



# West Virginia Housing Development Fund

(A discretely presented Component Unit of the State of West Virginia)

## ***ANNUAL COMPREHENSIVE FINANCIAL REPORT***

*Fiscal Years Ended June 30, 2023 and June 30, 2022*

Prepared By:  
Crystal L. Toney  
Deputy Director – Administration  
West Virginia Housing Development Fund  
Maggie Leaptrot  
Chief Financial Officer  
West Virginia Housing Development Fund  
And  
Trisha Hess  
Senior Manager – Accounting  
West Virginia Housing Development Fund

**WEST VIRGINIA HOUSING DEVELOPMENT FUND  
(A Component Unit of the State of West Virginia)**

**Annual Comprehensive Financial Report**

**For the years ended June 30, 2023 and June 30, 2022**

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# **INTRODUCTORY SECTION**

**WEST VIRGINIA HOUSING DEVELOPMENT FUND  
AS OF JUNE 30, 2023**

**Board of Directors**

**Elected Members**

Jim Justice, Governor, State of West Virginia  
Riley Moore, Treasurer, State of West Virginia  
Patrick Morrissey, Attorney General, State of West Virginia  
Kent Leonhardt, Commissioner of Agriculture, State of West Virginia

**Appointed Members**

Sam Kapourales, Owner/President, Kapourales Properties, LLC, Pharmacist and past Mayor of Williamson  
Patrick Martin, Commercial Real Estate Agent with KLM Properties, Inc., Retired Market President with BB & T Bank  
(currently Truist Bank)  
Robert Nistendirk, Member/Partner at Woomer, Nistendirk & Associates, PLLC, Certified Public Accountants  
Kristina Raynes, Assistant Prosecuting Attorney, Putnam County Office of the Prosecuting Attorney  
Allen Retton, Executive Vice President/Director of Commercial Banking, Wesbanco

**Internal Audit**

Kelley Ridling, Senior Manager, Internal Audit

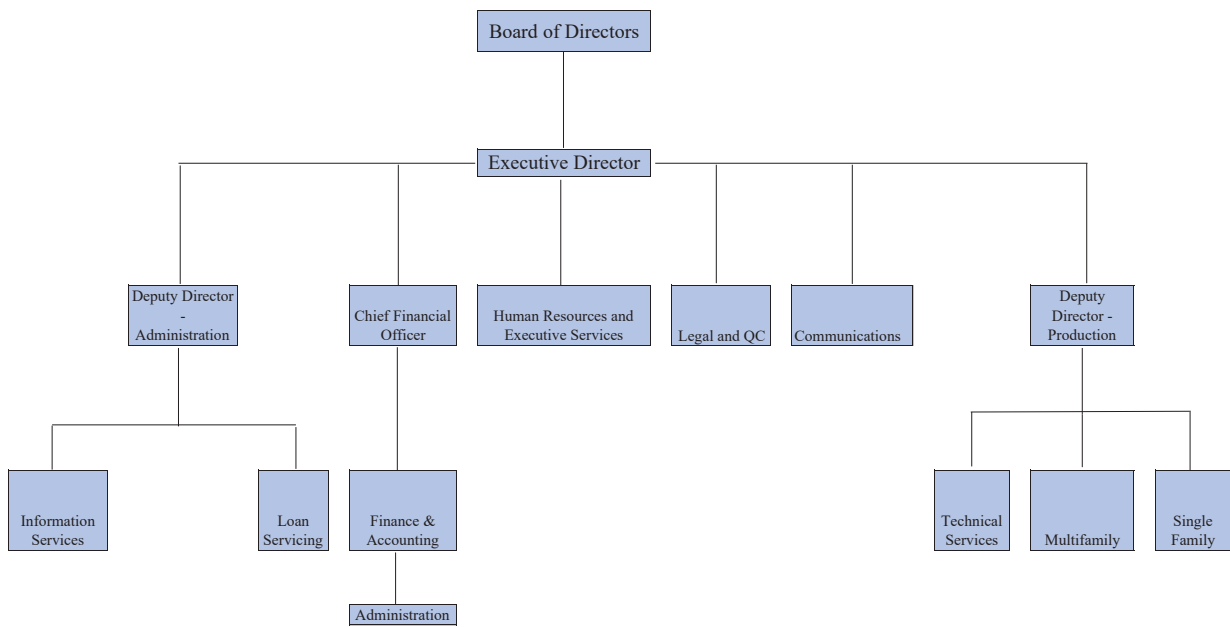
**Principal Officers and Staff**

Erica L. Boggess, Executive Director  
Crystal L. Toney, Deputy Director - Administration  
Julie Davis, Deputy Director - Production  
Maggie Leaprot, Chief Financial Officer  
Jon Rogers, Senior Division Manager, Loan Origination  
Nathan Testman, Senior Division Manager, Multifamily and Commercial Lending  
Tammy Bonham, Senior Division Manager, Loan Servicing  
Chad Leport, Division Manager, Finance & Federal Financial Administration  
Trisha Hess, Senior Manager, Accounting  
Kristin Shaffer, Senior Legal Counsel  
Mike Murphy, Chief Technology Officer

**Professional Consultants**

United Bank, Inc., Trustee  
Jackson Kelly PLLC, General Counsel  
Hawkins, Delafield & Wood LLP, Bond Counsel  
Brown, Edwards & Company, L.L.P., CPAs, Independent Auditor

**West Virginia Housing Development Fund  
Organizational Chart**





**September 27, 2023**

**To the Board of Directors  
West Virginia Housing Development Fund**

The Annual Comprehensive Financial Report of the West Virginia Housing Development Fund (the Fund) for the fiscal year ended June 30, 2023, is hereby submitted. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the management of the Fund. We believe the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the Statements of Net Position, Statements of Revenues, Expenses and Changes in Fund Net Position, and Statements of Cash Flows of the Fund, which is a proprietary type enterprise fund. All material disclosures necessary to enable the reader to gain an understanding of the Fund's financial activities have been included.

For financial reporting purposes, the Fund is included as a discreetly presented component unit of the primary government in the State of West Virginia's Annual Comprehensive Financial Report. Based on accounting principles generally accepted in the United States, the Fund has one component unit, the Welfare Benefit Plan, an irrevocable trust for postemployment benefits provided to the Fund's employees. The Fund's financial statement presentation includes the Welfare Benefit Plan as a fiduciary fund.

The Fund's management is responsible for establishing and maintaining internal controls. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements and assets are safeguarded against loss from unauthorized use or disposition, transactions are executed in accordance with management's authorization and transactions are recorded properly to permit the preparation of financial statements in conformity with United States generally accepted accounting principles (US GAAP). Internal control is also designed to reduce, to an acceptable level, the risk that errors or irregularities in amounts that would be material in relation to the financial statements may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. Management believes the Fund's internal accounting and operational controls adequately meet the above criteria.

The Fund is not subject to an appropriated budget by the State nor is it required to adopt a legally authorized, non-appropriated budget. However, for sound financial management and oversight purposes, an annual administrative budget is presented to and approved by the Board of Directors (the Board). Monthly, the Board reviews a comparison of actual and budgeted expenses to monitor the Fund's compliance with its administrative budget.

The Fund's financial statements have been audited by Brown, Edwards & Company, L.L.P., CPAs. The independent auditor concluded, based upon the audit, the Fund's financial statements as of and for the fiscal year ended June 30, 2023, are fairly presented in conformity with US GAAP. The independent auditor's report expresses an unmodified opinion and is presented as the first component of the financial section of this report.

This letter of transmittal is designed to complement management's discussion and analysis and should be read in conjunction with it. The Fund's management's discussion and analysis can be found immediately following the independent auditor's report.

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5710 MacCorkle Avenue, SE, Charleston, WV 25304  
304-391-8600 • 1-800-933-9843  
[www.wvhdf.com](http://www.wvhdf.com)



## **PROFILE OF THE WEST VIRGINIA HOUSING DEVELOPMENT FUND**

The Fund is a governmental instrumentality of the State of West Virginia (the State) and a public body corporate, created under the provisions of Article 18, Chapter 31 of the Code of West Virginia, 1931, as amended, and known as the West Virginia Housing Development Fund Act (the Act). Under the Act, the Fund's primary corporate purpose is to increase the supply of residential housing in the State for persons and families of low and moderate income. Additionally, the Fund is empowered by the Act to provide construction and permanent mortgage financing to public and private sponsors of such housing. The Fund is self-supporting and receives no appropriations from the State.

Since the creation of the Fund, the State Legislature has made several significant changes to the Act to enable the Fund to meet the State's changing housing needs and to participate in economic development. In 1985, it authorized the Fund to provide housing for persons of higher income, and provide temporary housing for homeless people, disaster victims, battered persons, families with hospitalized persons, students and handicapped persons. The Act was again amended in 1989 to grant the Fund significant new powers, including the making of loans for "nonresidential projects," which are broadly defined to include any project determined by the Fund as likely to foster and enhance economic growth and development in the State.

The Fund is governed by an 11-member Board of Directors consisting of the Governor, Attorney General, Commissioner of Agriculture and Treasurer, all of whom serve ex-officio as public directors, and seven members chosen as private directors from the general public residing in the State. All public directors may designate representatives to serve in their stead. The offices of Governor, Attorney General, Commissioner of Agriculture and Treasurer are elective, and the current terms of such offices expire in January 2025. The Governor, with the advice and consent of the State Senate, appoints private directors for staggered terms of four years. No more than four of the private directors may be from the same political party. The Act, as amended in January 2005, designates the Governor or his or her designee as the Chair of the Board of Directors. Furthermore, this amendment provides that the Governor shall appoint the executive director, with the advice and consent of the State Senate, and that the executive director will serve at the Governor's will and pleasure.

## **FINANCIAL CONDITION**

### **Economic Impact**

The Fund's core housing program and its primary source of revenue is its single family bond program. Mortgage loan balances and continued loan originations are key elements to future earnings. The U.S. economy, particularly the housing market and interest rate fluctuations, have had a significant impact on the Fund's operations during the past several years and staff expects this to continue into the coming year as well.

The Fund issues tax-exempt revenue bonds and through its network of banks, credit unions and independent mortgage companies lends the proceeds of these bonds to homebuyers throughout the State. The tax-exempt bond market typically provides for lower debt rates to the Fund. These lower rates are passed on to homebuyers in the form of lower rate mortgage loans. Thus, the Fund can offer a low-rate mortgage product that facilitates affordable housing by producing interest rates below typical bank rates.

In the summer of 2011, following the end of the 2007-2010 housing crisis, the country's mortgage rates dropped below 5% and continued to remain below that threshold for more than a decade, reaching an all-time low of 2.65% for the average 30-year mortgage in late 2020. Rates held steady until early 2022 when they began to increase, as a result of Federal Reserve action to fight inflation. 30-year mortgage rates increased from approximately 4% in April 2022 to more than 7% by the end of the year. With market rates rising out of historic lows, the tax-exempt status of the Fund's AAA-rated bonds began to produce rates below market rate to Fund borrowers resulting in significant increases in lending volume.

Mortgage loan balances in the Bond Programs increased \$13,505,000 in fiscal year 2022 and increased again by \$82,211,000 in fiscal year 2023. Interest on loans in the Bond Programs decreased \$1,749,000 in fiscal year 2022 and increased by \$2,509,000 in fiscal year 2023. When prudent to do so, the Fund redeems or refunds bonds to lower its debt expense to help offset the loss in mortgage loan revenues. In fiscal year 2021 and 2022, the Fund redeemed \$68,660,000 and \$35,530,000 in bonds, respectively and reduced its debt expense by \$261,000 in 2021 and an additional \$2,219,000 in 2022. In fiscal year 2023, due to multiple bond issuances to meet demand for new mortgage loans, debt expense increased by \$2,566,000. In addition to the effect of the mortgage industry, the Fund has

experienced a significant decrease in investment revenue over the last several years due to extremely low investment rates. This trend had started to reverse as a result of Federal Reserve increases to the Federal Funds rate through December 2018 and the subsequent stabilization of the rate through July 2019. However, decreases in the Federal Funds rate since July 2019 led to decreases in investment revenue in fiscal years 2021 and 2022, respectively. Investment earnings, excluding unrealized gains and losses, decreased \$1,600,000 in fiscal year 2021 as compared to fiscal year 2020 and decreased an additional \$540,000 in fiscal year 2022. Due to an uptick in rates during fiscal year 2023, investment earnings increased by \$4,292,000.

The Fund is proactively monitoring cash positions to ensure sufficient liquidity is maintained to meet the increased demand for single family mortgage loan originations during the current environment.

The Fund has long been very conservative in its business operations and as a result has achieved significant net positions across all of its various programs. This strong financial position helps the Fund through economic cycle fluctuations.

### **Financial Planning and Initiatives**

The Fund continues its Movin' Up program as part of a long-term financial plan to increase mortgage loan balances. The program is a self-funding lending program as an alternative to dependency on the bond market. The program is designed to attract a different market to our single family loan program and provide a long-term increase in our mortgage loan balances. Unlike other single family bond programs the Fund offers, the Movin' Up Program does not have a first-time homebuyer restriction and has significantly higher income limits than other single family programs. Its target market is for moderate income buyers who may have outgrown their current homes and want to move up to a larger home or borrowers who want to downsize and provide the borrower with down payment and closing cost assistance. The Fund has experienced success in increasing loan volume in this program. As anticipated, the Movin' Up program widened our market base, increased new loan volume and added an additional \$10,466,000, \$61,581,000, and \$23,219,000 in mortgage loans to the Fund's assets in fiscal years 2021, 2022 and 2023, respectively.

The Fund is working to expand its multifamily lending portfolio to meet the growing demand for rental units in the State as well as add additional mortgage loans to the Fund's assets. The Fund added an additional \$7,934,000, \$6,209,000, and \$6,913,000 in new multifamily loan balances to the Fund's assets in fiscal years 2021, 2022 and 2023, respectively.

Investment interest rates increased during fiscal year 2023 and are expected to increase during fiscal year 2024. Due to the nature of the Fund's operations and investment practices, it is greatly affected by prevailing interest rates. The Fund plans to continue to actively manage its cash to maximize investment earnings with minimal or no risk to principal until cash is expended for program purposes and actively promote our programs to increase loan balances to continue to combat the challenges of the economy.

With the flexibility provided by the Fund's variety of programs and its substantial net position, the Fund is not solely dependent upon federal programs to carry out its purpose of providing housing. This flexibility allows the Fund to readily adapt itself to the ever-changing environment of federal programs and the needs of the people it serves.

As the Fund moves into fiscal 2024 and on into the future, the Fund will continue to search for new methods to expand its programs to provide adequate housing to the State's residents.

### **AWARDS AND DESIGNATIONS**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Fund for its annual comprehensive financial report for the fiscal year ended June 30, 2022. This was the twenty-ninth consecutive year that the Fund has achieved this prestigious award. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Standard & Poor's Rating Services and Moody's Investors Service, Inc. rate the Fund's unsecured, long-term general obligation debt pledge "AAA" and Aaa" respectively. These ratings are not assigned to any particular issue of debt; but rather, represent an overall credit assessment by the respective rating agencies of the Fund's general obligation debt pledge.

## ACKNOWLEDGMENTS


The preparation of the Fund's Annual Comprehensive Financial Report is dependent on the support of the Accounting staff, the Internal Audit Department and the Fund's Board of Directors. We would like to express our appreciation to the Board and the staff on their contributions to this report and for their hard work and dedication throughout the year.

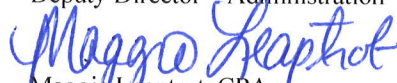
Respectfully, we hereby submit the West Virginia Housing Development Fund's Annual Comprehensive Financial Report for the fiscal year ended June 30, 2023.

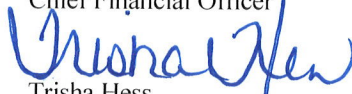
Very truly yours,

WEST VIRGINIA HOUSING DEVELOPMENT FUND

  
Erica L. Boggess, CPA  
Executive Director

  
Crystal L. Toney  
Deputy Director – Administration

  
Maggie Leaptrot, CPA  
Chief Financial Officer

  
Trisha Hess  
Senior Manager – Accounting



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
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Reporting

Presented to

**West Virginia Housing Development Fund**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

June 30, 2022

*Christopher P. Morrill*

Executive Director/CEO

## **FINANCIAL SECTION**



## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
West Virginia Housing Development Fund  
Charleston, West Virginia

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the business-type activities (enterprise fund) and fiduciary fund type activities of the West Virginia Housing Development Fund (the Fund), a component unit of the State of West Virginia, as of and for the years ended June 30, 2023 and 2022, and the related notes to the financial statements, which collectively comprise the Fund's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities (enterprise fund) and the fiduciary fund type activities of the Fund, as of June 30, 2023 and 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Fund and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

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

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

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

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

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

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedules of the proportionate share of the net pension liability (asset) PERS, the schedules of contributions to the PERS, the schedules of changes in net OPEB liability (asset) and related ratios - Welfare Benefit plan, the schedules of contributions to the Welfare Benefit plan, the schedules of annual rate of return on investments - Welfare Benefit plan, and the accompanying notes to required supplementary information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements,

***Required Supplementary Information (Continued)***

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

***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*Brown, Edwards & Company, S. L. P.*  
CERTIFIED PUBLIC ACCOUNTANTS

Charleston, West Virginia  
September 14, 2023



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**WEST VIRGINIA HOUSING DEVELOPMENT FUND  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**

**INTRODUCTION**

The West Virginia Housing Development Fund (the Fund) is a public body corporate with statewide responsibility for housing and operates a wide variety of programs to provide safe and affordable housing for residents and families in the State of West Virginia (the State). The Fund is a self-supporting agency and does not receive State appropriations for its operations. Through June 30, 2023, the Fund has provided assistance for more than 165,900 housing or housing-related units.

The permanent staff of the Fund consists of 110 persons as of June 30, 2023, including professional staff members qualified in the fields of accounting, finance, law, mortgage underwriting, mortgage loan servicing, secondary mortgage markets, planning, cost estimation, construction, inspection, and housing management. The Fund provides services in these fields for its programs as required and utilizes professional consulting services from time to time to supplement its own staff.

The Fund has 14 bond issues totaling \$389,635,000 par amount outstanding under its Housing Finance bond resolution. The bonds are rated "AAA" by Standard & Poor's Public Ratings Services (S&P) and "Aaa" by Moody's Investors Service, Inc. (Moody's).

The Fund's unsecured long-term general obligation debt pledge is rated "Aaa" by Moody's and "AAA" by S&P. The Fund is the first and only housing finance agency ever to receive such ratings on its long-term general obligation debt pledge. These ratings are not assigned to any particular issue of debt, but rather represent an overall credit assessment of the Fund's long-term general obligation pledge.<sup>1</sup>

The financial transactions of the Fund related to its various programs are reported in the enterprise fund financial statements, which are more fully explained in the Notes to the Financial Statements. These programs consist of the General Account, Bond Programs, Other Loan Programs, Affordable Housing Fund, Land Development Program, Bond Insurance Account, and Federal Programs. These were established in accordance with the West Virginia Housing Development Fund Act (the Act), the bond resolution, or at management's discretion. The restricted net position of the Fund includes the net position of the Bond Programs, Affordable Housing Fund, Land Development Program, Bond Insurance Account, and Federal Programs, which are restricted by the bond resolution, the Act, or federal regulations. The Fund reports one fiduciary type fund, the Welfare Benefit Plan, an irrevocable trust for postemployment healthcare insurance benefits (OPEB) for the Fund's employees. The fiduciary fund's activities benefit the employees of the Fund and the fiduciary fund's resources are not available to support the various programs of the enterprise fund.

As management of the Fund, we offer readers of the Fund's enterprise fund financial statements the following narrative overview and analysis of the Statements of Net Position and the Statements of Revenues, Expenses, and Changes in Fund Net Position as of and for the years ended June 30, 2023, 2022, and 2021.

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<sup>1</sup> An explanation of the Moody's ratings may be obtained by writing to Moody's Investors Service, Inc., 7 World Trade Center, 250 Greenwich Street, New York, New York 10007; an explanation of the S&P ratings may be obtained by writing to Standard & Poor's Public Ratings Services, 55 Water Street, New York, New York 10041. There is no assurance that such ratings will be maintained for any period of time or that such ratings will not be withdrawn or revised downward by Moody's or S&P if, in their judgment, circumstances so warrant. Such actions, if taken, could have an adverse effect on the market price of bonds issued by the Fund.

