with a monthly allowance to help participants pay for a health care plan of their choosing. The base allowance for Medicare eligible retirees will be reduced. The specific effect of these changes on the net OPEB liability and OPEB expense are unknown at this time (c) the single discount rate changed from 3.85% to 3.96%. For 2020, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 3.96% to 3.16%.

**PARMA PUBLIC HOUSING AGENCY
 CUYAHOGA COUNTY
 SCHEDULE OF FEDERAL AWARDS EXPENDITURES
 FOR THE YEAR ENDED DECEMBER 31, 2020**

Federal Grantor/ Pass Through Grantor/ Program Title	Federal CFDA Number	Federal Expenditures
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		
<i>Direct from the Agency:</i>		
Low Rent Public Housing Program		
Low Rent Public Housing Program	14.850	\$ 219,711
<i>Public Housing CARES Act Funding</i>	14.850	38,059
Total Low Rent Public Housing Program		<u>257,770</u>
Housing Voucher Program - Cluster		
Housing Choice Voucher Program	14.871	5,582,761
HCV CARES Act Funding	14.871	895,945
Total Housing Choice Voucher Program - Cluster		<u>6,478,706</u>
PIH Family Self-Sufficiency Program	14.896	<u>53,240</u>
Total U.S. Department of Housing and Urban Development		<u>6,789,716</u>
Total Federal Awards Expenditures		<u>\$ 6,789,716</u>

The accompanying notes to this schedule are an integral part of this schedule

**PARMA PUBLIC HOUSING AGENCY
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 30, 2020**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the Agency and is presented on the full accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Agency, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Agency.

The Agency has elected not to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

NOTE B – SUBRECIPIENTS

The Agency provided no federal awards to subrecipients during the year ended December 31, 2020.

NOTE C – DISCLOSURE OF OTHER FORMS OF ASSISTANCE

The Agency received no federal awards of non-monetary assistance that are required to be disclosed for the year ended December 31, 2020.

The Agency had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the year ended December 31, 2020.

PARMA PUBLIC HOUSING AGENCY
FINANCIAL DATA SCHEDULE
FOR THE FISCAL YEAR ENDING DECEMBER 31, 2020

	Project Total	14.PHC Public Housing CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$129,112	\$0	\$0	\$845	\$949,071	\$0	\$1,079,028	\$0	\$1,079,028
113 Cash - Other Restricted	\$0	\$0	\$0	\$0	\$781,554	\$30,654	\$812,208	\$0	\$812,208
114 Cash - Tenant Security Deposits	\$13,445	\$0	\$0	\$0	\$0	\$0	\$13,445	\$0	\$13,445
100 Total Cash	\$142,557	\$0	\$0	\$845	\$1,730,625	\$30,654	\$1,904,681	\$0	\$1,904,681
125 Accounts Receivable - Miscellaneous	\$984	\$0	\$0	\$0	\$3,620	\$0	\$4,604	\$0	\$4,604
126 Accounts Receivable - Tenants	\$1,572	\$0	\$0	\$0	\$0	\$0	\$1,572	\$0	\$1,572
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$2,556	\$0	\$0	\$0	\$3,620	\$0	\$6,176	\$0	\$6,176
142 Prepaid Expenses and Other Assets	\$29,489	\$0	\$0	\$0	\$24,809	\$0	\$54,298	\$0	\$54,298
150 Total Current Assets	\$174,602	\$0	\$0	\$845	\$1,759,054	\$30,654	\$1,965,155	\$0	\$1,965,155
161 Land	\$13,000	\$0	\$0	\$0	\$0	\$0	\$13,000	\$0	\$13,000
162 Buildings	\$3,205,233	\$0	\$0	\$0	\$0	\$0	\$3,205,233	\$0	\$3,205,233
163 Furniture, Equipment & Machinery - Dwellings	\$152,659	\$0	\$0	\$0	\$0	\$0	\$152,659	\$0	\$152,659
164 Furniture, Equipment & Machinery - Administration	\$200,687	\$0	\$0	\$0	\$77,173	\$0	\$277,860	\$0	\$277,860
165 Leasehold Improvements	\$1,482,745	\$0	\$0	\$0	\$1,816	\$0	\$1,484,561	\$0	\$1,484,561
166 Accumulated Depreciation	-\$3,869,403	\$0	\$0	\$0	-\$76,660	\$0	-\$3,946,063	\$0	-\$3,946,063
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,184,921	\$0	\$0	\$0	\$2,329	\$0	\$1,187,250	\$0	\$1,187,250
180 Total Non-Current Assets	\$1,184,921	\$0	\$0	\$0	\$2,329	\$0	\$1,187,250	\$0	\$1,187,250
200 Deferred Outflow of Resources	\$41,812	\$0	\$0	\$0	\$81,821	\$0	\$123,633	\$0	\$123,633

PARMA PUBLIC HOUSING AGENCY
FINANCIAL DATA SCHEDULE
FOR THE FISCAL YEAR ENDING DECEMBER 31, 2020

	Project Total	14.PHC Public Housing CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
290 Total Assets and Deferred Outflow of Resources	\$1,401,335	\$0	\$0	\$845	\$1,843,204	\$30,654	\$3,276,038	\$0	\$3,276,038
312 Accounts Payable <= 90 Days	\$15,714	\$0	\$0	\$0	\$44,466	\$0	\$60,180	\$0	\$60,180
321 Accrued Wage/Payroll Taxes Payable	\$7,108	\$0	\$0	\$0	\$13,555	\$0	\$20,663	\$0	\$20,663
322 Accrued Compensated Absences - Current Portion	\$6,321	\$0	\$0	\$0	\$14,113	\$0	\$20,434	\$0	\$20,434
341 Tenant Security Deposits	\$13,445	\$0	\$0	\$0	\$0	\$0	\$13,445	\$0	\$13,445
342 Unearned Revenue	\$0	\$0	\$0	\$0	\$0	\$30,654	\$30,654	\$0	\$30,654
310 Total Current Liabilities	\$42,588	\$0	\$0	\$0	\$72,134	\$30,654	\$145,376	\$0	\$145,376
353 Non-current Liabilities - Other	\$0	\$0	\$0	\$0	\$89,107	\$0	\$89,107	\$0	\$89,107
354 Accrued Compensated Absences - Non Current	\$38,148	\$0	\$0	\$0	\$0	\$0	\$38,148	\$0	\$38,148
357 Accrued Pension and OPEB Liabilities	\$265,187	\$0	\$0	\$0	\$523,965	\$0	\$789,152	\$0	\$789,152
350 Total Non-Current Liabilities	\$303,335	\$0	\$0	\$0	\$613,072	\$0	\$916,407	\$0	\$916,407
300 Total Liabilities	\$345,923	\$0	\$0	\$0	\$685,206	\$30,654	\$1,061,783	\$0	\$1,061,783
400 Deferred Inflow of Resources	\$63,118	\$0	\$0	\$0	\$122,362	\$0	\$185,480	\$0	\$185,480
508.4 Net Investment in Capital Assets	\$1,184,921	\$0	\$0	\$0	\$2,329	\$0	\$1,187,250	\$0	\$1,187,250
511.4 Restricted Net Position	\$0	\$0	\$0	\$0	\$692,447	\$0	\$692,447	\$0	\$692,447
512.4 Unrestricted Net Position	-\$192,627	\$0	\$0	\$845	\$340,860	\$0	\$149,078	\$0	\$149,078
513 Total Equity - Net Assets / Position	\$992,294	\$0	\$0	\$845	\$1,035,636	\$0	\$2,028,775	\$0	\$2,028,775
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$1,401,335	\$0	\$0	\$845	\$1,843,204	\$30,654	\$3,276,038	\$0	\$3,276,038