## USING THIS REPORT

This report consists of a series of enterprise fund financial statements extracted from the audited financial statements: the Statements of Net Position, the Statements of Revenues, Expenses, and Changes in Fund Net Position, and the Statements of Cash Flows. These statements provide information about the activities for each period presented.

The Fund prepares financial statements in conformity with accounting principles generally accepted in the United States of America for state housing finance enterprise funds. The enterprise fund Statements of Net Position represent the difference between the assets and deferred outflows of resources and liabilities and deferred inflows of resources and include all assets, deferred outflows of resources, liabilities, and deferred inflows of resources using the basis of accounting described above. Over time, increases or decreases in the net position are one indicator of whether financial status is improving, stable, or deteriorating. There are also other factors that should be considered when reviewing the operational results, such as changes in the interest rate environment, bond market, changes to state and federal laws governing the Fund's programs, changes to the tax code, and the real estate market in the State. The Statements of Revenues, Expenses, and Changes in Fund Net Position reflect revenues, such as interest on loans, loan-servicing fees, interest on investments, fees for the administration of federal financial awards programs, and expenses, such as loan fees, program expenses, administrative expenses, and interest on outstanding debt. The Notes to the Financial Statements provide information that is essential to fully understand the data provided in the financial statements.

## FINANCIAL HIGHLIGHTS

Following is a comparison of the enterprise fund condensed Statements of Net Position at June 30:

(Dollars in thousands)	<u>2023</u>	<u>2022</u>	2021
<b>ASSETS</b>			
Current assets	\$ 166,703	\$ 201,282	\$ 347,465
Noncurrent assets:			
Mortgage loans & Restricted mortgage loans, net of allowance for losses	790,556	700,538	670,443
Restricted Federal Program mortgage loans, net of allowance for losses	64,220	64,434	64,885
Restricted cash and cash equivalents	76,104	57,626	91,212
Investments & Restricted investments	63,345	49,587	38,746
Capital assets, net of depreciation	7,350	7,619	7,888
Other assets & Restricted other assets, net of allowance for losses	2,855	5,354	2,132
Total assets	<u>1,171,133</u>	<u>1,086,440</u>	<u>1,222,771</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred outflows of resources related to pension and OPEB	<u>3,267</u>	<u>3,795</u>	<u>2,355</u>
<b>LIABILITIES</b>			
Current liabilities:			
Accounts payable and other liabilities	19,015	18,704	17,967
Accrued interest payable	2,040	1,260	1,350
Bonds payable	21,915	18,885	22,285
Noncurrent liabilities:			
Bonds & notes payable, net	368,057	267,521	290,636
Other liabilities	167,021	197,516	324,838
Total liabilities	<u>578,048</u>	<u>503,886</u>	<u>657,076</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred inflows of resources related to pension and OPEB	<u>367</u>	<u>5,283</u>	<u>1,100</u>
<b>NET POSITION</b>			
Net investment in capital assets	7,350	7,619	7,888
Net position - Restricted	470,784	464,577	464,366
Net position - Unrestricted	117,851	108,870	94,696
<b>TOTAL NET POSITION</b>	<u>\$ 595,985</u>	<u>\$ 581,066</u>	<u>\$ 566,950</u>

Below is additional discussion of the significant financial statement items and the changes in those items over the prior two years due to recent events and activities of the Fund, current economic factors, and other factors affecting financial and programmatic operations.

### **Current assets**

The decrease of \$34,579,000 (17.2%) in *Current assets* from 2022 to 2023 was primarily due to a decrease of \$32,866,000 in federal funds, which includes COVID relief funds, a decrease in cash of \$4,395,000 for debt service, a \$739,000 decrease in accounts receivable, a decrease of \$557,000 in cash held for the Federal Home Loan Bank of Pittsburgh's HOME 4 Good program, a decrease of \$173,000 in foreclosed property, a decrease of \$20,000 in the balance of Mortgage Loans Held for Sale, an increase of \$1,469,000 in multifamily construction funds, an increase of \$1,334,000 in funds held for others which includes insurance and tax accounts held on behalf of the Fund's various mortgagors, an increase of \$971,000 in cash for program disbursements, and an increase of \$402,000 in accrued interest.

The decrease of \$146,183,000 (42.1%) in *Current assets* from 2021 to 2022 was primarily due to a decrease of \$124,417,000 in federal funds, which includes COVID relief funds, a decrease in cash of \$12,618,000 for debt service, a decrease in multifamily construction funds of \$10,524,000, a decrease of \$610,000 in the balance of Mortgage Loans Held for Sale, a decrease of \$326,000 in accrued interest, a decrease of \$121,000 in funds held for others which includes insurance and tax accounts held on behalf of the Fund's various mortgagors, an increase of \$1,804,000 in cash for program disbursements, an increase in cash of \$401,000 in cash held for the Federal Home Loan Bank of Pittsburgh's HOME 4 Good program, and a \$215,000 increase in accounts receivable.

### **Mortgage loans & Restricted mortgage loans, net of allowance for losses**

The increase of \$90,018,000 (12.8%) in *Mortgage loans & Restricted mortgage loans, net of allowance for losses* from 2022 to 2023 was primarily due to originations of \$174,204,000 exceeding loan repayments of \$81,607,000, foreclosures of \$2,325,000, and an increase in allowance for loan losses of \$254,000.

The increase of \$30,095,000 (4.5%) in *Mortgage loans & Restricted mortgage loans, net of allowance for losses* from 2021 to 2022 was primarily due to originations of \$152,165,000 exceeding loan repayments of \$119,698,000, foreclosures of \$2,154,000, and an increase in allowance for loan losses of \$218,000.

### **Restricted Federal Program mortgage loans, net of allowance for losses**

This line item consists of the United States Department of Housing and Urban Development's (HUD) HOME Investment Program (HOME) and National Housing Trust Fund (NHTF) mortgage loans. The fluctuations from year to year represent the net of HOME and NHTF program loan originations and repayments during the years presented.

### **Restricted cash and cash equivalents**

The increase of \$18,478,000 (32.1%) in *Restricted cash and cash equivalents* from 2022 to 2023 was primarily due to a \$20,084,000 net increase in the balance of funds available to purchase single family mortgage loans related to the timing of bond issuances and a decrease of \$1,606,000 in short-term funds on hand in 2022 invested long-term in 2023.

The decrease of \$33,586,000 (36.8%) in *Restricted cash and cash equivalents* from 2021 to 2022 was primarily due to a decrease of \$15,574,000 in short-term funds on hand in 2021 invested long-term in 2022 and a \$9,185,000 net decrease in the balance of funds available to purchase single family mortgage loans related to the timing of bond issuances.

### **Investments & Restricted investments**

The fluctuations in *Investments and Restricted investments* from year to year is the net effect of investment purchases, redemptions, maturities and amortization and the change in fair value of investments as required by governmental accounting standards. Certain investments are required to be recorded at fair value and the unrealized gains or losses are to be reported in the enterprise fund Statements of Revenues, Expenses and Changes in Fund Net Position.

The following summary illustrates the changes in Investments & Restricted investments as of June 30:

(Dollars in thousands)	2023	2022	2021
Balance at beginning of fiscal year	\$ 49,587	\$ 38,746	\$ 51,603
Sales and maturities	(37,313)	(1,063)	(12,960)
Purchases	52,231	16,638	3,425
Decrease in fair value of investments and amortizations	(1,160)	(4,734)	(3,322)
Balance at end of fiscal year	<u>\$ 63,345</u>	<u>\$ 49,587</u>	<u>\$ 38,746</u>

**Capital assets, net of depreciation** See Note A – Capital assets, net of depreciation

The decrease of \$269,000 (3.5%) from 2022 to 2023 was due to depreciation of the Fund’s office building, equipment, and software.

The decrease of \$269,000 (3.4%) from 2021 to 2022 was due to depreciation of the Fund’s office building, equipment, and software.

**Other assets and Restricted other assets, net of allowance for losses**

The decrease of \$2,499,000 (46.7%) in Other assets and Restricted other assets, net of allowance for losses from 2022 to 2023 was primarily due to a decrease in the net pension asset of \$3,538,000 a decrease in miscellaneous assets of \$12,000, a \$1,023,000 increase in foreclosed properties, and an increase of \$28,000 due from Federal program reimbursements.

The increase of \$3,222,000 (151.1%) in Other assets and Restricted other assets, net of allowance for losses from 2021 to 2022 was primarily due to an increase in the net pension asset of \$3,538,000, an increase of \$103,000 due from Federal program reimbursements, an increase in miscellaneous assets of \$12,000 and a \$431,000 decrease in foreclosed properties.

**Deferred outflows of resources related to pension and OPEB and Deferred inflows of resources related to pension and OPEB**  
See Note A – Accounting methods

Deferred outflows and inflows of resources are directly related to the activity described in Note F – Retirement Plan to the financial statements in accounting for the changes in the Fund’s proportionate share of the West Virginia Public Employees Retirement System’s net pension liability (asset) and in Note H – Other Postemployment Benefits to the financial statements in accounting for the changes in the Fund’s net OPEB liability (asset).

**Accounts payable and other liabilities**

The increase of \$311,000 (1.7%) in Accounts payable and other liabilities from 2022 to 2023 was primarily due to an increase of \$1,137,000 in funds held for others, which includes tax and insurance accounts held on behalf of the Fund’s various mortgagors, a decrease of \$557,000 in cash held on behalf of the Federal Home Loan Bank of Pittsburgh (FHLB) for program disbursements to be used for its Home4Good program, a decrease of \$200,000 in accrued expenses at year-end, and a decrease in the bond rebate liability of \$69,000.

The increase of \$737,000 (4.1%) in Accounts payable and other liabilities from 2021 to 2022 was primarily due to an increase of \$470,000 in accrued expenses at year-end, an increase of \$402,000 in cash held on behalf of the FHLB for program disbursements to be used for its Home4Good program, an increase in the bond rebate liability of \$73,000 and a decrease of \$208,000 in funds held for others, which includes tax and insurance accounts held on behalf of the Fund’s various mortgagors.

**Bonds and notes payable, current and noncurrent**

As illustrated in the following schedule, the changes in Bonds and notes payable were due to the early redemption or refunding of bonds, scheduled debt service payments, and new bonds and notes issued. The changes in the balance of bonds and notes payable and interest rates generally account for the fluctuations in Accrued interest payable in 2023 and 2022. See Note D – Bonds & Notes payable, current and noncurrent.

(Dollars in thousands)	2023	2022	2021
Balance at beginning of the fiscal year			
Bonds payable - current	\$ 18,885	\$ 22,285	\$ 26,745
Bonds payable - noncurrent	267,521	290,636	306,802
Debt issued: Housing Finance Bonds (including discount)	134,953	30,000	74,940
Other Loan Programs note payable	-	250	-
Debt paid: Scheduled debt service	(19,000)	(21,278)	(26,936)
Early redemptions and refundings	(12,370)	(35,530)	(68,660)
Other Loan Programs note payable allowance for losses <sup>(1)</sup>	(17)	43	30
Balance at end of the fiscal year	<u>\$ 389,972</u>	<u>\$ 286,406</u>	<u>\$ 312,921</u>
Bonds payable - current	\$ 21,915	\$ 18,885	\$ 22,285
Bonds & notes payable - noncurrent	368,057	267,521	290,636
Total bonds & notes payable	<u>\$ 389,972</u>	<u>\$ 286,406</u>	<u>\$ 312,921</u>

<sup>(1)</sup> See Note D - Bonds Payable

### Other liabilities

The decrease of \$30,495,000 (15.4%) in Other liabilities from 2022 to 2023 was due to the expenditure of \$31,596,000 in federal COVID relief funds for rental and homeowner assistance programs the Fund administers on behalf of the State, and a decrease in the net OPEB liability of \$261,000 and an increase of \$699,000 due to Federal Program mortgage loan repayments and prepayments exceeding originations and an increase of \$663,000 in the net pension liability.

The decrease of \$127,322,000 (39.2%) in Other liabilities from 2021 to 2022 was due to the expenditure of \$126,060,000 in federal COVID relief funds for rental and homeowner assistance programs the Fund administers on behalf of the State, a net decrease of \$1,235,000 in the net pension and net OPEB liability and a decrease of \$27,000 due to Federal Program mortgage loan repayments and prepayments exceeding originations.

Total Net Position improved by \$14,116,000 (2.5%) from June 30, 2021 to June 30, 2022. From June 30, 2022 to June 30, 2023, Total Net Position improved by \$14,919,000 (2.6%) as the enterprise fund net position improved to \$595,985,000 at June 30, 2023.

Following is a comparison of condensed enterprise fund Statements of Revenues, Expenses, and Changes in Fund Net Position for the fiscal years ended June 30:

(Dollars in thousands)	2023	2022	2021
<b>REVENUES</b>			
Interest on loans	\$ 31,864	\$ 28,927	\$ 29,845
Pass-through grant revenue	150,693	191,700	84,161
Fee revenue	8,599	8,637	8,863
Net investment earnings (non-operating)	4,592	(2,723)	262
Other	875	1,207	2,984
Total Revenues	<u>196,623</u>	<u>227,748</u>	<u>126,115</u>
<b>EXPENSES</b>			
Pass-through grant expense	150,693	191,700	84,161
Interest and debt expense (non-operating)	9,923	7,357	9,576
Loan fees expense	5,185	4,209	3,662
Program expenses, net	5,757	4,332	4,941
Administrative expenses, net	10,146	6,034	9,798
Total Expenses	<u>181,704</u>	<u>213,632</u>	<u>112,138</u>
<b>CHANGE IN NET POSITION</b>	<b>14,919</b>	<b>14,116</b>	<b>13,977</b>
<b>NET POSITION AT BEGINNING OF YEAR</b>	<u><b>581,066</b></u>	<u><b>566,950</b></u>	<u><b>552,973</b></u>
<b>NET POSITION AT END OF YEAR</b>	<u><b>\$ 595,985</b></u>	<u><b>\$ 581,066</b></u>	<u><b>\$ 566,950</b></u>

### Interest on loans

The increase in Interest on loans of \$2,937,000 (10.2%) from 2022 to 2023 was due to an increase in the volume of loans and an increase in the average mortgage loan rate.

The decrease in Interest on loans of \$918,000 (3.1%) from 2021 to 2022 was primarily due to a decrease in the average mortgage loan rate from the prior year.

### Pass through grant revenue and Pass through grant expense

This line item represents federal funds received and disbursed to sub-recipients under Federal Programs.

The decrease of \$41,007,000 (21.4%) from 2022 to 2023 was primarily due to a decrease of \$63,956,000 in program disbursements for federal COVID relief rental assistance programs the Fund is administering on behalf of the State, a decrease of \$858,000 in HOME disbursements, an increase of \$14,744,000 in program disbursements for the federal COVID relief homeowner assistance program the Fund is administering on behalf of the State, an increase of \$6,036,000 in Community Development Block Grants (CDBG) disbursements, an increase of \$2,591,000 in National Housing Trust Fund disbursements, and an increase of \$436,000 in Section 8 Housing Assistance Payments Program disbursements.

The increase of \$107,539,000 (127.8%) from 2021 to 2022 was primarily due to an increase of \$103,749,000 in program disbursements for federal COVID relief rental assistance programs the Fund is administering on behalf of the State, an increase of \$2,283,000 in program disbursements for the federal COVID relief homeowner assistance program the Fund is administering on behalf of the State, an increase of \$1,855,000 in Section 8 Housing Assistance Payments Program disbursements, an increase of \$771,000 in National Housing Trust Fund disbursements, an increase of \$451,000 in CDBG disbursements and a decrease of \$1,570,000 in HOME disbursements.

### Fee revenue

The decrease of \$38,000 (0.4%) in Fee revenue from 2022 to 2023 was primarily due to a decrease of \$140,000 in mortgage loan processing fees, a decrease of \$133,000 in Affordable Housing Fund fees, an increase of \$119,000 Section 8 fees, an increase of \$108,000 in Low-Income Housing Tax credit fees and an increase of \$8,000 in foreclosure fees.

The decrease of \$226,000 (2.5%) in Fee revenue from 2021 to 2022 was primarily due to a decrease of \$221,000 in mortgage loan processing fees, a decrease of \$109,000 in Low-Income Housing Tax credit fees, an increase of \$81,000 Section 8 fees and an increase of \$23,000 in Affordable Housing Fund fees.

### Net investment earnings

Net investment earnings decreased \$2,985,000 (1139.3%) from 2021 to 2022 and increased \$7,315,000 (268.6%) from 2022 to 2023 in the comparison of revenues and expenses above. However, Net investment earnings include unrealized gains and losses in the fair value of investments for each of the fiscal years presented as required by United States Generally Accepted Accounting Principles (US GAAP). As shown in the schedule below, investment earnings, adjusted for the unrealized gains or losses, decreased 21.1% from 2021 to 2022 and increased 211.9% from 2022 to 2023.

(Dollars in thousands)	June 30,		
	2023	2022	2021
Net investment earnings per operating statement	\$ 4,592	\$ (2,723)	\$ 262
Adjustments for unrealized loss on fair value of securities	1,725	4,748	2,303
Interest earned on investments	<u>\$ 6,317</u>	<u>\$ 2,025</u>	<u>\$ 2,565</u>
% Increase (Decrease) from prior year	212.0%	(21.1%)	

### Other revenues

The decrease of \$332,000 (27.5%) in Other revenues from 2022 to 2023 was primarily due to a decrease in gains on sale of mortgage loans of \$240,000, a decrease in gains on sale of foreclosed properties of \$85,000 and a decrease in miscellaneous revenue of \$7,000.

The decrease of \$1,777,000 (59.6%) in *Other revenues* from 2021 to 2022 was primarily due to a decrease in gains on sale of mortgage loans of \$1,685,000 and a decrease in gains on sale of foreclosed properties of \$95,000.

### **Interest and debt expense**

The \$2,566,000 (34.9%) increase in *Interest and debt expense* from 2022 to 2023 was primarily due to debt issuances of \$134,953,000 exceeding \$19,000,000 in debt service and \$12,370,000 in redemptions.

The \$2,219,000 (23.2%) decrease in *Interest and debt expense* from 2021 to 2022 was primarily due to \$35,530,000 in redemptions and \$21,278,000 in debt service exceeding debt issuances of \$30,250,000.

### **Loan fees expense**

The \$976,000 (23.2%) increase in *Loan fees expense* from 2022 to 2023 was primarily due to an increase in loan origination fees of \$669,000, an increase in service fees on loans of \$185,000 and an increase in service release fees of \$122,000.

The \$547,000 (14.9%) increase in *Loan fees expense* from 2021 to 2022 was primarily due to an increase in loan origination fees of \$541,000, an increase in service fees on loans of \$52,000 and a decrease in service release fees of \$46,000.

### **Program expenses, net**

The \$1,425,000 (32.9%) increase in *Program expenses, net* from 2022 to 2023 was primarily due to an increase of \$1,115,000 in cost of issuance expenses, an increase of \$410,000 in Affordable Housing Fund disbursements, an increase of \$158,000 in expenses related to repairs and holding costs for foreclosed properties, an increase of \$24,000 in building expenses, a decrease of \$174,000 in losses on sale of foreclosed properties, a decrease of \$44,000 in general program disbursements, a decrease of \$33,000 in bad debt expense, and a decrease of \$28,000 in Special Needs disbursements.

The \$609,000 (12.3%) decrease in *Program expenses, net* from 2021 to 2022 was primarily due to a decrease of \$600,000 in losses on sale of foreclosed properties, a decrease of \$445,000 in cost of issuance expenses, a decrease of \$297,000 in expenses related to repairs and holding costs for foreclosed properties, a decrease of \$26,000 in bad debt expense, an increase of \$461,000 in Affordable Housing Fund disbursements, an increase of \$252,000 in general program disbursements, an increase of \$24,000 in building expenses and an increase of \$21,000 in Special Needs disbursements.

### **Administrative expenses, net**

The \$4,112,000 (68.1%) increase in *Administrative expenses, net* from 2022 to 2023 was primarily due to an increase in pension and OPEB related expenses of \$1,447,000, an increase of \$199,000 in professional services and temporary employees, an increase of \$136,000 in general expenses, an increase of \$78,000 in travel expenses, an increase of \$23,000 in salary and benefit expenses, a decrease in various administrative reimbursements of \$2,300,000 related to the administration of COVID relief funds, a decrease in computer related expenses of \$52,000, and a decrease in compensated absences of \$20,000.