PARMA PUBLIC HOUSING AGENCY
FINANCIAL DATA SCHEDULE
FOR THE FISCAL YEAR ENDING DECEMBER 31, 2020

	Project Total	14.PHC Public Housing CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$148,722	\$0	\$0	\$0	\$0	\$0	\$148,722	\$0	\$148,722
70500 Total Tenant Revenue	\$148,722	\$0	\$0	\$0	\$0	\$0	\$148,722	\$0	\$148,722
70600 HUD PHA Operating Grants	\$219,711	\$38,059	\$53,240	\$0	\$5,582,761	\$895,945	\$6,789,716	\$0	\$6,789,716
71100 Investment Income - Unrestricted	\$51	\$0	\$0	\$0	\$111	\$0	\$162	\$0	\$162
71400 Fraud Recovery	\$0	\$0	\$0	\$0	\$34,990	\$0	\$34,990	\$0	\$34,990
71500 Other Revenue	\$36,864	\$0	\$0	\$0	\$53,891	\$0	\$90,755	\$0	\$90,755
70000 Total Revenue	\$405,348	\$38,059	\$53,240	\$0	\$5,671,753	\$895,945	\$7,064,345	\$0	\$7,064,345
91100 Administrative Salaries	\$59,240	\$25,276	\$6,475	\$0	\$25,832	\$135,468	\$252,291	\$0	\$252,291
91200 Auditing Fees	\$4,383	\$0	\$0	\$0	\$4,383	\$0	\$8,766	\$0	\$8,766
91500 Employee Benefit contributions - Administrative	\$39,890	\$0	\$0	\$0	\$102,166	\$0	\$142,056	\$0	\$142,056
91600 Office Expenses	\$5,945	\$0	\$0	\$0	\$25,108	\$0	\$31,053	\$0	\$31,053
91800 Travel	\$415	\$0	\$0	\$0	\$646	\$0	\$1,061	\$0	\$1,061
91900 Other	\$62,210	\$0	\$0	\$0	\$57,011	\$17,854	\$137,075	\$0	\$137,075
91000 Total Operating - Administrative	\$172,083	\$25,276	\$6,475	\$0	\$215,146	\$153,322	\$572,302	\$0	\$572,302
92100 Tenant Services - Salaries	\$0	\$0	\$32,816	\$0	\$0	\$0	\$32,816	\$0	\$32,816
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0	\$13,949	\$0	\$0	\$0	\$13,949	\$0	\$13,949
92400 Tenant Services - Other	\$465	\$3,292	\$0	\$0	\$0	\$3,298	\$7,055	\$0	\$7,055
92500 Total Tenant Services	\$465	\$3,292	\$46,765	\$0	\$0	\$3,298	\$53,820	\$0	\$53,820
93100 Water	\$21,803	\$0	\$0	\$0	\$0	\$0	\$21,803	\$0	\$21,803

PARMA PUBLIC HOUSING AGENCY
FINANCIAL DATA SCHEDULE
FOR THE FISCAL YEAR ENDING DECEMBER 31, 2020

	Project Total	14.PHC Public Housing CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
93200 Electricity	\$17,261	\$0	\$0	\$0	\$1,597	\$0	\$18,858	\$0	\$18,858
93300 Gas	\$15,667	\$0	\$0	\$0	\$0	\$0	\$15,667	\$0	\$15,667
93600 Sewer	\$43,497	\$0	\$0	\$0	\$0	\$0	\$43,497	\$0	\$43,497
93000 Total Utilities	\$98,228	\$0	\$0	\$0	\$1,597	\$0	\$99,825	\$0	\$99,825
94100 Ordinary Maintenance and Operations - Labor	\$16,217	\$9,491	\$0	\$0	\$0	\$0	\$25,708	\$0	\$25,708
94200 Ordinary Maintenance and Operations - Materials and Other	\$11,536	\$0	\$0	\$0	\$276	\$43,945	\$55,757	\$0	\$55,757
94300 Ordinary Maintenance and Operations Contracts	\$32,396	\$0	\$0	\$0	\$125	\$0	\$32,521	\$0	\$32,521
94500 Employee Benefit Contributions - Ordinary Maintenance	\$35,290	\$0	\$0	\$0	\$0	\$0	\$35,290	\$0	\$35,290
94000 Total Maintenance	\$95,439	\$9,491	\$0	\$0	\$401	\$43,945	\$149,276	\$0	\$149,276
95300 Protective Services - Other	\$132	\$0	\$0	\$0	\$0	\$0	\$132	\$0	\$132
95000 Total Protective Services	\$132	\$0	\$0	\$0	\$0	\$0	\$132	\$0	\$132
96110 Property Insurance	\$20,993	\$0	\$0	\$0	\$0	\$0	\$20,993	\$0	\$20,993
96120 Liability Insurance	\$0	\$0	\$0	\$0	\$12,415	\$0	\$12,415	\$0	\$12,415
96100 Total insurance Premiums	\$20,993	\$0	\$0	\$0	\$12,415	\$0	\$33,408	\$0	\$33,408
96200 Other General Expenses	\$1,000	\$0	\$0	\$0	\$1,817	\$0	\$2,817	\$0	\$2,817
96210 Compensated Absences	\$15,435	\$0	\$0	\$0	\$21,721	\$0	\$37,156	\$0	\$37,156
96400 Bad debt - Tenant Rents	\$12,963	\$0	\$0	\$0	\$0	\$0	\$12,963	\$0	\$12,963
96000 Total Other General Expenses	\$29,398	\$0	\$0	\$0	\$23,538	\$0	\$52,936	\$0	\$52,936
96900 Total Operating Expenses	\$416,738	\$38,059	\$53,240	\$0	\$253,097	\$200,565	\$961,699	\$0	\$961,699