The \$3,764,000 (38.4%) decrease in *Administrative expenses, net* from 2021 to 2022 was primarily due to an increase in various administrative reimbursements of \$3,541,000 related to the administration of COVID relief funds, a decrease in pension and OPEB related expenses of \$969,000, a decrease in compensated absences of \$109,000, a decrease in computer related expenses of \$43,000, an increase of \$851,000 in salary and benefit expenses, an increase of \$28,000 in general expenses and an increase of \$18,000 in travel expenses.

## **OVERVIEW OF THE ENTERPRISE FUND FINANCIAL STATEMENTS**

### **COVID Relief Programs**

In response to the housing crisis related to a global outbreak of COVID-19, a respiratory disease declared to be a pandemic (the Pandemic) by the World Health Organization, Congress enacted the Consolidated Appropriations Act, 2021 in December 2020 creating the Emergency Rental Assistance (ERA1) program to provide funding to assist households that were unable to pay rent or utilities. The Fund received the State's allocation of \$200 million under this Act to administer the rental assistance program on behalf of the State. As of June 30, 2023, \$87,359,000 of these funds have been disbursed for rental and utility assistance. These funds are included in pass through grant revenue and pass through grant expense and in restricted cash and cash equivalents. As of August 26, 2022, the Fund ceased accepting applications for rental and utility assistance and all activity under ERA1 ceased pursuant to the U.S. Treasury guidelines as of September 30, 2022.



In addition, in March 2021 Congress enacted the American Rescue Plan Act of 2021, which allocated an additional \$152,000,000 to the State for rental assistance for the Emergency Rental Assistance (ERA2) Program and \$50,000,000 in homeowner assistance for the Homeowners Assistance Fund (HAF), both of which the Fund administers on behalf of the State. Collectively, ERA1 and ERA2 are locally known as the Mountaineer Rental Assistance Program (MRAP). As of June 30, 2023, \$80,512,000 of the ERA2 funds has been disbursed for rental and utility assistance and \$354,000 for the development of multifamily rental units. In addition, \$19,311,000 of the HAF funds has been disbursed for mortgage and utility assistance. These funds are included in pass through grant revenue and pass through grant expense and in restricted cash and cash equivalents.

**Mortgage Lending**

The Fund’s Bond Programs are the core-housing programs and the primary source of income for the Fund. Various economic and regulatory factors such as prevailing economic conditions, mortgage interest rates, investment rates, the demand for housing, the cost of housing and of operating housing programs, the volume of mortgage lending activity in the State and other factors affecting the supply of housing in the State can create significant challenges for the Fund in both the Bond Programs and its overall operations.

The Fund’s Movin’ Up program is a long-term strategy intended to be a self-funding lending program as an alternative to dependency on the bond market and a method of assisting moderate income borrowers. The program is designed to attract a market to our single family loan program and provide a long-term increase in the Fund’s mortgage loan balances. Unlike other single family bond programs the Fund offers, the Movin’ Up Program does not have a first time homebuyer restriction and has significantly higher income limits than other single family programs offered. Its target market is moderate income buyers who may have outgrown their current homes and want to move up to a larger home and provides the borrower with down payment and closing cost assistance.

In fiscal years 2020 and 2021, a decrease in interest rates contributed to an increase in the number of borrowers refinancing their mortgages. To a lesser extent, the decrease also reduced the Fund’s competitive edge of mortgage rates and loan originations. The Fund’s Bond Program mortgage loan balances decreased \$22,494,000 (3.8%) in fiscal year 2021 compared to 2020 due to borrowers refinancing loans due to a drop in interest rates. In fiscal year 2022, mortgage rates increased, and the Fund regained its competitive edge of mortgage rates and loan originations increased. The Fund’s Bond Program mortgage loan balances increased \$13,505,000 (2.4%) in fiscal year 2022 as compared to fiscal year 2021 and increased \$82,211,000 (14.1%) in fiscal year 2023 as compared to fiscal year 2022. Mortgage loan balances and continued loan originations are key elements to future earnings potential.

The changes in Bond Programs mortgage loan balances from fiscal year 2021 through fiscal year 2023 are as follows:

(Dollars in thousands)			
	<u>2023</u>	<u>June 30, 2022</u>	<u>2021</u>
Beginning Balance	\$ 581,748	\$ 568,243	\$ 590,737
Repayments/Prepayments	(53,072)	(82,523)	(93,583)
Foreclosures	(2,898)	(2,372)	(1,307)
Originations	138,181	111,400	75,175
Interfund transfer	-	(13,000)	(2,779)
Ending Balance	<u>\$ 663,959</u>	<u>\$ 581,748</u>	<u>\$ 568,243</u>
% Increase from prior year	<b>14.1%</b>	<b>2.4%</b>	

The Fund continues to proactively monitor cash positions to ensure sufficient liquidity is maintained and to meet the increased demand for single family mortgage loan originations.

The Fund’s single family Bond Program loans consist of 30-year fixed rate loans and no sub-prime loans. The median income of Fund single family borrowers is \$51,000 as of June 30, 2023. This income level tends to be impacted quicker than an average borrower during economic declines.

The ability of the Fund to pay debt service on bonds outstanding is heavily dependent on the receipt of mortgage payments from borrowers. However, the Fund maintains a Capital Reserve Fund in an amount no less than the highest aggregate debt service of any year on all outstanding Mortgage Finance Bonds. In addition, the Fund maintains the Bond Insurance Account, as required by the Act, to provide for the payment of debt service on Mortgage Finance Bonds, if necessary.

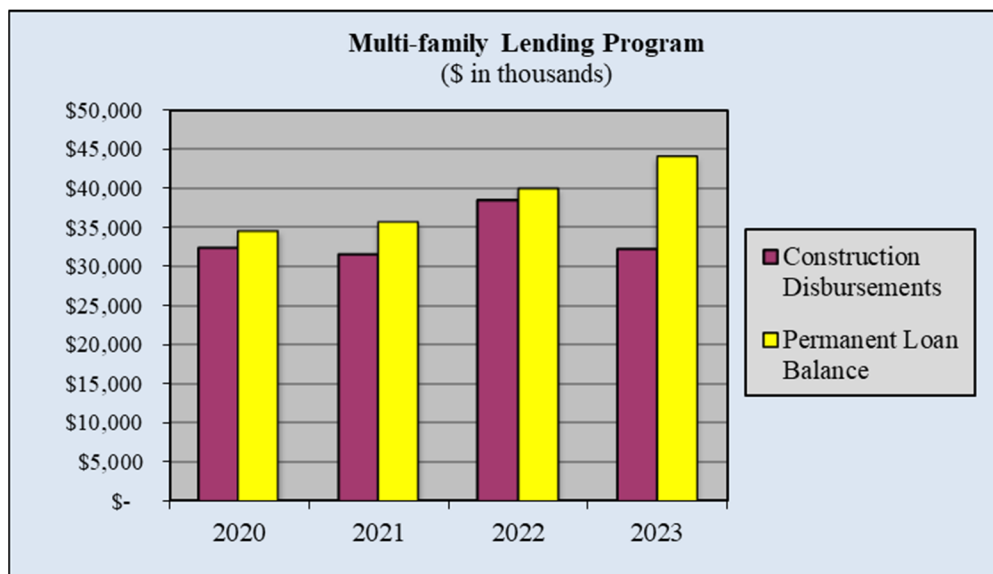
The Fund’s Bond Program loan delinquency rates increased from 2021 to 2022 in the One-, Two- and Three-month categories and increased again from 2022 to 2023 as shown in the chart below. The Three + month category decreased in 2022 and 2023 due to the expiration of the foreclosure moratorium and borrowers receiving assistance from the federal COVID relief HAF. The Fund will continue

to monitor delinquencies and increase communication with borrowers to control delinquencies where possible and/or modify loans as borrowers continue to deal with unemployment and other economic impacts.

<b>Delinquency Rates</b>					
<b>WV Housing Development Fund</b>					
<b>Bond Programs</b>					
<b>As of June 30,</b>					
	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>WV*</b>	<b>USA*</b>
<u>Months Past Due</u>				<b>As of June 30, 2023</b>	
One	3.70%	3.39%	2.57%	2.60%	1.81%
Two	1.45%	1.17%	0.77%	0.76%	0.57%
Three	0.43%	0.41%	0.39%	1.38%	1.08%
Three +	2.64%	3.81%	6.76%	2.04%	1.61%
In foreclosure	0.18%	0.35%	0.04%	0.66%	0.53%

\*Most current data available.

In response to a continual increase in the demand for affordable rental housing, the Fund provides financing for both construction and permanent financing of multifamily rental housing. Resources for this initiative are provided from Other Loan Programs, HOME, the National Housing Trust Fund and the Low-Income Housing Tax Credit Program. Permanent loans financed from Other Loan Programs often carry United States Department of Agriculture (USDA) 538 loan guarantees. The Fund expects to continue its focus on financing rental housing into fiscal 2024 and future years.



Interest rates on new single family bond loans originated in fiscal year 2023 have averaged approximately 5.49%. Interest rates on new multifamily permanent loans originated in fiscal year 2023 have averaged approximately 4.83%. The average loan interest rate listed below shows the Bond Programs average for fiscal years 2021 through 2023.

<b>Average Loan Interest Rate</b>	
June 30, 2021	4.28%
June 30, 2022	4.12%
June 30, 2023	4.41%

**Investments**

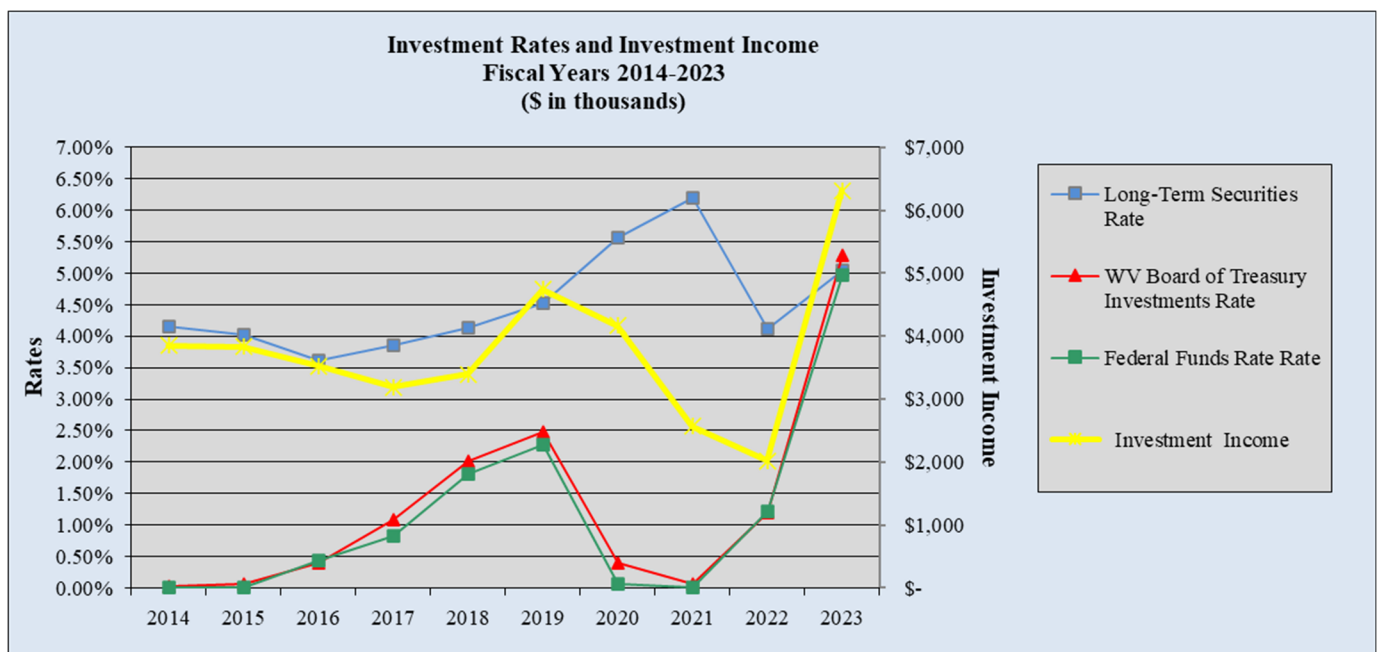
The Fund invests cash, as permitted by the Act, the bond resolution, and the Board approved Investment Policy. Funds related to the Bond Programs capital reserves and the Bond Insurance Account are primarily invested in long-term United States agency securities and FDIC insured money market accounts, which are expected to be held to maturity. Certain funds in the Bond Insurance Account and general operating funds are invested in mortgage loans held solely for investment. The interest earnings on these investment types are less affected by the fluctuation in short-term interest rates.

Loan proceeds and revenues of the Bond Programs, Other Loan Program, and operating funds are primarily on deposit with a bank, invested in FDIC insured money market accounts and short-term United States agency securities. All bank deposits are either FDIC insured or collateralized by permitted investments. The remaining funds are on deposit with the West Virginia Board of Treasury Investments (WVBOTI). Such funds are extremely sensitive to short-term interest rate fluctuations.

As shown in the following chart, the average investment rates for short-term investments and the WVBOTI have been consistent with the Federal Funds rate and remained at a historical low of 0.00% to 0.25% in 2014 and 2015. During fiscal year 2016, the Federal Reserve increased the federal funds rate ranging from 0.25% to 0.50% and continued to increase the rate eight additional times during fiscal years 2017 through 2019 ranging from 1.00% to 2.50%. During fiscal year 2020, the Federal Reserve decreased the rate five times to rates ranging from 0.00% to 0.25% where they remained for fiscal year 2021. During 2022, the Federal Reserve increased the rate seven times with the rates ranging from 0.25% to 4.5%. Since February 2023, the Federal Reserve increased the rate three times with rates ranging from 4.5% to 5.25%.

Due to fluctuations in interest rates, investment earnings decreased 21.1% from 2021 to 2022, net of unrealized gains or losses and increased 211.9% from 2022 to 2023, net of unrealized gains or losses.

Below is a summary of the average investment rates from June 2014 to June 2023:



## Debt Management

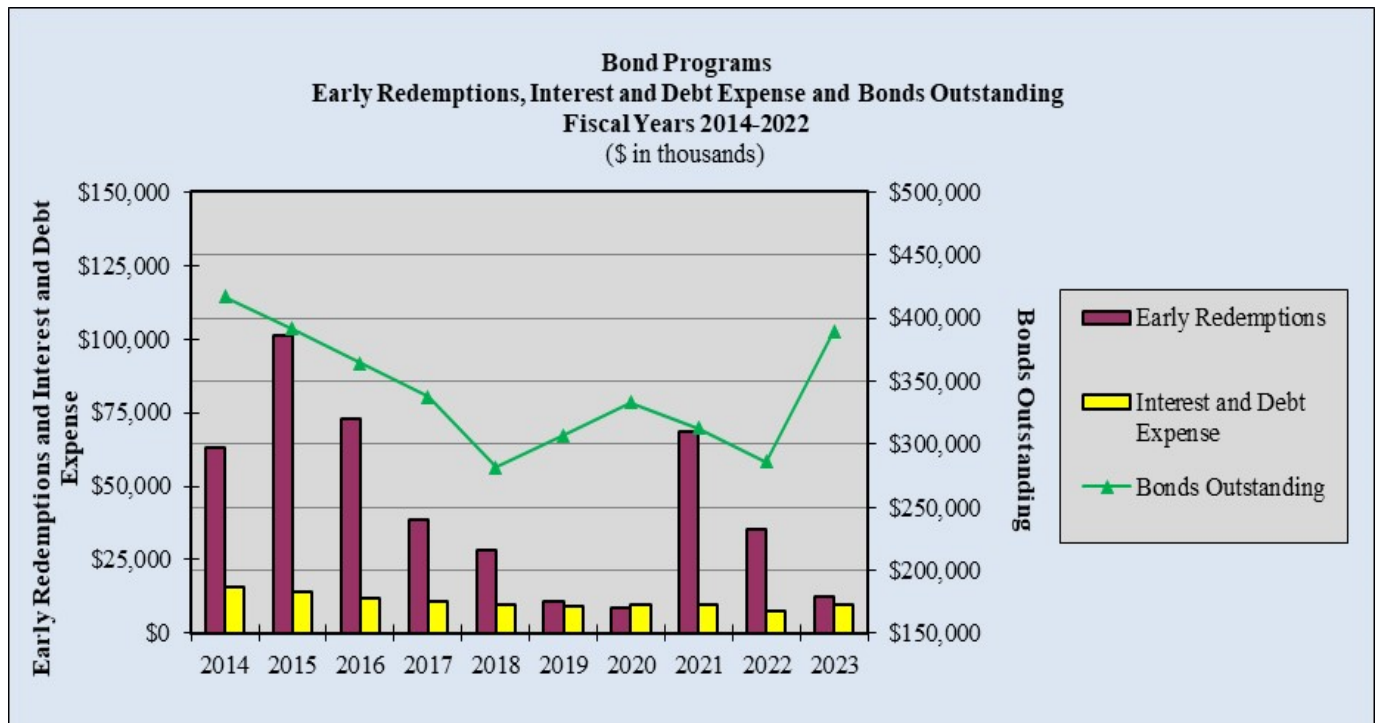
The Fund issues qualified mortgage revenue bonds to fund its single family Bond Programs. When bonds are issued, the initial proceeds are invested in short-term investments until the funds are used for the purchase of mortgage loans. Because short-term investment rates are typically lower than the long-term bond rates, this creates negative arbitrage. To reduce this negative arbitrage, the Fund delays the issuance of new bonds until absolutely necessary. The Fund sometimes uses general operating funds or other available funds as a warehouse line to purchase new loans in anticipation of bond sales.

When bonds are issued from the bond volume allocation, known as “new money” bonds, certain repayments and prepayments of mortgage loans made from these proceeds may be “recycled” into additional mortgage loans for ten years. The Fund uses recycling to supplement its bond issues by using prepayments for additional mortgage loans instead of issuing debt. If the market interest rates on mortgages are lower than the corresponding bond rates, the Fund may redeem bonds in lieu of recycling. However, if mortgage rates are higher than the corresponding bond rates the Fund may redirect prepayments into additional mortgage loans in lieu of redeeming bonds. Moving forward into fiscal year 2024 the Fund expects to continue to recycle mortgage loan repayments from its bond issues when it is economically prudent to do so.

During fiscal years 2021, 2022 and 2023, the Fund redeemed \$68,660,000, \$35,530,000 and \$12,370,000 in bonds, respectively. By actively redeeming bonds, the Fund offsets the impact of reduced mortgage loan balances and rates.

Interest and debt expense was \$9,576,000, \$7,358,000 and \$9,923,000 in fiscal years 2021, 2022 and 2023, respectively. Interest and debt expense decreased in 2022 as compared to 2021 due to \$35,530,000 in redemptions and debt service of \$21,278,000 exceeding bond issuances of \$30,250,000. Interest and debt expense increased in 2023 as compared to 2022 due to bond issuances of \$134,953,000 exceeding debt service of \$19,000,000 and \$12,370,000 in redemptions.

The following chart illustrates early bond redemptions, interest and debt expense and bonds outstanding in the Bond Programs.



**Other**

The Fund services all of its outstanding mortgage loans and services loans on behalf of Fannie Mae, Freddie Mac, Federal Home Loan Bank of Pittsburgh and various non-profit organizations. The Fund is the largest loan servicer located in the State with serviced loans of \$1.2 billion. Servicing fee income in the amount of \$2,801,000 represents 6.10% of the Fund’s total revenues, net of pass through grant revenue, for the fiscal year ended June 30, 2023.

**OVERVIEW OF THE FIDUCIARY FUND FINANCIAL STATEMENTS**

The Fund has one fiduciary fund, the Welfare Benefit Plan, which is an irrevocable trust for postemployment healthcare benefits for employees. These funds are not available to support the Fund’s enterprise activities. The accounting used for fiduciary funds is much like that used for enterprise funds.

*Net position restricted for other postemployment benefits* improved by \$465,000 (7.8%) from June 30, 2021 to June 30, 2022. From June 30, 2022 to June 30, 2023, *Net position restricted for other postemployment benefits* improved by \$343,000 (5.3%) to \$6,770,000 at June 30, 2023.

The fiduciary fund financial statements Plan is discussed in greater detail in *Note H – Postemployment Healthcare Plan*.

**CONTACTING THE FUND’S FINANCIAL MANAGEMENT**

The above financial highlights are designed to provide a general overview of the Fund’s operations and insight into the following financial statements. Additional information may be requested by contacting the Executive Director, West Virginia Housing Development Fund, at 5710 MacCorkle Ave. SE, Charleston, WV 25304, or may be found on our website at [www.wvhdf.com](http://www.wvhdf.com).

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**WEST VIRGINIA HOUSING DEVELOPMENT FUND**  
**PROPRIETARY FUND TYPE - ENTERPRISE FUND**  
**STATEMENTS OF NET POSITION**  
**(Dollars in Thousands)**

	<b>June 30,</b>	
	<u><b>2023</b></u>	<u><b>2022</b></u>
<b>ASSETS</b>		
Current assets:		
Cash and cash equivalents-- (Notes A and C)	\$ 14,872	\$ 13,049
Accrued interest on loans	1,216	732
Accounts receivable and other assets, net of allowance for losses-- (Note A)	1,563	2,475
Mortgage loans held for sale-- (Note A)	218	239
Restricted cash and cash equivalents-- (Notes A and C)	146,455	182,324
Restricted accrued interest on loans	2,059	2,143
Restricted accrued interest on investments	320	320
Total current assets	<u>166,703</u>	<u>201,282</u>
Noncurrent assets:		
Mortgage loans, net of allowance for losses-- (Note A)	109,527	100,603
Capital assets, net of depreciation-- (Note A)	7,350	7,619
Restricted cash and cash equivalents-- (Notes A and C)	76,104	57,626
Restricted investments-- (Notes A and C)	63,345	49,587
Restricted mortgage loans, net of allowance for losses-- (Note A)	745,249	664,369
Restricted other assets, net of allowance for losses-- (Notes A, F and H)	2,855	5,354
Total noncurrent assets	<u>1,004,430</u>	<u>885,158</u>
Total assets	<u>1,171,133</u>	<u>1,086,440</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred outflows of resources related to pension and OPEB-- (Notes A, F and H)	<u>3,267</u>	<u>3,795</u>
<b>LIABILITIES</b>		
Current liabilities:		
Accounts payable and other liabilities-- (Note A)	19,015	18,704
Accrued interest payable	2,040	1,260
Bonds payable-- (Note D)	21,915	18,885
Total current liabilities	<u>42,970</u>	<u>38,849</u>
Noncurrent liabilities:		
Other liabilities-- (Notes A, F and H)	167,021	197,516
Bonds & notes payable-- (Note D)	368,057	267,521
Total noncurrent liabilities	<u>535,078</u>	<u>465,037</u>
Total liabilities	<u>578,048</u>	<u>503,886</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred inflows of resources related to pension and OPEB-- (Notes A, F and H)	<u>367</u>	<u>5,283</u>
<b>NET POSITION</b>		
Restricted for debt service	397,878	385,364
Restricted by state statute	72,906	75,675
Restricted for pension and OPEB	-	3,538
Net investment in capital assets	7,350	7,619
Unrestricted	117,851	108,870
Total net position	<u>\$ 595,985</u>	<u>\$ 581,066</u>

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

**WEST VIRGINIA HOUSING DEVELOPMENT FUND  
 PROPRIETARY FUND TYPE - ENTERPRISE FUND  
 STATEMENTS OF REVENUES, EXPENSES, AND  
 CHANGES IN FUND NET POSITION  
 (Dollars in Thousands)**

	<b>For the fiscal years ended June 30,</b>	
	<b><u>2023</u></b>	<b><u>2022</u></b>
<b>OPERATING REVENUES</b>		
Interest on loans	\$ 31,864	\$ 28,927
Pass-through grant revenue-- (Note A)	150,693	191,700
Fee revenue-- (Note A)	8,599	8,637
Other-- (Note A)	875	1,207
	<u>192,031</u>	<u>230,471</u>
<b>OPERATING EXPENSES</b>		
Pass-through grant expense-- (Note A)	150,693	191,700
Loan fees expense-- (Note A)	5,185	4,209
Program expenses, net-- (Note A)	5,757	4,332
Administrative expenses, net-- (Note A)	10,146	6,034
	<u>171,781</u>	<u>206,275</u>
<b>OPERATING INCOME</b>	20,250	24,196
<b>NON-OPERATING - FINANCING AND INVESTING (EXPENSES) REVENUES</b>		
Investment earnings:		
Interest	6,317	2,025
Net decrease in the fair value of investments	(1,725)	(4,748)
Net investment earnings	4,592	(2,723)
Interest and debt expense	(9,923)	(7,357)
	<u>(5,331)</u>	<u>(10,080)</u>
<b>CHANGE IN NET POSITION</b>	<u>14,919</u>	<u>14,116</u>
<b>NET POSITION AT BEGINNING OF YEAR</b>	<u>581,066</u>	<u>566,950</u>
<b>NET POSITION AT END OF YEAR</b>	<u>\$ 595,985</u>	<u>\$ 581,066</u>

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

**WEST VIRGINIA HOUSING DEVELOPMENT FUND  
PROPRIETARY FUND TYPE - ENTERPRISE FUND  
STATEMENTS OF CASH FLOWS  
(Dollars in Thousands)**

	<b>For the fiscal years ended June 30,</b>	
	<b><u>2023</u></b>	<b><u>2022</u></b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from lending activities	\$ 119,655	\$ 157,299
Receipts from other operating activities	6,476	6,683
Receipts from escrows and advance activities <sup>(1)</sup>	43,337	61,139
Disbursements from escrows and advance activities <sup>(1)</sup>	(42,401)	(60,847)
Receipts for federal lending activities	8,570	5,475
Receipts for federal activities	120,025	161,141
Disbursements for federal activities	(135,631)	(271,933)
Purchase of mortgage loans	(182,782)	(159,011)
Purchase of mortgage loans held for sale	(2,808)	(11,127)
Sales of mortgage loans	2,828	11,567
Payments to employees for salaries and benefits	(8,104)	(10,726)
Payments to vendors	(29,940)	(21,226)
Net cash used in operating activities	<u>(100,775)</u>	<u>(131,566)</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>		
Net proceeds from bonds and notes	134,953	30,250
Retirement of bonds and notes	(31,370)	(56,808)
Interest paid	(9,142)	(7,456)
Net cash used in (provided by) noncapital financing activities	<u>94,441</u>	<u>(34,014)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Proceeds from maturities of investments	37,313	1,063
Purchase of investments	(52,229)	(16,638)
Net investment earnings	5,682	2,095
Net cash used in investing activities	<u>(9,234)</u>	<u>(13,480)</u>
Net decrease in cash and cash equivalents	(15,568)	(179,060)
Cash and cash equivalents at beginning of year	<u>252,999</u>	<u>432,059</u>
Cash and cash equivalents at end of year	<u>\$ 237,431</u>	<u>\$ 252,999</u>
Cash and cash equivalents consist of:		
Cash and cash equivalents	\$ 14,872	\$ 13,049
Restricted cash and cash equivalents - current	146,455	182,324
Restricted cash and cash equivalents - noncurrent	76,104	57,626
	<u>\$ 237,431</u>	<u>\$ 252,999</u>

<sup>(1)</sup> See Note A, *Restricted cash and cash equivalents*

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



**WEST VIRGINIA HOUSING DEVELOPMENT FUND  
 PROPRIETARY FUND TYPE - ENTERPRISE FUND  
 STATEMENTS OF CASH FLOWS (CONTINUED)  
 (Dollars in Thousands)**

	<b>For the fiscal years ended</b>	
	<b>June 30,</b>	
	<u><b>2023</b></u>	<u><b>2022</b></u>
<b>Reconciliation of operating income to net cash used in operating activities:</b>		
Operating income	\$ 20,250	\$ 24,196
Adjustments to reconcile operating income to net cash used in operating activities:		
Change in assets and liabilities:		
Accrued interest on loans	(484)	(136)
Mortgage loans held for sale	21	609
Other assets	1,189	45
Allowance for losses on other assets	(7)	(1)
Restricted accrued interest on loans	84	458
Restricted other assets	2,323	(3,164)
Allowance for (recovery of) losses on restricted other assets	176	(58)
Mortgage loans	(7,832)	(9,759)
Allowance for losses on mortgage loans	(1,092)	(1,039)
Restricted mortgage loans	(84,781)	(22,171)
Allowance for losses on restricted mortgage loans	3,901	3,325
Accounts payable	360	708
Other liabilities, federal programs	(30,897)	(126,086)
Deferred outflows of resources - pension and OPEB	528	(1,440)
Deferred inflows of resources - pension and OPEB	(4,916)	4,183
Other liabilities, pension and OPEB	402	(1,236)
Net cash used in operating activities	<u>\$ (100,775)</u>	<u>\$ (131,566)</u>
<b>Noncash investing and financing activities:</b>		
Decrease in fair value of investments	\$ (1,794)	\$ (4,675)
Net amortization of (discounts) premiums on investments	(569)	57

**WEST VIRGINIA HOUSING DEVELOPMENT FUND  
 FIDUCIARY FUND TYPE - WELFARE BENEFIT PLAN  
 STATEMENTS OF FIDUCIARY NET POSITION  
 (Dollars in Thousands)**

	<b>June 30,</b>	
	<b><u>2023</u></b>	<b><u>2022</u></b>
<b>ASSETS</b>		
Restricted cash and cash equivalents	\$ 904	\$ 495
Restricted accrued interest on investments	34	20
Restricted other assets	-	282
Restricted investments:		
U.S. Treasury securities	2,944	2,496
Federal agency securities	1,192	1,193
Certificates of deposit	1,699	1,956
Total restricted investments	<u>5,835</u>	<u>5,645</u>
Total restricted assets	<u>6,773</u>	<u>6,442</u>
<b>LIABILITIES</b>		
Current liabilities:		
Accounts payable and other liabilities	<u>3</u>	<u>15</u>
<b>NET POSITION RESTRICTED FOR OTHER          POSTEMPLOYMENT BENEFITS</b>	<u>\$ 6,770</u>	<u>\$ 6,427</u>

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

**WEST VIRGINIA HOUSING DEVELOPMENT FUND  
 FIDUCIARY FUND TYPE - WELFARE BENEFIT PLAN  
 STATEMENTS OF CHANGES IN FIDUCIARY NET POSITION  
 (Dollars in Thousands)**

	<b>For the fiscal years ended June 30,</b>	
	<b><u>2023</u></b>	<b><u>2022</u></b>
<b>ADDITIONS</b>		
Contributions - employer	\$ 450	\$ 789
Investment income (loss):		
Interest	141	31
Net decrease in fair value of investments	(55)	(119)
Net investment income (loss)	<u>86</u>	<u>(88)</u>
Total additions	536	701
<b>DEDUCTIONS</b>		
Benefits	169	216
Administrative expenses	24	20
Total deductions	<u>193</u>	<u>236</u>
<b>NET INCREASE IN FIDUCIARY NET POSITION</b>	343	465
<b>NET POSITION RESTRICTED FOR OTHER POSTEMPLOYMENT BENEFITS</b>		
<b>BEGINNING OF YEAR</b>	<u>6,427</u>	<u>5,962</u>
<b>END OF YEAR</b>	<u>\$ 6,770</u>	<u>\$ 6,427</u>

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

**WEST VIRGINIA HOUSING DEVELOPMENT FUND**  
**NOTES TO FINANCIAL STATEMENTS, AN INTEGRAL PART OF THE FINANCIAL STATEMENTS**  
**June 30, 2023**

**NOTE A – AGENCY DESCRIPTION AND SIGNIFICANT ACCOUNTING POLICIES**

The West Virginia Housing Development Fund (the Fund) is a governmental instrumentality of the State of West Virginia (the State) and a public body corporate, created under the provisions of Article 18, Chapter 31 of the Code of West Virginia, 1931, as amended, and known as the West Virginia Housing Development Fund Act (the Act). Under the Act, the Fund's corporate purposes primarily relate to providing various housing programs. The Fund can also finance non-residential projects as defined in the Act.

The Fund is governed by a Board of Directors consisting of the Governor, Attorney General, Commissioner of Agriculture, and Treasurer of the State, all of whom serve ex-officio as public directors, and seven members, chosen by the Governor with the advice and consent of the State Senate, as private directors from the general public residing in the State. The Act designates the Governor or his or her designee as the Chair of the Board of Directors and provides that the Governor shall appoint the Executive Director, with the advice and consent of the State Senate, and that the Executive Director will serve at the Governor's will and pleasure.

The Fund receives no appropriations from the State; however, it is included as a discretely presented component unit of the primary government in the State's Annual Comprehensive Financial Report. The reporting entity for the Fund includes its Enterprise Fund and Welfare Benefit Plan. In defining the Fund for financial reporting purposes, management considered all potential component units. Based on the criteria of accounting principles generally accepted in the United States, the Fund has one component unit, the Welfare Benefit Plan, an irrevocable trust for postemployment healthcare insurance benefits provided to the Fund's employees. The Fund's financial statement presentation includes the Welfare Benefit Plan as a fiduciary fund.

The various programs of the Fund consist of the General Account, the Bond Programs, Other Loan Programs, Affordable Housing Fund, Land Development Program, Bond Insurance Account, and Federal Programs.

The General Account includes the results of the Fund's loan servicing operations, administrative expenses of the Fund's operations, operations of the Fund's building, fee income related to the administration of the Section 8 Housing Assistance Payments Programs (HAPs Program) and the Low-Income Housing Tax Credit Program, and Single Family mortgage loans remaining after the retirement of the corresponding bonds.

The Bond Programs include the activities of the single-family bond programs under the Housing Finance Bond Program resolution, the purpose of which is to provide affordable housing throughout the State. Assets and revenues of the Bond Programs are restricted, subject to the provisions of the bond resolution, and are available for other purposes only to the extent they are not required to meet specified reserve and funding provisions of the resolution.

Other Loan Programs include the Down Payment and Closing Cost Assistance Program, Secondary Market Program, Multifamily Lending Program, Low-Income Assisted Mortgage Program, On-Site Septic Systems Loan Program and the Special Assistance Lending Program, all of which have been financed from the general reserves of the Fund.

The Affordable Housing Fund was created by the State Legislature in 2018 through the transfer of operations of the West Virginia Affordable Housing Trust Fund (WVAHTF) to the Fund effective June 8, 2018. The Affordable Housing Fund's purpose is to provide funding for both technical assistance and housing assistance to 501(C)(3) non-profits, public housing authorities and government entities to encourage stronger partnerships, collaboration and greater involvement of local communities in meeting housing needs in the State. The Affordable Housing Fund receives a fee of twenty dollars on the transfer of real property and on the sale of factory-built homes by licensed dealers and is restricted by State statute. The transfer fees are required to be set aside in a special purpose account for the sole benefit of the WVAHTF.

The Land Development Program was established by the Act in 1973 with a \$2,000,000 appropriation from the State Legislature from which the Fund can make below-market interest rate loans to developers to acquire and improve land for residential housing and non-residential construction. The Land Development Program includes the West Virginia Property Rescue Initiative Program and is restricted by State statute. The Land Development Program is included in the Fund's financial statements but is kept separate and apart from all other accounts of the Fund and the State.

The Bond Insurance Account was created by the Act as a special trust fund within the State Treasury designated as the “Mortgage Finance Bond Insurance Fund” and was established to provide for the payment of principal and interest in the event of default by the Fund on “Mortgage Finance Bonds,” as defined in the Act. The Bond Insurance Account is restricted by State statute and is under the supervision of the West Virginia Municipal Bond Commission (the “Bond Commission”). The Bond Insurance Account is included in the Fund’s financial statements but is kept separate and apart from all other accounts of the Fund, the Bond Commission, and the State. The only Mortgage Finance Bonds currently outstanding are in the Housing Finance Bond Program.

Federal Programs include the United States Department of Housing and Urban Development’s (HUD) HOME Investment Program (HOME), National Housing Trust Fund (NHTF), HOME American Rescue Plan (ARP), Tax Credit Assistance Program (TCAP), HAPs Program and the U.S. Treasury’s Tax Credit Exchange Program (TCEP) for which the Fund acts as program administrator. These programs are funded solely through federal monies and are restricted by Federal regulations.

Additionally, in response to the housing crisis related to the COVID-19 Pandemic, Congress enacted the Consolidated Appropriations Act, 2021 in December 2020 creating the Emergency Rental Assistance (ERA1) program to provide funding to assist households that are unable to pay rent or utilities. The Fund received the State’s allocation of \$200 million under this Act to administer the rental assistance program on behalf of the State. As of August 26, 2022, the Fund ceased accepting applications for rental and utility assistance and all activity under ERA1 ceased pursuant to the U.S. Treasury guidelines as of September 30, 2022. As of June 30, 2023, \$87,359,000 of these funds had been disbursed for rental and utility assistance.

In addition, in March 2021 Congress enacted the American Rescue Plan Act of 2021, which allocated an additional \$152,000,000 to the State for the Emergency Rental Assistance (ERA2) Program and \$50,000,000 in homeowner’s assistance for the Homeowners Assistance Fund (HAF), both of which the Fund administers on behalf of the State. Collectively, ERA1 and ERA2 are locally known as the Mountaineer Rental Assistance Program MRAP). As of June 30, 2023, \$80,512,000 of the ERA2 funds have been disbursed for rental and utility assistance and \$354,000 has been disbursed for the production of multifamily rental units. In addition, \$19,311,000 of the HAF funds has been disbursed for mortgage and utility assistance.

Accounting methods: The accounting policies of the Fund conform to accounting principles generally accepted in the United States and to accounting principles for state housing finance agency enterprise funds. The various programs were established in accordance with the Act, the bond resolution, or at management’s discretion. The financial statements of the enterprise fund and the fiduciary fund are prepared using the flow of economic resources measurement focus and the accrual basis of accounting, which requires recognition of revenue when earned and expenses when incurred.

Estimates: Certain estimates and assumptions are required by management in the preparation of the financial statements in accordance with accounting principles generally accepted in the United States (US GAAP). The significant estimates and assumptions are those required in the determination of the allowance for losses for the following items: accounts receivable and other assets, mortgage loans, restricted mortgage loans, and restricted other assets. Actual results in the near-term could differ significantly from those estimates.

Cash and cash equivalents: The Fund considers all highly liquid investments with an original maturity of three months or less to be cash equivalents. This includes cash, certificates of deposit, short-term agency notes, and deposits with the West Virginia Board of Treasury Investments (WVBOTI).

Accounts receivable and other assets, net of allowance for losses include accounts receivables, land for housing purposes and foreclosed properties, net of an allowance for estimated probable declines in net realizable value.

(Dollars in thousands)	June 30, 2023			June 30, 2022		
	Balance	Allowance	Net	Balance	Allowance	Net
Accounts receivable and other Assets:						
Accounts receivable	\$ 1,483	\$ (1)	\$ 1,482	\$ 2,246	\$ (9)	\$ 2,237
Land	117	(58)	59	117	(58)	59
Foreclosed property	22	-	22	179	-	179
Total	<u>\$ 1,622</u>	<u>\$ (59)</u>	<u>\$ 1,563</u>	<u>\$ 2,542</u>	<u>\$ (67)</u>	<u>\$ 2,475</u>

Mortgage loans held for sale: In its Secondary Market Program, the Fund purchases and sells fixed-rate mortgage loans, primarily to Fannie Mae and Federal Home Loan Bank of Pittsburgh, on a servicing retained basis. The sale price is determined at the date of commitment and the commitment period generally ranges from 30 to 90 days. Mortgage loans held for sale are carried at the lower of aggregate cost or estimated fair value.

Enterprise fund Restricted cash and cash equivalents represents monies the Fund holds on behalf of others, restricted by the Act or by the bond resolution. Included in this line item are tax and insurance escrows held on behalf of the Fund's various mortgagors and payments collected on mortgages for which the Fund acts as servicer only. The Fund is obligated to expend these monies on escrowed items or remit them to the appropriate investors in the case of mortgage loans serviced for the benefit of others. Also included in Restricted cash and cash equivalents are federal and other housing program funds, including COVID relief funds, for which the Fund acts as grantee or agent. The total funds held on behalf of others were \$118,498,000 at June 30, 2023 and \$150,587,000 at June 30, 2022. Restricted cash and cash equivalents to be used for the acquisition of noncurrent assets, such as mortgage loans or investments, are classified as Noncurrent assets.