PARMA PUBLIC HOUSING AGENCY
FINANCIAL DATA SCHEDULE
FOR THE FISCAL YEAR ENDING DECEMBER 31, 2020

	Project Total	14.PHC Public Housing CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
97000 Excess of Operating Revenue over Operating Expenses	-\$11,390	\$0	\$0	\$0	\$5,418,656	\$695,380	\$6,102,646	\$0	\$6,102,646
97300 Housing Assistance Payments	\$0	\$0	\$0	\$0	\$4,403,815	\$695,380	\$5,099,195	\$0	\$5,099,195
97350 HAP Portability-In	\$0	\$0	\$0	\$0	\$51,013	\$0	\$51,013	\$0	\$51,013
97400 Depreciation Expense	\$179,795	\$0	\$0	\$0	\$1,275	\$0	\$181,070	\$0	\$181,070
90000 Total Expenses	\$596,533	\$38,059	\$53,240	\$0	\$4,709,200	\$895,945	\$6,292,977	\$0	\$6,292,977
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$191,185	\$0	\$0	\$0	\$962,553	\$0	\$771,368	\$0	\$771,368
11030 Beginning Equity	\$1,152,304	\$0	\$0	\$845	\$104,258	\$0	\$1,257,407	\$0	\$1,257,407
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$31,175	\$0	\$0	\$0	-\$31,175	\$0	\$0	\$0	\$0
11170 Administrative Fee Equity	\$0	\$0	\$0	\$0	\$343,189	\$0	\$343,189	\$0	\$343,189
11180 Housing Assistance Payments Equity	\$0	\$0	\$0	\$0	\$692,447	\$0	\$692,447	\$0	\$692,447
11190 Unit Months Available	720	0	0	0	8,964	0	9,684	0	9,684
11210 Number of Unit Months Leased	705	0	0	0	8,964	0	9,669	0	9,669
11270 Excess Cash	\$67,797	\$0	\$0	\$0	\$0	\$0	\$67,797	\$0	\$67,797

**PARMA PUBLIC HOUSING AUTHORITY
CUYAHOGA COUNTY
FOR THE YEAR ENDED DECEMBER 31, 2020**

ACTUAL MODERNIZATION COST CERTIFICATES

MODERNIZATION PROJECT NUMBER: OH12P073501-18

Original Funds Approved:	\$101,198
Funds Disbursed:	\$101,198
Funds Expended (Actual Modernization Cost):	\$101,198
Amount to be Recaptured:	Not Applicable
Excess of Funds Disbursed:	Not Applicable

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

August 20, 2021

Parma Public Housing Agency
Cuyahoga County
1440 Rockside Road, Suite 306
Parma, OH 44134

To the Board of Directors:

We have audited, in accordance with auditing standards generally accepted in the United States and the Comptroller General of the United States' *Government Auditing Standards*, the financial statements of **Parma Public Housing Agency**, Cuyahoga County, (the "Agency") as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements and have issued our report thereon dated August 20, 2021 and we noted the financial impact of COVID-19 and the ensuing emergency measures will impact the subsequent periods of the Agency.