Fiduciary fund Restricted cash and cash equivalents represents monies held in an irrevocable trust for postemployment healthcare insurance benefits for Fund employees. These funds are not available to support the various programs of the enterprise fund.

Mortgage loans, net of allowances for losses: These loans consist primarily of unrestricted mortgage loans made under the General Account and Other Loan Programs. The Fund provides for possible losses on loans based on management's review of potential problem loans. The allowance for loan losses is shown below.

(Dollars in thousands)	June 30, 2023			June 30, 2022		
	Balance	Allowance	Net	Balance	Allowance	Net
Unrestricted Mortgage Loans:						
General Account	\$ 10,020	\$ (2,640)	\$ 7,380	\$ 11,282	\$ (3,226)	\$ 8,056
Other Loan Programs	111,812	(9,665)	102,147	102,720	(10,173)	92,547
Total	<u>\$ 121,832</u>	<u>\$ (12,305)</u>	<u>\$ 109,527</u>	<u>\$ 114,002</u>	<u>\$ (13,399)</u>	<u>\$ 100,603</u>

Capital assets, net of depreciation include land, buildings, equipment, furnishings and computer software that are stated at their original cost less accumulated depreciation. Capital asset expenditures of \$20,000 or more with a useful life greater than 1 year are capitalized at cost and reported net of accumulated depreciation. Depreciation is computed using the straight-line method over the useful lives of the assets, which is 40 years for the building and from 3 to 10 years for furniture, equipment and software.

(Dollars in thousands)	June 30, 2022	Additions	Deletions	June 30, 2023
Capital assets, not being depreciated:				
Land	\$ 1,810	\$ -	\$ -	\$ 1,810
Total capital assets, not being depreciated	<u>1,810</u>	<u>-</u>	<u>-</u>	<u>1,810</u>
Capital assets, being depreciated:				
Buildings	7,810	-	-	7,810
Equipment and furnishings	1,592	-	(79)	1,513
Computer software	814	-	-	814
Total capital assets, being depreciated	<u>10,216</u>	<u>-</u>	<u>(79)</u>	<u>10,137</u>
Less accumulated depreciation for:				
Buildings	(2,145)	(204)	-	(2,349)
Equipment and furnishings	(1,470)	(50)	79	(1,441)
Computer software	(792)	(15)	-	(807)
Total accumulated depreciation	<u>(4,407)</u>	<u>(269)</u>	<u>79</u>	<u>(4,597)</u>
Total capital assets being depreciated, net	<u>5,809</u>	<u>(269)</u>	<u>-</u>	<u>5,540</u>
Total capital assets, net	<u>\$ 7,619</u>	<u>\$ (269)</u>	<u>\$ -</u>	<u>\$ 7,350</u>

(Dollars in thousands)	<b>June 30,</b>			<b>June 30,</b>
	<b>2021</b>	<b>Additions</b>	<b>Deletions</b>	<b>2022</b>
Capital assets, not being depreciated:				
Land	\$ 1,810	\$ -	\$ -	\$ 1,810
Total capital assets, not being depreciated	<u>1,810</u>	<u>-</u>	<u>-</u>	<u>1,810</u>
Capital assets, being depreciated:				
Buildings	7,810	-	-	7,810
Equipment and furnishings	1,592	-	-	1,592
Computer software	814	-	-	814
Total capital assets, being depreciated	<u>10,216</u>	<u>-</u>	<u>-</u>	<u>10,216</u>
Less accumulated depreciation for:				
Buildings	(1,942)	(203)	-	(2,145)
Equipment and furnishings	(1,419)	(51)	-	(1,470)
Computer software	(777)	(15)	-	(792)
Total accumulated depreciation	<u>(4,138)</u>	<u>(269)</u>	<u>-</u>	<u>(4,407)</u>
Total capital assets being depreciated, net	<u>6,078</u>	<u>(269)</u>	<u>-</u>	<u>5,809</u>
Total capital assets, net	<u>\$ 7,888</u>	<u>\$ (269)</u>	<u>\$ -</u>	<u>\$ 7,619</u>

Restricted investments: The Fund established guidelines for the investment of its funds to meet the requirements of the bond resolution and the Act. Currently, investments consist primarily of United States government and agency obligations with maturities greater than 90 days.

Investment securities are recorded at fair value, or at amortized cost as permissible, and a portion of the unrealized gains or losses is reported in the Statements of Revenues, Expenses, and Changes in Fund Net Position as part of Net investment earnings as more fully explained in Note C – Cash and Investments.

Restricted mortgage loans, net of allowance for losses includes loans originated that are restricted by the bond resolution, the Act, State statute or other restricted purposes.

The allowance for loan losses in these programs is shown below.

(Dollars in thousands)	<b>June 30, 2023</b>			<b>June 30, 2022</b>		
	<b>Balance</b>	<b>Allowance</b>	<b>Net</b>	<b>Balance</b>	<b>Allowance</b>	<b>Net</b>
Restricted Mortgage Loans:						
General Account	\$ 362	\$ (362)	\$ -	\$ 401	\$ (401)	\$ -
Other Loan Programs	452	(172)	280	405	(154)	251
Land Development	4,453	(1,727)	2,726	4,394	(1,658)	2,736
Affordable Housing Fund	3,460	(2,670)	790	2,943	(2,262)	681
Bond Insurance Account	13,564	(290)	13,274	14,826	(307)	14,519
Bond Programs	674,043	(10,084)	663,959	592,160	(10,412)	581,748
Federal Programs	<u>161,295</u>	<u>(97,075)</u>	<u>64,220</u>	<u>157,720</u>	<u>(93,286)</u>	<u>64,434</u>
Total	<u>\$ 857,629</u>	<u>\$ (112,380)</u>	<u>\$ 745,249</u>	<u>\$ 772,849</u>	<u>\$ (108,480)</u>	<u>\$ 664,369</u>

Federal Programs include HOME, NHTF, and HOME ARP, which are designed to assist very low-income borrowers and to provide capacity building funds for nonprofit housing organizations. The funds provided to the nonprofits will only be required to be repaid if the nonprofit fails to provide the services required as a condition of receiving HOME and NHTF funds. Federal Programs also include TCAP and TCEP, which were designed to assist in the development of Low-Income Housing Tax Credit Program properties. These funds will only be repaid if the recipient fails to comply with certain covenants of their agreement. Therefore, HOME, NHTF, TCAP and TCEP projects are recorded as restricted mortgage loans and the TCAP, TCEP and nonprofit HOME and NHTF projects have a corresponding 100% loss allowance in the Statements of Net Position.

Most loans in the Bond Programs are protected against loss by various federal and private insurance programs. Repayment of certain multifamily rental project loans is dependent, in part, upon rental and interest subsidy programs of HUD.

Enterprise fund *Restricted other assets* include certain foreclosed properties, properties developed for flood activities, other land for restricted housing purposes, the Fund's net pension asset as explained in *Note F – Retirement Plan* and miscellaneous receivables, net of an allowance for estimated probable declines in the net realizable value. These assets are restricted subject to the provisions of the bond resolution, the Act, or federal regulations.

(Dollars in thousands)	June 30, 2023			June 30, 2022		
	Balance	Allowance	Net	Balance	Allowance	Net
Restricted other assets:						
Accounts receivable	\$ 213	\$ -	\$ 213	\$ 185	\$ -	\$ 185
Land	548	(548)	-	548	(548)	-
Foreclosed property	3,155	(513)	2,642	1,953	(334)	1,619
Net Pension Asset	-	-	-	3,538	-	3,538
Other	-	-	-	12	-	12
Total	<u>\$ 3,916</u>	<u>\$ (1,061)</u>	<u>\$ 2,855</u>	<u>\$ 6,236</u>	<u>\$ (882)</u>	<u>\$ 5,354</u>

*Deferred outflows of resources related to pension and OPEB* represent a consumption of net assets that applies to future periods and will not be recognized as an outflow of resources (expense) until that time as explained in *Note F – Retirement Plan* and *Note H – Other Postemployment Healthcare Benefits*.

*Accounts payable and other liabilities* includes amounts held on behalf of others as explained in *Note A - Restricted cash and cash equivalents*, amounts due to vendors, and rebateable investment earnings.

*Other liabilities* include federal housing program funds for which the Fund acts as grantee or agent to originate mortgages under the HOME and NHTF programs and to disburse program funds under the ERA1, ERA2 and HAF programs, the Fund's net pension liability (asset) as explained in *Note F – Retirement Plan* and the Fund's net OPEB liability (asset) as explained in *Note H – Other Postemployment Healthcare Benefits*.

*Deferred inflows of resources related to pension and OPEB* represent an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time as explained in *Note F – Retirement Plan* and *Note H – Other Postemployment Healthcare Benefits*.

Enterprise fund *Restricted net position*: Net position of the Bond Programs is restricted to meet specified reserve and funding provisions in accordance with the bond resolution. Net positions of the Affordable Housing Fund, Land Development Program and Bond Insurance Account are restricted in accordance with the Act. Federal Programs are restricted due to requirements of HUD or other grantor agencies. Net position restricted for pension and OPEB is restricted for the payment of pension and OPEB benefits. When both restricted and unrestricted resources are available for use, it is generally the Fund's policy to use restricted resources first, and then unrestricted resources as they are needed.

Fiduciary fund *Restricted net position*: Net position of the fiduciary fund is restricted to postemployment healthcare insurance benefits for the Fund's employees.

*Operating revenues and expenses*: The Fund classifies operating revenues and expenses in the enterprise fund based on the services provided by the Fund and its ongoing operations. This includes such activities as mortgage lending, administration of federal financial awards programs, property management and development, and other related program activities. *Net investment earnings* and interest on debt are reported as *non-operating revenues and expenses*.

*Pass-through grant revenue and pass-through grant expense*: The Fund receives grants and other financial assistance from HOME, NHTF, HOME ARP, CDBG, ERA1, ERA2, HAF and the HAPs Programs to transfer or spend on behalf of various secondary recipients. These amounts are considered pass-through grants and are reported in the financial statements as revenue and expense when funds are disbursed to the secondary recipient.



Fee revenue consists primarily of loan servicing fees on mortgage loans serviced by the Fund, administration fees earned from the HAPs Program, financing fees, tax credit fees, secondary market fees, Affordable Housing Fund transfer fees and deferred document penalty fees.

The Fund services all loans in its portfolio as well as loans on behalf of others totaling approximately \$1,213,463,000 and \$1,156,447,000 at June 30, 2023 and 2022, respectively. Of this total, the portfolio serviced by the Fund on behalf of others approximated \$233,522,000 and \$281,973,000 at June 30, 2023 and 2022, respectively.

Other revenues consist primarily of rental income, gains on sale of mortgages in the Secondary Market Program, gains on sales of foreclosed properties acquired through the Fund's mortgage lending activities, and other miscellaneous revenue items.

Loan fees expense includes fees paid to lenders and vendors related to the origination of mortgage loans. In addition, loan fees expense includes the cost of acquiring the servicing rights to mortgage loans owned by the Fund and loans owned by others, primarily Fannie Mae.

Program expenses primarily consist of disbursements made under the Fund's various programs, provisions for mortgage loan losses, losses on sales of foreclosed properties acquired through the Fund's mortgage lending activities, repair and maintenance costs for foreclosed properties and costs of bond issuance. Program expenses also include daily operating expenses of the office building owned by the Fund.

Administrative expenses, net include salary, benefits, and other operating expenses related to the daily operations of the Fund. When an expense is incurred, the expense is charged to the program or account for which it is directly applicable, whether restricted or unrestricted. Indirect expenses are allocated to programs and accounts based on a percentage of the program's or account's direct salary cost.

Contributions – Employer includes contributions from the enterprise fund to the fiduciary fund for healthcare insurance benefits for retired employees and their eligible dependents.

Net investment income represents interest earnings on postemployment healthcare cash and investments and the increase or decrease in the fair value of investments for the fiduciary fund.

Benefits include benefit payments from the fiduciary fund for postemployment healthcare costs for retired employees and their eligible dependents.

Administrative expenses in the fiduciary fund include trustee fees associated with investment management of the Welfare Benefit Plan and fees for actuarial valuations.

## **NOTE B – ASSETS FOR RESERVED AND OTHER PURPOSES**

Assets and revenues of the Bond Programs are subject to the provisions of the bond resolution and are available for other purposes only to the extent they are not required to meet specified reserve and funding provisions of the resolution. The Fund, to the extent such monies become available under the terms of the resolution, has pledged to maintain the net position of its Bond Programs at a level to preserve the Fund's bond ratings. In the event that the Fund fails to comply with the terms of the bond resolution the holders of such obligations would have recourse to the unrestricted assets of the Fund. The Affordable Housing Fund, Land Development Program and the Bond Insurance Account are restricted by State statute.

Assets of the General Account and Other Loan Programs are principally unrestricted and may be transferred to other programs subject to the approval of the Board of Directors. As of June 30, 2023, the Fund has committed \$32,057,000 from Other Loan Programs for various loans or projects. These amounts are included in Unrestricted net position. The Fund is actively accepting applications from prospective recipients to originate loans from amounts allocated by the Board of Directors from Other Loan Programs.

The Board of Directors has also allocated \$1,000,000 of the Unrestricted net position for the "Directors' and Officers' Insurance Account" for the purpose of providing indemnification for the directors and officers of the Fund. The fiscal year 2024 administrative budget of \$15,393,300 will be provided from the Unrestricted net position and from future revenues of the Fund.

## NOTE C – CASH AND INVESTMENTS

The Fund's enterprise fund actively invests cash in conformity with the Act, the Bond Programs and the Board-approved Investment Policy. Permitted investments include a wide variety of securities and obligations such as certain corporate deposits, money market accounts, investment agreements or repurchase agreements with primary government dealers, direct obligations or obligations guaranteed by the State, United States government securities, or federal agency securities. Currently, the enterprise fund's investments consist primarily of United States government or agency securities, FDIC insured money markets and cash. The Investment Policy also permits the Fund to invest a maximum of \$40,000,000, excluding funds held for others, with the WVBOTI of which a maximum of \$20,000,000 can be invested in the WVBOTI West Virginia Money Market Pool. The WVBOTI operates in accordance with applicable State laws and regulations.

The following is a detail of the Fund's enterprise fund investments, including cash equivalents, by type:

(Dollars in thousands)	June 30, 2023			June 30, 2022	
	Weighted Avg Maturity	Amortized Cost	Estimated Fair Value	Amortized Cost	Estimated Fair Value
<b>Reported at cost</b>					
Demand Deposits, Money Market Funds	1 day	\$ 94,721	\$ 94,721	\$ 102,020	\$ 102,020
Mortgages held for investment purposes	21.72 years	14,275	14,275	15,599	15,599
WVBOTI deposits	1 day	121,236	121,236	150,979	150,979
Total		230,232	230,232	268,598	268,598
<b>Reported at estimated fair value</b>					
Fannie Mae MBS pools	9.15 years	265	267	358	391
Federal agency securities	2.67 years	74,026	75,321	27,106	30,127
U.S. Treasury securities	1.65 years	9,442	9,231	19,244	19,069
Total		83,733	84,819	46,708	49,587
Total investments, including cash equivalents		<u>\$ 313,965</u>	<u>\$ 315,051</u>	<u>\$ 315,306</u>	<u>\$ 318,185</u>

The Fund's fiduciary fund actively invests cash in conformity with the Act and the Board-approved Investment Policy. Permitted investments include a variety of securities and obligations such as money market accounts, certificates of deposit, direct obligations or obligations guaranteed by the State, United States government securities, or federal agency securities. Currently, the fiduciary fund's investments consist primarily of United States government or agency securities, FDIC insured money markets and negotiable certificates of deposit.

The following is a detail of the Fund's fiduciary fund investments, including cash equivalents, by type:

(Dollars in thousands)	June 30, 2023			June 30, 2022	
	Weighted Avg Maturity	Amortized Cost	Estimated Fair Value	Amortized Cost	Estimated Fair Value
<b>Reported at cost</b>					
Demand Deposits	1 day	\$ 904	\$ 904	\$ 495	\$ 495
Total		904	904	495	495
<b>Reported at estimated fair value</b>					
U.S. Treasury securities	2.51 years	2,990	2,944	2,495	2,496
Federal agency securities	2.09 years	1,250	1,192	1,250	1,193
Certificates of deposit	2.24 years	1,750	1,699	2,000	1,956
Total		5,990	5,835	5,745	5,645
Total investments, including cash equivalents		<u>\$ 6,894</u>	<u>\$ 6,739</u>	<u>\$ 6,240</u>	<u>\$ 6,140</u>

*Interest Rate Risk - Enterprise fund.* The Investment Policy limits the weighted average maturity of various fund types as shown in the following table. The Act does not provide for investment maturity limits. Reserve funds are the capital reserve investments required for the Bond Programs which are currently invested in long-term U.S. Government and government agency obligations. The Bond Insurance Account, which provides additional reserves for the payment of the Housing Finance Bonds is currently invested in U.S. Government and government agency obligations as well as mortgage loans for investment purposes. Other funds consist of bond revenues to be used for debt service on the outstanding bonds, bond proceeds for the purchase of mortgage revenue bond loans, Other Loan Program funds and general operating funds. Other funds are primarily invested short-term to meet program funding needs and to provide for daily operational costs of the Fund. Funds held for others consist of single family and multifamily escrow funds as well as amounts to be remitted to others. The Fund has both the intent and the ability to hold long-term securities until final maturity and is therefore limited in its exposure to interest rate risk on these long-term obligations.

	<b><u>Permitted Maturity Limit</u></b>	<b><u>Average Maturity as of June 30, 2023</u></b>
Reserve Funds	30 years	2 years
Bond Insurance Funds	15 years	7 years
Other Funds	4 years	1 month
Funds held for others*		1 day
*Funds held for others not applicable to limit calculations		

*Interest Rate Risk – Fiduciary fund.* The Investment Policy limits the weighted average maturity of all funds as shown in the following table. The Act does not provide for investment maturity limits. Fiduciary fund investments are managed at an appropriate average duration based on current interest rate environments.

	<b><u>Permitted Maturity Limit</u></b>	<b><u>Average Maturity as of June 30, 2023</u></b>
Fiduciary Funds	4 years	1 year

*Credit Risk – Enterprise fund.* Although permitted by the Act, the Fund’s Investment Policy prohibits investment in State and Local obligations other than West Virginia and prohibits investment in corporate debt instruments. The Fund’s Investment Policy additionally requires repurchase agreements to be invested with banks or primary dealers which are rated or provide the necessary collateral to maintain the Fund’s bond, note and issuer ratings. Furthermore, the Investment Policy limits collateral for repurchase agreements to direct federal and federally guaranteed obligations, and federal agency obligations.

As of June 30, 2023, the Fund’s investments in the WVBOTI are rated AAAM. Federal agency securities consist of Fannie Mae, Federal Farm Credit Bank and Federal Home Loan Bank all of which are rated AAA. Fannie Mae MBS pools are also rated AAA. Insured Cash Sweep (ICS) Funds and the Demand Deposit Marketplace Funds are FDIC insured. Money Market Funds are invested in the Fidelity Investments Money Market Government Portfolio and are rated AAA. Mortgages held for investment purposes are not rated.

*Credit Risk – Fiduciary fund.* The fiduciary fund’s Investment Policy limits investments to U.S. Treasury Securities that are backed by the full faith and credit of the United States, Federal agency securities, which are rated AAA and FDIC insured certificates of deposit.

*Concentration of Credit Risk – Enterprise fund.* The Investment Policy limits the percentage or amount of the investment portfolio that may be invested in various types of issuers as indicated in the table below. The Act does not limit the percentage of investments in any permitted investment type.

<b>As of June 30, 2023</b>			
(Dollars in thousands)			
	<b>Maximum of Portfolio</b>	<b>Invested Funds</b>	<b>% of Total Investment</b>
Direct Federal Obligations	100%	\$ 9,442	5%
Federal Agency Obligations	90%	74,291	38%
Federally Guaranteed Obligations	100%	-	0%
Demand Deposits	30%	14,519	7%
Collateralized CDs	\$75,000	-	0%
CDARS FDIC Insured CDs	\$65,000	-	0%
West Virginia Obligations	15%	-	0%
ICS FDIC Insured Demand Deposits	\$40,000	-	0%
ICS FDIC Insured Savings Deposits	\$100,000	60,662	31%
Mortgages Held for Investment Purposes	30%	14,275	7%
Money Market Funds	25%	3,206	2%
WVBOTI deposits	\$40,000	19,073	10%
TOTAL		\$ 195,468	100%
Funds Held for Others *	N/A	118,497	
TOTAL INVESTED FUNDS		<u>\$ 313,965</u>	

\* Funds held for others not applicable to limit calculations.

*Concentration of Credit Risk – Fiduciary fund.* The Investment Policy limits the percentage or amount of the investment portfolio that may be invested in various types of issuers as indicated in the table below. The Act does not limit the percentage of investments in any permitted investment type.

<b>As of June 30, 2023</b>			
(Dollars in thousands)			
	<b>Maximum of Portfolio</b>	<b>Invested Funds</b>	<b>% of Total Investment</b>
Demand Deposits	30%	\$ 904	13%
Direct Federal Obligations	90%	2,990	43%
Federal Agency Obligations	90%	1,250	18%
Federally Guaranteed Obligations	90%	-	0%
FDIC Insured CDs	50%	1,750	26%
TOTAL INVESTED FUNDS		<u>\$ 6,894</u>	100%

*Custodial Credit Risk – Deposits* - The Act requires all deposits to be FDIC insured or fully collateralized by permitted investments for both enterprise funds and fiduciary funds. The enterprise fund Investment Policy further limits the securities permitted as collateral for amounts in excess of FDIC insurance to direct federal or federally guaranteed obligations, federal agency, or State of West Virginia obligations. The fiduciary fund Investment Policy further limits the securities permitted as collateral for amounts in excess of FDIC insurance to direct federal or federally guaranteed obligations or federal agency obligations.

The enterprise fund cash, including escrow funds, had a carrying value of \$94,721,000 and \$102,020,000 as of June 30, 2023 and 2022, respectively. Bank balances approximated \$96,396,000 and \$112,923,000 as of June 30, 2023 and 2022, respectively, of which approximately \$79,740,000 and \$85,463,000 was covered by federal depository insurance as of June 30, 2023 and 2022, respectively, and \$13,450,000 and \$22,985,000 was either collateralized with securities pledged to the Fund and held by the trust department of the pledging financial institution or held and pledged to the Fund by the pledging financial institution's agent as of June 30, 2023 and 2022, respectively. Also included in the bank balances above are trust account money market fund balances of \$3,206,000 and \$4,475,000 as of June 30, 2023 and 2022, respectively, which are not subject to custodial credit risk.

The fiduciary fund cash had a carrying value of \$904,000 and \$495,000 as of June 30, 2023 and 2022, respectively. Bank balances approximated \$907,000 and \$496,000 as of June 30, 2023 and 2022, respectively, which are trust account money market funds and not subject to custodial credit risk.

*Custodial Credit Risk – Investments* – The Investment Policy requires purchased securities to be physically delivered to the Fund’s custodian or trustee or, in the case of book-entry securities; registration books shall designate the custodian or trustee. The Investment Policy also requires collateral for repurchase agreements be delivered to a third-party custodian or in the case of book-entry securities, be registered to the Fund. All U.S. government and agency obligations owned by the Fund are registered in the Fund’s name or the Fund’s designated trustee. The Act does not address custodial credit risk for investments.

*Fair value hierarchy*: The fair value hierarchy established under GAAP categorizes the inputs to valuation techniques used to measure fair value into three levels. The fair value hierarchy gives the highest priority to quoted prices in active markets inputs (Level 1) and the lowest priority to unobservable inputs (Level 3).

The levels of the hierarchy are identified as follows:

Level 1 – Valuation is based upon quoted prices (unadjusted) for identical assets or liabilities in an active market.

Level 2 – Valuation is based upon inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly or indirectly.

Level 3 – Valuation is based upon unobservable inputs for an asset or liability.

Enterprise fund investments measured at fair value using the fair value hierarchy categories are as follows:

(Dollars in thousands)	June 30,	
	2023	2022
<b><u>Level 1 inputs</u></b>		
Federal agency securities	\$ 75,321	\$ 30,127
U.S. Treasury securities	9,231	19,069
Total	84,552	49,196
<b><u>Level 2 inputs</u></b>		
Fannie Mae MBS pools	267	391
Total	267	391
Total investments, reported at estimated fair value	\$ 84,819	\$ 49,587

Fiduciary fund investments measured at fair value using the fair value hierarchy categories are as follows:

(Dollars in thousands)	June 30,	
	2023	2022
<b><u>Level 1 inputs</u></b>		
U.S. Treasury securities	\$ 2,944	\$ 2,496
Federal agency securities	1,192	1,193
Certificates of deposit	1,699	1,956
Total investments, reported at estimated fair value	\$ 5,835	\$ 5,645

Fair value measurements for investments classified as Level 2, Fannie Mae MBS pools, are valued using matrix pricing sources that provide a pricing indication from market transactions for similar or identical assets.

Mortgages held for investment are included in *Mortgage loans, net of allowances* and *Restricted mortgage loans, net of allowances* on the Statements of Net Position. Investments are included in the accompanying enterprise fund financial statements as follows:

(Dollars in thousands)	June 30,	
	2023	2022
Cash and cash equivalents	\$ 14,872	\$ 13,049
Current restricted cash and cash equivalents	146,455	182,324
Noncurrent restricted cash and cash equivalents	76,104	57,626
Restricted investments	63,345	49,587
Plus mortgages held for investment purposes	14,275	15,599
Total Investments and cash equivalents	<u>\$ 315,051</u>	<u>\$ 318,185</u>
Less unrealized gains	1,086	2,879
Total Invested Funds	<u>\$ 313,965</u>	<u>\$ 315,306</u>

Investments are included in the accompanying fiduciary fund financial statements as follows:

(Dollars in thousands)	June 30,	
	2023	2022
Restricted cash and cash equivalents	\$ 904	\$ 495
Restricted investments	5,835	5,645
Total Investments and cash equivalents	<u>\$ 6,739</u>	<u>\$ 6,140</u>
Less unrealized loss	(155)	(100)
Total Invested Funds	<u>\$ 6,894</u>	<u>\$ 6,240</u>

The enterprise fund has an unrealized gain on investments of \$1,086,000 and \$2,879,000 as of June 30, 2023 and 2022, respectively. This represents an increase in unrealized loss on investments of \$1,793,000 and \$4,675,000 as of June 30, 2023 and 2022, respectively. In connection with the unrealized gain, a liability for related investment earnings is recorded in the amount of \$4,000 and \$73,000 as of June 30, 2023 and June 30, 2022, respectively. This portion is recorded as a liability because, if this gain were realized, it would increase excess rebateable investment earnings pursuant to Section 103A of the Internal Revenue Code, as amended (the Code). To adjust the fair value of investments to reflect this unrealized gain at June 30, 2023 and 2022 and to properly reflect the rebate liability, a \$1,725,000 and \$4,748,000 decrease was recorded in *Net investment earnings* in the Statements of Revenues, Expenses, and Changes in Fund Net Position for the year ended June 30, 2023 and 2022, respectively.

The fiduciary fund has an unrealized loss on investments of \$155,000 and \$100,000 as of June 30, 2023 and June 30, 2022, respectively. This represents an increase in unrealized loss on investments of \$55,000 and \$119,000 from June 30, 2022 and 2021, respectively. To adjust the fair value of investments to reflect this unrealized loss at June 30, 2023 and 2022 a \$55,000 and a \$119,000 decrease was recorded in *Net investment income* in the Statements Changes in Fiduciary Net Position for the year ended June 30, 2023 and 2022, respectively.

#### NOTE D – BONDS PAYABLE

The Act authorizes the Fund to issue bonds and notes for its various programs in an aggregate principal amount not to exceed \$1,250,000,000 outstanding at any one time, exclusive of refunded obligations. Bonds and notes issued by the Fund are considered obligations of the Fund and are not deemed to constitute a debt or liability of the State.

The proceeds from the Fund's Bond Programs are used to finance mortgage loans to eligible State borrowers and to establish certain reserves as required by the resolution. The mortgage loans are secured by deeds of trust and approximately 77.91% of all Bond Program loans are subject to coverage under federal or private mortgage insurance or guarantee programs. All bonds are secured by a pledge of all mortgage loan repayments, all proceeds of federal or private mortgage insurance, interest received on any monies or securities held pursuant to the resolution, and the rights and interest of the Fund in and to the mortgage loans. In the event that the Fund fails to comply with the terms of the bond resolution, the holders of such obligations would have recourse to the unrestricted assets of the Fund. Principal

and interest paid on bonds and notes payable for the years ended June 30, 2023 and 2022 was \$40,512,000 and \$64,264,000, respectively. Total pledged revenues in 2023 and 2022 were \$81,346,000 and \$109,380,000 respectively.

The On-Site Systems Loan Program (the OSLP) was created in September 2007 in partnership with the West Virginia Department of Environmental Protection (the DEP). Under this program the Fund may borrow funds from the DEP Clean Water Revolving Loan Fund. These funds are then loaned to State residents to upgrade, replace or repair inadequate septic systems. Initially, the Board authorized \$1,000,000 for the OSLP and the Board authorized an additional \$1,000,000 in March 2013 and again in May 2022 for the program. The Fund is obligated to repay the amount borrowed from the DEP only to the extent the Fund receives payments from loan recipients. An allowance for loan losses has been established based on management's review of potential problem loans. At June 30, 2023, *Bonds & notes payable - noncurrent* includes a \$535,000 note payable, net of a \$132,000 loss allowance, due to DEP related to this program under Other Loan Programs.

Most bonds issued by the Fund are subject to redemption at the option of the Fund prior to maturity at dates and premiums as set forth in the bond documents. To reduce its debt expense, the Fund redeems bonds prior to their stated maturity dates primarily due to excess program revenues, the prepayments of mortgage loans pledged for the repayment of the bonds, excess amounts in the capital reserve funds, and/or from proceeds of refunding bonds. During the fiscal years ended June 30, 2023 and 2022, the Fund redeemed or refunded \$12,370,000 and \$35,530,000 of bonds, respectively, at redemption prices that approximated their carrying value.

The following tables summarize bond and note activity from 2022 to 2023 and 2021 to 2022, respectively.

(Dollars in thousands)			
	<b>Bonds Payable</b>	<b>Bonds &amp; Notes</b>	<b>Bonds &amp; Notes</b>
	<b>Current</b>	<b>Payable</b>	<b>Payable</b>
	<b>Current</b>	<b>Noncurrent</b>	<b>Total</b>
Outstanding Balance, June 30, 2022	\$ 18,885	\$ 267,521	\$ 286,406
Debt Issued (including discount)	-	134,953	134,953
Debt Paid	(18,885)	(115)	(19,000)
Early Redemptions/Refundings	-	(12,370)	(12,370)
Note Payable allowance for losses	-	(17)	(17)
Reclassification from noncurrent to current	21,915	(21,915)	-
Outstanding Balance, June 30, 2023	<u>\$ 21,915</u>	<u>\$ 368,057</u>	<u>\$ 389,972</u>

(Dollars in thousands)			
	<b>Bonds Payable</b>	<b>Bonds &amp; Notes</b>	<b>Bonds &amp; Notes</b>
	<b>Current</b>	<b>Payable</b>	<b>Payable</b>
	<b>Current</b>	<b>Noncurrent</b>	<b>Total</b>
Outstanding Balance, June 30, 2021	\$ 22,285	\$ 290,636	\$ 312,921
Debt Issued (including discount)	-	30,250	30,250
Debt Paid	(21,135)	(143)	(21,278)
Early Redemptions/Refundings	-	(35,530)	(35,530)
Note Payable allowance for losses	-	43	43
Reclassification from noncurrent to current	17,735	(17,735)	-
Outstanding Balance, June 30, 2022	<u>\$ 18,885</u>	<u>\$ 267,521</u>	<u>\$ 286,406</u>

The following is a summary of the bonds outstanding in the Housing Finance Bond and notes outstanding in Other Loan Programs:

	<b>Original Amount Authorized</b>	<b>Outstanding at June 30,</b>	
		<b>2023</b>	<b>2022</b>
(Dollars in thousands)			
<b><u>HOUSING FINANCE BOND PROGRAM</u></b>			
2013 Series A (2.70% to 3.20%) due 2024-2029	\$ 21,000	\$ 8,365	\$ 9,740
2015 Series A,B (2.75% to 3.70%), due 2024-2033	50,660	16,470	20,450
2015 Series C,D (3.05% to 3.85%), due 2024-2033	70,060	29,145	34,530
2017 Series A,B (2.70% to 4.00%), due 2024-2035	39,505	18,925	22,070
2018 Series A (2.45% to 3.85%), due 2024-2040	25,000	14,710	16,650
2019 Series A (2.05% to 3.875%), due 2024-2044	35,000	24,865	28,250
2019 Series B (1.55% to 3.10%), due 2024-2045	30,000	23,190	26,925
2020 Series A (0.75% to 2.80%), due 2024-2049	30,000	25,595	27,855
2020 Series B,C (0.40% to 2.40%), due 2024-2044	44,960	35,630	39,895
2021 Series A (0.30% to 2.50%), due 2024-2052	30,000	28,115	29,525
2022 Series A (2.10% to 4.15%), due 2024-2053	30,000	29,625	30,000
2022 Series B (1.65% to 4.25%), due 2024-2053	40,000	40,000	-
2022 Series C (2.65% to 4.85%), due 2024-2053	45,000	45,000	-
2023 Series A (3.00% to 4.85%), due 2024-2054	50,000	50,000	-
Total bonds payable, excluding unamortized discount		389,635	285,890
Unamortized bond discount, net		(66)	(20)
<b><u>OTHER LOAN PROGRAMS</u></b>			
Notes Payable (0.00%), net of allowance for losses <sup>(1)</sup>	3,000	403	536
Total bonds & notes payable		<u>\$ 389,972</u>	<u>\$ 286,406</u>
<sup>(1)</sup> Payments are due to the DEP as the Fund receives payments from OSLP loan recipients.			

Total bonds payable does not include \$19,250,000 in special obligation bonds issued by the Fund as a conduit issuer. These special obligation bonds are secured by loan payments and deeds of trust on three projects. None of the Fund's assets or revenues are pledged to the payment of these special obligations. Furthermore, these special obligations are not secured by the Fund's general obligation debt pledge or its moral obligation and are not included in the Fund's financial statements.

The following is a summary of scheduled annual principal and interest for bonds in the Bond Programs for the five years commencing July 1, 2023, and thereafter to maturity.

<b>Bonds Maturing During Year Ending June 30:</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
(Dollars in thousands)			
2024	\$ 21,915	\$ 12,219	\$ 34,134
2025	24,280	11,751	36,031
2026	25,045	11,179	36,224
2027	24,650	10,548	35,198
2028	23,835	9,889	33,724
2029-2033	98,900	40,149	139,049
2034-2038	64,375	26,572	90,947
2039-2043	50,255	16,625	66,880
2044-2048	33,185	8,608	41,793
2049-2053	22,640	2,640	25,280
2054	555	13	568
	<u>\$ 389,635</u>	<u>\$ 150,193</u>	<u>\$ 539,828</u>



In accordance with Section 103A of the Code, the Fund has established allowances for excess rebateable investment earnings. The excess rebateable investment earnings arise due to actual investment yields earned by the Fund being greater than yields permitted to be retained by the Fund under the Code. The Code requires such excess investment earnings to be remitted to the Internal Revenue Service. The Housing Finance Bond Program established liabilities of \$4,000 and \$73,000 at June 30, 2023 and June 30, 2022, respectively, for the excess of the fair value of investments over amortized costs as explained in *Note C - Cash and Investments*. Future excess investment earnings may require the establishment of liabilities for these and other bond issues.

On January 30, 2020, the Fund entered into a revolving Commercial Loan Agreement (the “Line of Credit”) with United Bank, in an amount not to exceed \$20,000,000, payable monthly, which expired January 30, 2022. This Line of Credit was renewed January 31, 2022 and is due to expire on January 30, 2024. The purpose of the Line of Credit is to provide warehouse funding for loans under the Multifamily Loan Program. As of June 30, 2023, there have been no draws under the Line of Credit.

#### **NOTE E – CONTINGENT LIABILITIES AND RISK MANAGEMENT**

Under the terms of certain federal programs, periodic audits are required and certain costs and expenditures may be questioned under the terms of the program. Such audits could lead to reimbursements to the grantor agencies. Historically, questioned costs have been immaterial. Management of the Fund believes future disallowances relating to current federal program expenditures, if any, will continue to be immaterial.

The Fund is a defendant in various legal proceedings arising in the normal course of business. In the opinion of management, based upon the advice of legal counsel, the ultimate resolution of these proceedings will not have a material adverse effect on the Fund’s financial position.

Through its business operations, the Fund is exposed to various risks of loss related to potential loan losses on program mortgages, fire, liability, and employee wrongdoing. To reduce the risk of loss on program mortgages, the Fund has various types of mortgage insurance. At June 30, 2023, 46.8% of the Fund’s single family Bond Program loans were VA, USDA Rural Development, or FHA guaranteed. Another 31.1% of these loans carry private mortgage insurance. Substantially all permanent multifamily mortgages are federally insured or guaranteed and/or are subject to HUD Section 8 rental assistance subsidies.

The Fund is insured against fire for owned assets, liability, and employee negligence through private insurance. Furthermore, key staff members of the Fund are bonded against theft in the aggregate amount of \$4,000,000. The Board of Directors has allocated \$1,000,000 of the Fund’s unrestricted net position to provide indemnification for the directors and officers of the Fund. Additionally, the Fund has general liability insurance with the State Board of Risk and Insurance Management in the amount of \$1,000,000 per occurrence and excess liability coverage of \$10,000,000 aggregate with General Star Insurance Company for officers’ and directors’ indemnity. The Fund pays an annual premium in exchange for such coverage. The Fund has \$3,000,000 in cyber insurance through At-Bay and an additional \$2,000,000 excess policy for cyber coverage through Lloyd’s syndicate. There have been no significant settlements in excess of insurance coverage during the past three calendar years.

#### **NOTE F – RETIREMENT PLAN**

**Plan Description.** All full-time Fund employees participate in the State’s Public Employees’ Retirement System (PERS), a multiple-employer defined benefit cost-sharing public employee retirement system administered by the West Virginia Consolidated Public Retirement Board (CPRB). Benefits under PERS include deferred retirement, early retirement, death, and disability benefits and have been established and may be amended by action of the State Legislature. The CPRB issues a publicly available financial report that includes financial statements for PERS that may be obtained at [www.wvretirement.com](http://www.wvretirement.com).

**Benefits Provided.** Employees hired before July 1, 2015 are eligible for normal retirement at age 60 with five or more years of credited service, or at least age 55 with age and service equal to 80 or greater. Employees hired on or after July 1, 2015 may retire at age 62 with ten years of service. The straight-life annuity retirement benefit, established by State statute, is equivalent to two percent of the employee’s final average salary multiplied by years of service. Final average salary is the average of the three consecutive highest annual earnings out of the last fifteen years of earnings. For all employees hired on or after July 1, 2015, average salary is the average of the five consecutive highest annual earnings

out of the last fifteen years of earnings. Terminated members with at least five years of contributory service who do not withdraw their accumulated contributions may elect to receive their retirement annuity beginning at age 62. For all employees hired on or after July 1, 2015, this age increases to 64 with ten years of service.

**Contributions.** Contributions as a percentage of payroll for members are established by statutes, subject to legislative limitations and are not actuarially determined. Contributions as a percentage of payroll for employees are established by the CPRB. Current funding policy requires employer contributions of 9.0% for 2023 and 10.0% for each of the years ended June 30, 2022 and 2021. As permitted by legislation, the Fund has elected to pay 100% of all costs relating to the Plan, including the employee’s 4.5% contribution of annual earnings for employees hired on or before February 6, 2012. Beginning February 7, 2012, new hires are required to pay the employee’s contribution of 4.5%. For all employees hired on or after July 1, 2015 the employee contribution is 6.0%. The Fund’s contribution to the Plan, excluding the employee’s contribution paid by the Fund, approximated \$640,000, \$721,000, and \$642,000 for the fiscal years ended June 30, 2023, 2022, and 2021, respectively.