Internal Control over Financial Reporting

As part of our financial statement audit, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures appropriate in the circumstances to the extent necessary to support our opinion on the financial statements, but not to the extent necessary to opine on the effectiveness of the Agency's internal control. Accordingly, we have not opined on it.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, when performing their assigned functions, to prevent, or detect and timely correct misstatements. A *material weakness* is a deficiency, or combination of internal control deficiencies resulting in a reasonable possibility that internal control will not prevent or detect and timely correct a material misstatement of the Agency's financial statements. 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 internal control deficiencies that might be material weaknesses or significant deficiencies. Given these limitations, we did not identify any deficiencies in internal control that we consider material weaknesses. However, unidentified material weaknesses may exist.

Compliance and Other Matters

As part of reasonably assuring whether the Agency's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could directly and materially affect the financial statements. However, opining on compliance with those provisions was not an objective of our audit and accordingly, we do not express an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*.

Purpose of this Report

This report only describes the scope of our internal control and compliance testing and our testing results and does not opine on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed under *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Perry and Associates
Certified Public Accountants, A.C.
Marietta, Ohio

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

August 20, 2021

Parma Public Housing Agency
Cuyahoga County
1440 Rockside Road, Suite 306
Parma, OH 44134

To the Board of Commissioners:

Report on Compliance for the Major Federal Program

We have audited **Parma Public Housing Agency's**, (the Agency) compliance with the applicable requirements described in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could directly and materially affect the Agency's major federal program for the year ended December 31, 2020. The *Summary of Auditor's Results* in the accompanying schedule of audit findings identifies the Agency's major federal program.

Management's Responsibility

The Agency's Management is responsible for complying with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal program.

Auditor's Responsibility

Our responsibility is to opine on the Agency's compliance for the Agency's major federal program based on our audit of the applicable compliance requirements referred to above. Our compliance audit followed auditing standards generally accepted in the United States of America; the standards for financial audits included in the Comptroller General of the United States' *Government Auditing Standards*; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). These standards and the Uniform Guidance require us to plan and perform the audit to reasonably assure whether noncompliance with the applicable compliance requirements referred to above that could directly and materially affect a major federal program occurred. An audit includes examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Tax - Accounting - Audit - Review - Compilation - Agreed Upon Procedure - Consultation - Bookkeeping - Payroll - Litigation Support - Financial Investigations
Members: American Institute of Certified Public Accountants

• Ohio Society of CPAs • West Virginia Society of CPAs • Association of Certified Fraud Examiners • Association of Certified Anti-Money Laundering Specialists •

Opinion on the Major Federal Program

In our opinion, the Agency complied, in all material respects with the compliance requirements referred to above that could directly and materially affect its major federal program for the year ended December 31, 2020.

Report on Internal Control Over Compliance

The Agency's management is responsible for establishing and maintaining effective internal control over compliance with the applicable compliance requirements referred to above. In planning and performing our compliance audit, we considered the Agency's internal control over compliance with the applicable requirements that could directly and materially affect a major federal program, to determine our auditing procedures appropriate for opining on each major federal program's compliance and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not to the extent needed to opine on the effectiveness of internal control over compliance. Accordingly, we have not opined on the effectiveness of the Agency's internal control over compliance.

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

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

This report only describes the scope of our internal control over compliance tests and the results of this testing based on Uniform Guidance requirements. Accordingly, this report is not suitable for any other purpose.



Perry and Associates
Certified Public Accountants, A.C.
Marietta, Ohio

**PARMA PUBLIC HOUSING AGENCY
CUYAHOGA COUNTY**

**SCHEDULE OF AUDIT FINDINGS
2 CFR § 200.515
FOR THE YEAR ENDED DECEMBER 31, 2020**

1. SUMMARY OF AUDITOR'S RESULTS

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

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

None

3. FINDINGS FOR FEDERAL AWARDS

None

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OHIO AUDITOR OF STATE KEITH FABER



PARMA PUBLIC HOUSING AGENCY

CUYAHOGA COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

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



Certified for Release 11/16/2021

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

This report is a matter of public record and is available online at
www.ohioauditor.gov