**Pension Liabilities (Assets), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions.** The Fund reported a liability (asset) of \$663,000 and (\$3,538,000) as of June 30, 2023 and June 30, 2022, respectively, for its proportionate share of the net pension liability (asset). The net pension liability (asset) reported at June 30, 2023 was measured as of June 30, 2022 and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of July 1, 2021, rolled forward to the measurement date of June 30, 2022. The Fund’s proportion of the net pension liability (asset) was based on the Fund’s share of contributions to the pension plan relative to the contributions of all employers participating in PERS for the year ended June 30, 2022. At June 30, 2022 and June 30, 2021, the Fund’s proportionate share was .45% and .40% respectively.

For the years ended June 30, 2023 and June 30, 2022, respectively, the Fund recognized pension expense of \$352,000 and \$(660,000). At June 30, 2023 and June 30, 2022, the Fund reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

(Dollars in thousands)	June 30, 2023	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	\$ 400	\$ -
Difference between expected and actual experience	254	-
Changes in assumptions	436	-
Changes in proportion and differences between Fund contributions and proportionate share of contributions	43	9
Fund contributions made subsequent to the measurement date	640	-
	<u>\$ 1,773</u>	<u>\$ 9</u>

(Dollars in thousands)	June 30, 2022	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	\$ -	\$ 4,532
Difference between expected and actual experience	404	13
Changes in assumptions	673	29
Changes in proportion and differences between Fund contributions and proportionate share of contributions	74	22
Fund contributions made subsequent to the measurement date	721	-
	<u>\$ 1,872</u>	<u>\$ 4,596</u>

Deferred outflows of resources related to pensions of \$640,000 resulting from Fund contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (or increase in the net pension asset) in the year ended June 30, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

(Dollars in thousands)	
Year Ended June 30:	Pension Expense
2024	\$ 454
2025	45
2026	(421)
2027	1,046

**Actuarial Assumptions and Methods.** The following assumptions and methods were used in the actuarial valuation:

	2022	2021
Actuarial cost method	Individual entry age normal cost with level percentage of payroll	Individual entry age normal cost with level percentage of payroll
Asset valuation method	Fair value	Fair value
Amortization method	Level dollar, fixed period	Level dollar, fixed period
Amortization period	Through Fiscal Year 2035	Through Fiscal Year 2035
Actuarial assumptions:		
Investment rate of return	7.25%	7.25%
Projected salary increases:		
State	2.75% - 5.55%	2.75% - 5.55%
Non-state	3.60% - 6.75%	3.60% - 6.75%
Inflation rate	2.75%	2.75%
Discount rate	7.25%	7.25%
Mortality rates	Active - 100% of Pub-2010 General Employees table, below-median, headcount weighted, projected generationally with scale MP-2018 Retired healthy males - 108% of Pub-2010 General Retiree Male table, below-median, headcount weighted, projected generationally with scale MP-2018 Retired healthy females - 122% of Pub-2010 General Retiree Female table, below median headcount weighted, projected generationally with scale MP-2018 Disabled males - 118% of Pub-2010 General / Teachers Disabled Male table, headcount weighted, projected generationally with scale MP-2018 Disabled females - 117% of Pub-2010 General / Teachers Disabled Female table headcount weighted, projected generationally with scale MP-2018	Active - 100% of Pub-2010 General Employees table, below-median, headcount weighted, projected generationally with scale MP-2018 Retired healthy males - 108% of Pub-2010 General Retiree Male table, below-median, headcount weighted, projected generationally with scale MP-2018 Retired healthy females - 122% of Pub-2010 General Retiree Female table, below median headcount weighted, projected generationally with scale MP-2018 Disabled males - 118% of Pub-2010 General / Teachers Disabled Male table, headcount weighted, projected generationally with scale MP-2018 Disabled females - 117% of Pub-2010 General / Teachers Disabled Female table headcount weighted, projected generationally with scale MP-2018
Withdrawal rates		
State	2.28% - 45.63%	2.28% - 45.63%
Non-state	2.50% - 35.88%	2.50% - 35.88%
Disability rates	0.005% - 0.540%	0.005% - 0.540%
Retirement rates	12% - 100%	12% - 100%
Date range in most recent experience study	2013-2018	2013-2018

The long-term rates of return on pension plan investments were determined using the building-block method in which estimates of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of long-term geometric rates of return are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return	Weighted Average Expected Real Rate of Return
Domestic Equity	27.5%	5.3%	1.46%
International Equity	27.5%	6.1%	1.68%
Fixed Income	15.0%	2.2%	0.33%
Real estate	10.0%	6.5%	0.65%
Private equity	10.0%	9.5%	0.95%
Hedge funds	10.0%	3.8%	0.38%
Total	<u>100%</u>		5.45%
Inflation (CPI)			<u>1.80%</u>
			<u>7.25%</u>

**Discount Rate.** The discount rates used to measure the total pension liabilities were 7.25% for the 2022 and 2021 actuarial valuations. At June 30, 2022 and 2021, the projection of cash flows used to determine the discount rate assumed that employer contributions will continue to follow the current funding policies. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of the Fund's proportionate share of the net pension liability (asset) to changes in the discount rate.** The following table presents the Fund's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.25% and 7.25% for the years ended June 30, 2023 and June 30, 2022, respectively, as well as what the Fund's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is one-percentage-point lower or one-percentage-point higher than the current rate:

(Dollars in thousands)					
Net Pension Liability (Asset)					
June 30,					
2023			2022		
Current			Current		
1% Decrease	Discount Rate	1% Increase	1% Decrease	Discount Rate	1% Increase
6.25%	7.25%	8.25%	6.25%	7.25%	8.25%
\$ 4,691	\$ 663	\$ (2,784)	\$ 40	\$ (3,538)	\$ (6,559)

#### NOTE G – COMPENSATED ABSENCES

Employees accumulate annual leave balances to a maximum of 210 hours. Most employees receive a 100% termination payment upon separation based upon their final rate of pay. The liability for annual leave is valued at 100% of the balance plus the Fund's share of Social Security and Medicare contributions. The Fund has recorded a liability for accrued leave for all employees in accordance with GAAP. The liability for annual leave is shown below. In lieu of cash payment at retirement, an employee who became a member of PERS before July 1, 2015 may elect to use accumulated annual leave toward additional service in the computation of retirement benefits or toward their postemployment health care insurance

premium as further explained in *Note H – Postemployment Healthcare Plan*. If an employee became a member on or after July 1, 2015, they may not use accumulated annual leave to acquire additional credited service but they may still elect to use accumulated annual leave toward their postemployment health care insurance premium explained in *Note H – Postemployment Healthcare Plan*.

(Dollars in thousands)			
	Accumulated Annual Leave		
	2023	2022	2021
Balance at beginning of fiscal year	\$ 631	\$ 659	\$ 550
Annual leave earned	571	575	877
Annual leave (used)	(591)	(603)	(768)
Balance at end of fiscal year	<u>\$ 611</u>	<u>\$ 631</u>	<u>\$ 659</u>
Estimated to be paid in one year	<u>\$ 611</u>	<u>\$ 631</u>	<u>\$ 659</u>

## NOTE H – OTHER POSTEMPLOYMENT HEALTHCARE BENEFITS

### Plan Description

**Plan administration.** The Welfare Benefit Plan (the Plan), an irrevocable trust, is a single-employer defined other postemployment benefit plan administered by the Fund and the Fund’s Board of Directors that is used to provide postemployment benefits other than pensions (OPEB) for employees of the Fund. Substantially all employees may become eligible for these benefits if they reach normal retirement age while working for the Fund. The assets of the Plan are deposited with an external trustee and are presented in the stand-alone fiduciary fund financial statements.

### Benefits Provided

The Fund provides certain healthcare insurance benefits for retired employees and their eligible dependents. Benefits are fully self-insured by the Fund and are administered through a third-party administrator. The full cost of benefits is covered by the plan. Management of the Fund has the authority to establish and amend benefit provisions of the Plan. In lieu of cash payment at retirement, an employee may elect to use accumulated annual and accumulated sick leave toward their postemployment health care insurance premium. A retiree may convert two unused leave days into one month’s insurance premium for single coverage or three unused leave days into one month’s premium for family coverage. The Fund will pay monthly health insurance premiums of these retirees based on unused sick leave and/or annual leave at the time of retirement until the unused leave is fully utilized or until the retiree reaches the eligible age for Medicare. Accordingly, the maximum period for which a retiree may be entitled to such benefits would be twelve years.

**Employees covered by benefit terms.** At June 30, 2023 and June 30, 2022, the following employees were covered by the benefit terms:

Covered Employees	June 30,	
	2023	2022
Inactive employees or beneficiaries currently receiving benefit payments	8	3
Inactive employees entitled to but not yet receiving benefit payments	-	-
Active plan members	97	96
Total	<u>105</u>	<u>99</u>

## Contributions

The contribution requirements of plan members and the Fund are established and may be amended by the Fund's management. Management establishes contribution rates based on an actuarially determined rate. Plan members are not required to contribute to the plan. The Fund's contribution to the Plan approximated \$450,000, and \$789,000 for the fiscal years ended June 30, 2023 and 2022, respectively.

## Investments

**Investment policy.** The Plan's policy in regard to the allocation of invested assets is established and may be amended by the Fund's Board of Directors. Investments are to be diversified as to minimize the risk of large losses as follows:

<b>Permitted Investments</b>	<b>Maximum % of Portfolio</b>
Cash:	
Demand Deposits	30%
Fixed Income:	
Direct Federal Obligations	90%
Federal Agency Obligations	90%
Federally Guaranteed Obligations	90%
FDIC Insured CDs	50%

**Rate of Return.** For the years ended June 30, 2023 and June 30, 2022, the annual money-weighted rate of return on investments, net of investment expense, was 1.27% and (1.42) %, respectively. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

## Net OPEB Liability (Asset)

At June 30, 2023 and 2022, the components of the net OPEB liability of the Fund were as follows:

(Dollars in thousands)	<b>June 30,</b>	
	<b>2023</b>	<b>2022</b>
Total OPEB Liability	\$ 7,286	\$ 7,276
Plan Fiduciary Net Position	6,770	6,427
Net OPEB Liability	<u>\$ 516</u>	<u>\$ 849</u>
Plan Fiduciary Net Position as a percentage of the Total OPEB Liability	92.90%	88.30%

## Actuarial Assumptions and Methods

The total OPEB liability as of June 30, 2023 was determined by an actuarial valuation as of January 2022 rolled forward to June 30, 2022 and the total OPEB liability as of June 30, 2021 was determined by an actuarial valuation as of January 2020 and rolled forward to June 30, 2021. The following actuarial assumptions and methods were used:

Valuation Date	1/1/2022 Rolled forward to 6/30/2023	1/1/2022 Rolled forward to 6/30/2022
Actuarial Method	Entry Age	Entry Age
Amortization Method	Level Percentage of Pay, Closed	Level Percentage of Pay, Closed
Remaining Amortization Period	15 years as of 1/1/2022	15 years as of 1/1/2022
Asset Valuation Method	Fair Value of Assets	Fair Value of Assets
Actuarial Assumptions:		
Investment Rate of Return	3.00%	3.00%
Salary Increases	3.00%	3.00%
Ultimate Rate of Medical Inflation	2.72%	2.72%
General Rate of Inflation	2.00%	2.00%

Mortality rates for the January 2020 valuation rolled forward to June 30, 2021 were based on RP-2014 Mortality Table, adjusted to 2006 with Scale MP-2014, and projected fully generationally with Scale MP-2019. Mortality rates for the January 1, 2022 valuation rolled forward to June 30, 2022 were based on Pub-2010 General Employees table, below-median, headcount-weighted, projected generationally with scale MP-2018.

An actuarial experience study was not completed. Actuarial assumptions for disability, termination, retirement, and dependent age were based on the PERS actuarial valuation as of July 1, 2020 and July 1, 2018, for the January 2022 and January 2020 Plan valuation rolled forward to June 30, 2022 and June 30, 2021, respectively.

The long-term expected rate of return on the Plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of Plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Cash and cash equivalents	10.0%	3.00%
U.S. Government Obligations	90.0%	3.50%
Total	100.0%	

**Discount rate.** The discount rate as of June 30, 2023 and June 30, 2022 is 3.00%, which is the assumed long-term expected rate of return on Plan investments. This is the same discount rate that was used in the January 1, 2022 liability calculations. Projections of the Plan’s fiduciary net position have indicated that it is expected to be sufficient to make projected benefit payments for current plan members. As such, the single rate of return is equal to the long-term expected rate of return on the Plan assets, which is 3.00%.

**Development of discount rate.**

As of June 30, 2023, the Plan uses the Bond Buyer GO 20-Bond Municipal Bond Index. As this index is issued weekly, the value closest to but not after the reporting date is used in determining the appropriate rate. Based on this practice, the municipal bond rate at June 30, 2022 was 3.54% and the municipal bond rate at June 29, 2023 was 3.65%. However, the depletion test as of the most recent actuarial valuation as of January 1, 2022, reflecting known contributions after that date as well as the current funding policy, showed that the projected assets are expected to cover future benefit payments for current participants and as such the single rate used as the discount rate is the long-term expected rate of return, 3.00%. The actuarial liability, normal cost, and expected benefit payments were projected for the remaining lifetimes of the closed group population as of January 1, 2022, using the assumptions detailed in the 2022 actuarial valuation report. An Actuarially Determined Contribution (ADC) was calculated each year based on the current closed amortization period. The assets were then projected forward reflecting known contributions through June 30, 2023, and then assuming that the ADC is contributed in the future. Since the assets are projected to always be greater than the expected benefit payments in any year, the long-term expected rate of return of 3.00% is used to calculate the liabilities.

As of June 30, 2022, the Plan uses the Bond Buyer GO 20-Bond Municipal Bond Index. As this index is issued weekly, the value closest to but not after the reporting date is used in determining the appropriate rate. Based on this practice, the municipal bond rate at June 24, 2021 was 2.16% and the municipal bond rate at June 30, 2022 was 3.54%. However, the depletion test as of the most recent actuarial valuation as of January 1, 2022, reflecting known contributions after that date as well as the current funding policy, showed that the projected assets are expected to cover future benefit payments for current participants and as such the single rate used as the discount rate is the long-term expected rate of return, 3.00%. The actuarial liability, normal cost, and expected benefit payments were projected for the remaining lifetimes of the closed group population as of January 1, 2022, using the assumptions detailed in the 2022 actuarial valuation report. An Actuarially Determined Contribution (ADC) was calculated each year based on the current closed amortization period. The assets were then projected forward reflecting known contributions through June 30, 2022, and then assuming that the ADC is contributed in the future. Since the assets are projected to always be greater than the expected benefit payments in any year, the long-term expected rate of return of 3.00% is used to calculate the liabilities.

### Changes in the Net OPEB Liability (Asset)

At June 30, 2023 and June 30, 2022, respectively, the Fund reported a Net OPEB Liability of \$515,512 and \$848,503. Total OPEB Liability (TOL) at the end of the measurement year, June 30, 2023 and June 30, 2022, is measured as of a valuation date of January 1, 2022 and is projected to June 30, 2023 and June 30, 2022, respectively. Valuations will be completed every other year.

	Increase (Decrease)		
	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
	(a)	(b)	(a) - (b)
<b>Balances at 6/30/2022</b>	\$ 7,276	\$ 6,427	849
<b>Changes for the year:</b>			
Service cost	245	-	245
Interest	215	-	215
Changes of benefits	-	-	-
Differences between expected and actual experience	-	-	-
Changes of assumptions	-	-	-
Contributions - employer	-	450	(450)
Net investment income	-	86	(86)
Benefit payments	(450)	(169)	(281)
Administrative expense	-	(24)	24
<b>Net changes</b>	<u>10</u>	<u>343</u>	<u>(333)</u>
<b>Balances at 6/30/2023</b>	<u>\$ 7,286</u>	<u>\$ 6,770</u>	<u>\$ 516</u>



(Dollars in thousands)

	Increase (Decrease)		
	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability (Asset)
	(a)	(b)	(a) - (b)
<b>Balances at 6/30/2021</b>	\$ 5,927	\$ 5,962	(35)
<b>Changes for the year:</b>			
Service cost	223	-	223
Interest	177	-	177
Changes of benefits	(186)	-	(186)
Differences between expected and actual experience	(58)	-	(58)
Changes of assumptions	1,409	-	1,409
Contributions - employer	-	789	(789)
Net investment income	-	(88)	88
Benefit payments	(216)	(216)	-
Administrative expense	-	(20)	20
<b>Net changes</b>	<u>1,349</u>	<u>465</u>	<u>884</u>
<b>Balances at 6/30/2022</b>	<u>\$ 7,276</u>	<u>\$ 6,427</u>	<u>\$ 849</u>

**Sensitivity of the net OPEB liability to changes in the discount rate.** The following presents the net OPEB liability of the Fund, as well as what the Fund's net OPEB liability would be if it were calculated using a discount rate that is one-percentage-point lower (2.0%) or one-percentage-point higher (4.0%) than the current discount rate:

(Dollars in thousands)

	Net OPEB Liability (Asset)					
	June 30,					
	2023			2022		
	1% Decrease 2.00%	Current Discount Rate 3.00%	1% Increase 4.00%	1% Decrease 2.00%	Current Discount Rate 3.00%	1% Increase 4.00%
Total OPEB Liability	\$ 7,785	\$ 7,286	\$ 6,835	\$ 7,798	\$ 7,276	\$ 6,805
Plan Fiduciary Net Position	6,770	6,770	6,770	6,427	6,427	6,427
Net OPEB Liability	<u>\$ 1,015</u>	<u>\$ 516</u>	<u>\$ 65</u>	<u>\$ 1,371</u>	<u>\$ 849</u>	<u>\$ 378</u>
Plan Fiduciary Net Position as a percentage of the Total OPEB Liability	87.00%	92.90%	99.10%	82.40%	88.30%	94.50%

**Sensitivity of the net OPEB liability (asset) to changes in the healthcare cost trend rates.** The following presents the net OPEB liability of the Fund, as well as what the Fund's net OPEB liability (asset) would be if it were calculated using healthcare cost trend rates that are one-percentage-point lower or one-percentage-point higher than the current healthcare cost trend rates:

(Dollars in thousands)

	Net OPEB Liability (Asset)					
	June 30,					
	2023			2022		
	Trend Minus 1%	Current Baseline Trends	Trend Plus 1%	Trend Minus 1%	Current Baseline Trends	Trend Plus 1%
Total OPEB Liability	\$ 6,674	\$ 7,286	\$ 7,982	\$ 6,710	\$ 7,276	\$ 7,919
Plan Fiduciary Net Position	6,770	6,770	6,770	6,427	6,427	6,427
Net OPEB Liability	<u>\$ (96)</u>	<u>\$ 516</u>	<u>\$ 1,212</u>	<u>\$ 283</u>	<u>\$ 849</u>	<u>\$ 1,492</u>
Plan Fiduciary Net Position as a percentage of the Total OPEB Liability	101.40%	92.90%	84.80%	95.80%	88.30%	81.20%

## OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the years ended June 30, 2023 and June 30, 2022, respectively, the Fund recognized OPEB expense of \$570,549 and \$401,301. At June 30, 2023 and June 30, 2022, the Fund reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

(Dollars in thousands)	June 30,			
	2023		2022	
	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ -	\$ 82	\$ -	\$ 151
Changes in assumptions	1,032	-	1,408	110
Net difference between projected and actual earnings on OPEB plan investments	95	-	352	-
Total	<u>\$ 1,127</u>	<u>\$ 82</u>	<u>\$ 1,760</u>	<u>\$ 261</u>

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

(Dollars in thousands)	
<u>Year Ended June 30:</u>	<u>OPEB Expense</u>
2024	403
2025	389
2026	288
2027	(35)

### NOTE I – SUBSEQUENT EVENTS

On July 19, 2023, the Fund issued the Housing Finance 2023 Series B bonds in the amount of \$50,000,000. Bond proceeds will be used to originate single family mortgage loans.

On July 26, 2023, the Fund withdrew \$15,000,000 in funds from the Line of Credit with United Bank.

### NOTE J - NEW ACCOUNTING PRONOUNCEMENTS

The GASB has issued Statement No. 100, *Accounting Changes and Error Corrections* and Statement No. 101, *Compensated Absences*. The provisions of Statement 100 are effective for periods beginning after June 15, 2023. The provisions of Statement 101 are effective for periods beginning after December 15, 2023. The Fund has not yet determined the effect, if any, these statements will have on its financial statements.

## REQUIRED SUPPLEMENTARY INFORMATION

### SCHEDULES OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET) PERS

(Dollars in thousands)	Years Ended June 30								
	2023	2022	2021	2020	2019	2018	2017	2016	2015
The Fund's proportionate (percentage) of the net pension liability (asset)	0.445175%	0.403023%	0.370100%	0.385094%	0.386822%	0.381747%	0.383639%	0.413624%	0.413581%
The Fund's proportionate share of the net pension liability (asset)	\$ 663	\$ (3,538)	\$ 1,957	\$ 828	\$ 999	\$ 1,648	\$ 3,526	\$ 2,310	\$ 1,526
The Fund's covered payroll	\$ 7,210	\$ 6,420	\$ 5,750	\$ 5,650	\$ 5,345	\$ 5,183	\$ 5,289	\$ 5,607	\$ 5,538
The Fund's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	9.20%	(55.11%)	34.03%	14.65%	18.70%	31.81%	66.70%	41.18%	27.56%
Plan fiduciary net position as a percentage of the total pension liability	98.24%	111.07%	92.89%	96.99%	96.33%	93.67%	86.11%	91.29%	93.98%

Note: All amounts presented are as of the measurement date, which is one year prior to the fiscal year end date

### SCHEDULES OF CONTRIBUTIONS TO THE PERS

(Dollars in thousands)	Years Ended, June 30,									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Statutorily required contribution	\$ 649	\$ 721	\$ 642	\$ 575	\$ 565	\$ 588	\$ 622	\$ 714	\$ 785	\$ 803
Contributions in relation to the statutorily required contribution	649	721	642	575	565	588	622	714	785	803
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund's covered payroll	\$ 7,211	\$ 7,210	\$ 6,420	\$ 5,750	\$ 5,650	\$ 5,345	\$ 5,183	\$ 5,289	\$ 5,607	\$ 5,538
Contributions as a percentage of covered payroll	9.0%	10.0%	10.0%	10.0%	10.0%	11.0%	12.0%	13.5%	14.0%	14.5%

See Independent Auditor's Report and Notes to the Required Supplementary Information.

**SCHEDULES OF CHANGES IN NET OPEB LIABILITY (ASSET) AND RELATED RATIOS –  
WELFARE BENEFIT PLAN**

(Dollars in thousands)	June 30,						
	2023	2022	2021	2020	2019	2018	2017
<b>Total OPEB Liability</b>							
Service cost	\$ 245	\$ 223	\$ 200	\$ 172	\$ 143	\$ 147	\$ 150
Interest (includes interest on service cost)	215	177	174	227	219	234	245
Changes in benefit terms	-	(186)	-	-	-	-	-
Differences between expected and actual experience	-	(58)	-	(142)	-	(200)	-
Changes of assumptions	-	1,409	-	560	-	(660)	-
Benefit payments	(168)	(216)	(92)	(95)	(311)	(228)	(218)
<b>Net change in total OPEB liability</b>	<b>\$ 292</b>	<b>\$ 1,349</b>	<b>\$ 282</b>	<b>\$ 722</b>	<b>\$ 51</b>	<b>\$ (707)</b>	<b>\$ 177</b>
<b>Total OPEB liability - beginning</b>	<b>6,994</b>	<b>5,927</b>	<b>5,645</b>	<b>4,923</b>	<b>4,872</b>	<b>5,579</b>	<b>5,402</b>
<b>Total OPEB liability - ending</b>	<b>\$ 7,286</b>	<b>\$ 7,276</b>	<b>\$ 5,927</b>	<b>\$ 5,645</b>	<b>\$ 4,923</b>	<b>\$ 4,872</b>	<b>\$ 5,579</b>
<b>Plan fiduciary net position</b>							
Contributions - employer	\$ 450	\$ 789	\$ 321	\$ 95	\$ 311	\$ 228	\$ 405
Net investment income	367	(88)	21	180	172	46	22
Benefit payments, including refunds of member contributions	(168)	(216)	(92)	(95)	(311)	(228)	(218)
Administrative expense	(24)	(20)	(33)	(20)	(31)	(35)	(16)
<b>Net change in plan fiduciary net position</b>	<b>\$ 625</b>	<b>\$ 465</b>	<b>\$ 217</b>	<b>\$ 160</b>	<b>\$ 141</b>	<b>\$ 11</b>	<b>\$ 193</b>
<b>Plan fiduciary net position - beginning</b>	<b>6,145</b>	<b>5,962</b>	<b>5,745</b>	<b>5,585</b>	<b>5,444</b>	<b>5,433</b>	<b>5,240</b>
<b>Plan fiduciary net position - ending</b>	<b>\$ 6,770</b>	<b>\$ 6,427</b>	<b>\$ 5,962</b>	<b>\$ 5,745</b>	<b>\$ 5,585</b>	<b>\$ 5,444</b>	<b>\$ 5,433</b>
<b>Net OPEB liability (asset) - ending</b>	<b>\$ 516</b>	<b>\$ 849</b>	<b>\$ (35)</b>	<b>\$ (100)</b>	<b>\$ (662)</b>	<b>\$ (572)</b>	<b>\$ 146</b>
<b>Plan fiduciary net position as a percentage of the total OPEB liability</b>	<b>92.90%</b>	<b>88.30%</b>	<b>100.60%</b>	<b>101.78%</b>	<b>113.46%</b>	<b>111.74%</b>	<b>97.40%</b>

**SCHEDULES OF CONTRIBUTIONS TO THE WELFARE BENEFIT PLAN**

(Dollars in thousands)	June 30,						
	2023	2022	2021	2020	2019	2018	2017
Actuarially determined contribution	\$ 391	\$ 412	\$ 221	\$ 189	\$ 108	\$ 101	\$ 162
Contributions in relation to the actuarially determined contribution	450	789	321	95	311	228	405
Contribution (excess)	(59)	(377)	(100)	94	(203)	(127)	(243)
Covered employee payroll	\$ 6,317	\$ 6,133	\$ 5,946	\$ 5,773	\$ 5,582	\$ 5,396	\$ 5,268
Contributions as a percentage of covered employee payroll	7.12%	12.88%	5.41%	1.65%	5.57%	4.23%	7.69%

**SCHEDULES OF ANNUAL RATE OF RETURN ON INVESTMENTS –  
WELFARE BENEFIT PLAN**

	June 30,						
	2023	2022	2021	2020	2019	2018	2017
Money-weighted rate of return, net of investment expense	1.27%	(1.42%)	0.17%	3.23%	3.37%	0.78%	0.66%

See Independent Auditor's Report and Notes to the Required Supplementary Information.

**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

**NOTE A – RETIREMENT PLAN TREND INFORMATION PRESENTED**

The accompanying schedules of the Fund’s proportionate share of the net pension liabilities (assets) and contributions to the PERS and the Welfare Benefit Plan and the schedules of annual rate of return on investments of the Welfare Benefit Plan are required supplementary information to be presented for 10 years. However, until a full 10-year trend is compiled, information is presented in the schedules for those years for which information is available.

**NOTE B – RETIREMENT PLAN ACTUARIAL ASSUMPTIONS AND METHODS**

The information presented in the Schedules of Contributions to PERS was based on the actuarial valuation as of July 1, 2020 using the actuarial assumptions and methods as follows:

	<b>2022</b>	<b>2021</b>
Actuarial cost method	Individual entry age normal cost with level percentage of payroll	Individual entry age normal cost with level percentage of payroll
Asset valuation method	Fair value	Fair value
Amortization method	Level dollar, fixed period	Level dollar, fixed period
Amortization period	Through Fiscal Year 2035	Through Fiscal Year 2035
Actuarial assumptions:		
Investment rate of return	7.25%	7.25%
Projected salary increases:		
State	2.75% - 5.55%	2.75% - 5.55%
Non-state	3.60 - 6.75%	3.60 - 6.75%
Inflation rate	2.75%	2.75%
Discount rate	7.25%	7.25%
Mortality rates	Active - 100% of Pub-2010 General Employees table, below-median, headcount weighted, projected generationally with scale MP-2018	Active - 100% of Pub-2010 General Employees table, below-median, headcount weighted, projected generationally with scale MP-2018
	Retired healthy males - 108% of Pub-2010 General Retiree Male table, below-median, headcount weighted, projected generationally with scale MP-2018	Retired healthy males - 108% of Pub-2010 General Retiree Male table, below-median, headcount weighted, projected generationally with scale MP-2018
	Retired healthy females - 122% of Pub-2010 General Retiree Female table, below-median, headcount weighted, projected generationally with scale MP-2018	Retired healthy females - 122% of Pub-2010 General Retiree Female table, below-median, headcount weighted, projected generationally with scale MP-2018
	Disabled males - 118% of Pub-2010 General/Teachers Disabled Male table, headcount weighted, projected generationally with scale MP-2018	Disabled males - 118% of Pub-2010 General/Teachers Disabled Male table, headcount weighted, projected generationally with scale MP-2018
	Disabled females - 117% of Pub-2010 General/Teachers Disabled Female table, headcount weighted, projected generationally with scale MP-2018	Disabled females - 117% of Pub-2010 General/Teachers Disabled Female table, headcount weighted, projected generationally with scale MP-2018
Withdrawal rates:		
State	2.28 - 45.63%	2.275 - 45.63%
Non-state	2.50 - 35.88%	2.50 - 35.88%
Disability rates	.005 - 0.540%	.005 - 0.540%
Retirement rates	12% - 100%	12% - 100%
Date range in most recent experience study	2013-2018	2013-2018

	2020	2019	2015-2018	2014
Actuarial cost method	Individual entry age normal cost with level percentage of payroll	Individual entry age normal cost with level percentage of payroll	Individual entry age normal cost with level percentage of payroll	Individual entry age normal cost with level percentage of payroll
Asset valuation method	Fair value	Fair value	Fair value	Fair value
Amortization method	Level dollar, fixed period	Level dollar, fixed period	Level dollar, fixed period	Level dollar, fixed period
Amortization period	Through Fiscal Year 2029	Through Fiscal Year 2035	Through Fiscal Year 2035	Through Fiscal Year 2035
Actuarial assumptions:				
Investment rate of return	7.50%	7.50%	7.50%	7.50%
Projected salary increases:				
State	3.1 - 5.3%	3.1 - 5.3%	3.0 - 4.6%	4.25 - 6.0%
Non-state	3.35 - 6.5%	3.35 - 6.5%	3.35 - 6.0%	
Inflation rate	3.00%	3.00%	3.0% (2015-1.90%)	2.20%
Discount rate	7.50%	7.50%	7.50%	7.50%
Mortality rates	Active - 100% of Pub-2010 General Employees table, below-median, headcount weighted, projected generationally with scale MP-2018	Active - 100% of Pub-2010 General Employees table, below-median, headcount weighted, projected with with scale MP-2018	Active - 100% of RP-2000 Non-Annuitant, Scale AA fully generational	Healthy males - 1983 GAM
	Retired healthy males - 108% of Pub-2010 General Retiree Male table, below-median, headcount weighted, projected generationally with scale MP-2018	Retired healthy males - 108% of Pub-2010 General Retiree Male table, below-median, headcount weighted, projected with scale MP-2018	Retired healthy males - 110% of RP-2000 Healthy Annuitant, Scale AA fully generational	Healthy females - 1971 GAM
	Retired healthy females - 122% of Pub-2010 General Retiree Female table, below-median, headcount weighted, projected generationally with scale MP-2018	Retired healthy females - 122% of Pub-2010 Annuitant, Scale AA fully generational General Retiree Female table, below-median, headcount weighted, projected with scale MP-2018	Retired healthy females - 101% of RP-2000 Healthy Annuitant, Scale AA fully generational	Disabled males - 1971 GAM
	Disabled males - 118% of Pub-2010 General/Teachers Disabled Male table, headcount weighted, projected generationally with scale MP-2018	Disabled males - 118% of Pub-2010 General/Teachers Disabled Male table, below-median, headcount weighted, projected with scale MP-2018	Disabled males - 96% of RP-2000 Disabled Annuitant, Scale AA fully generational	Disabled females - Revenue ruling 96-7
	Disabled females - 117% of Pub-2010 General/Teachers Disabled Female table, headcount weighted, projected generationally with scale MP-2018	Disabled females - 118% of Pub-2010 General/Teachers Disabled Female table, below-median, headcount weighted, projected with scale MP-2018	Disabled females - 107% of RP-2000 Disabled Annuitant, Scale AA fully generational	
Withdrawal rates:				
State	2.275 - 45.63%	2.28 - 45.63%	1.75 - 35.10%	1 - 26%
Non-state	2.50 - 35.88%	2.00 - 35.88%	2.00 - 35.88%	2 - 31.2%
Disability rates	.005 - 0.540%	.005 - 0.540%	.007 - .675%	0 - 8%
Retirement rates	12% - 100%	12% - 100%	12% - 100%	15% - 100%
Date range in most recent experience study	2013-2018	2013-2018	2009-2014	2004-2009

The information presented in the Schedules of Contributions to the Welfare Benefit Plan was based on the actuarial assumptions and methods as follows:

Valuation date	1/1/2022 Rolled forward to 6/30/2023
Timing	Actuarially determined contribution rates are calculated based on the actuarial valuation completed during even calendar years
Actuarial Cost Method	Entry Age
Asset Valuation Method	Fair Value of Assets
Amortization Method	Level Percentage of Pay, Closed
Remaining Amortization Period	15 years as of 1/1/2022
Actuarial Assumptions:	
Discount rate	3.00%
Salary Increases	3% total payroll growth
Healthcare cost trend rates	Pre-Medicare: 10.0% in calendar 2022 grading down to 2.72% over 19 years Medicare: 5.0% in calendar 2022 and 2023 5.0% grading down to 2.72% over 18 years Administrative expenses: 2.72% per year

Valuation date	1/1/2022	Rolled forward to 6/30/2022
Timing	Actuarially determined contribution rates are calculated based on the actuarial valuation completed during even calendar years	
Actuarial Cost Method		Entry Age
Asset Valuation Method		Fair Value of Assets
Amortization Method		Level Percentage of Pay, Closed
Remaining Amortization Period		15 years as of 1/1/2022
Actuarial Assumptions:		
Discount rate		3.00%
Salary Increases		3% total payroll growth
Healthcare cost trend rates	Pre-Medicare: 10.0% in calendar 2022 grading down to 2.72% over 19 years Medicare: 5.0% in calendar 2022 and 2023 5.0% grading down to 2.72% over 18 years Administrative expenses: 2.72% per year	

Valuation date	1/1/2020	Rolled forward to 6/30/2021
Timing	Actuarially determined contribution rates are calculated based on the actuarial valuation completed during even calendar years	
Actuarial Cost Method		Entry Age
Asset Valuation Method		Fair Value of Assets
Amortization Method		Level Percentage of Pay, Closed
Remaining Amortization Period		17 years as of 1/1/2020
Actuarial Assumptions:		
Discount rate		3.00%
Salary Increases		3% total payroll growth
Healthcare cost trend rates	Pre-Medicare: 10.0% in calendar 2020 grading down to 2.72% over 19 years Medicare: 0.0% in calendar 2020 and 2021 5.0% grading down to 2.72% over 18 years Administrative expenses: 2.72% per year	

Valuation date	1/1/2020	Rolled forward to 6/30/2020
Timing	Actuarially determined contribution rates are calculated based on the actuarial valuation completed during even calendar years	
Actuarial Cost Method		Entry Age Normal
Asset Valuation Method		Fair Value of Assets
Amortization Method		Level Percentage of Pay Closed
Remaining Amortization Period		17 years as of 1/1/2020
Actuarial Assumptions:		
Discount rate		3.00%
Salary Increases		3% total payroll growth
Healthcare cost trend rates	Pre-Medicare: 10.0% in calendar 2020 grading down to 2.72% over 19 years Medicare: 0.0% in calendar 2020 and 2021 5.0% grading down to 2.72% over 18 years Administrative expenses: 2.72% per year	

Valuation date	1/1/2018 Rolled forward to 6/30/2019
Timing	Actuarially determined contribution rates are calculated based on the actuarial valuation completed during even calendar years
Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value of Assets
Amortization Method	Level Percentage of Pay Closed
Remaining Amortization Period	19 years as of 1/1/2018
Actuarial Assumptions:	
Discount rate	4.50%
Salary Increases	3% total payroll growth
Healthcare cost trend rates	Pre-Medicare: 8.40% in calendar 2018 grading down to 4.0% over 15 years Medicare: 0.0% in calendar 2018 and 2019 5.0% grading down to 4.0% over 13 years Administrative expenses: 4.0% per year

Valuation date	1/1/2016 Rolled forward to 6/30/2017
Timing	Actuarially determined contribution rates are calculated based on the actuarial valuation completed during even calendar years
Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value of Assets
Amortization Method	Level Percentage of Pay Closed
Remaining Amortization Period	21 years as of 1/1/2016
Actuarial Assumptions:	
Discount rate	4.50%
Salary Increases	3% total payroll growth
Healthcare cost trend rates	Pre-Medicare: 10.0% in calendar 2016 grading down to 4.0% over 15 years Medicare: 6.0% in calendar 2016 grading down to 4.0% over 15 years Administrative expenses: 4.0% per year

**NOTE C – PERS PLAN AMENDMENTS**

The PERS was amended to make changes which apply to new employees hired on or after July 1, 2015 as follows:

- For employees hired prior to July 1, 2015, qualification for normal retirement is age 60 with five years of service or at least age 55 with age and service equal to 80 or greater. A member may retire with the pension reduced actuarially if the member is at least 55 and has at least 10 years of contributory service, or at any age with 30 years of contributory service. For employees hired after July 1, 2015, qualification for normal retirement is 62 with 10 years of service. A member hired after July 1, 2015 may retire with the pension reduced actuarially if the member is between the ages of 60 and 62 with at least ten years of contributory service, between ages 57 and 62 with at least twenty years of contributory service or between the ages 55 and 62 with at least thirty years of contributory service.
- The straight life annuity retirement benefit is equivalent to 2% of average salary multiplied by years of service. For employees hired prior to July 1, 2015, average salary is the average of the three consecutive highest annual earnings out of the last fifteen years of earnings. For all employees hired on or after July 1, 2015 average salary is the average of the five consecutive highest annual earnings out of the last fifteen years of earnings.
- For employees hired prior to July 1, 2015, terminated members with at least five years of contributory service who do not withdraw their accumulated contributions may elect to receive their retirement annuity beginning at age 62. For all employees hired on or after July 1, 2015, this age increases to 64 with at least ten years of contributory service, or age 63 with at least twenty years of contributory service.
- For all employees hired prior to July 1, 2015, employees are required to contribute 4.5% of annual earnings. All employees hired on or after July 1, 2015, are required to contribute 6% of annual earnings.



# STATISTICAL SECTION

This part of the West Virginia Housing Development Fund's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Fund's overall financial health.

<b>CONTENTS</b>	<b>PAGE</b>
<b>Financial Trends</b> These schedules contain trend information to help the reader understand how the Fund's financial performance and well-being have changed over time.	<b>57</b>
<b>Revenue Capacity Information</b> This schedule contains trend information to help the reader understand the Fund's capacity to earn revenues and the primary sources of those revenues.	<b>60</b>
<b>Debt Capacity Information</b> These schedules contain trend information to help the reader understand the Fund's outstanding debt, the capacity to repay that debt, and the ability to issue additional debt in the future.	<b>61</b>
<b>Demographic and Economic Information</b> These schedules offer indicators to help the reader understand the environment within which the Fund's financial activities take place and to help make comparisons over time and with other governments	<b>63</b>
<b>Miscellaneous Statistics</b> This information may provide the reader with more insight into the Fund's financial and demographic status.	<b>64</b>

**WEST VIRGINIA HOUSING DEVELOPMENT FUND**  
**CONDENSED SCHEDULES OF NET POSITION**  
**AS OF JUNE 30**  
(Dollars in Thousands)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>ASSETS</b>										
Cash and investments	\$ 300,776	\$ 302,586	\$ 470,805	\$ 205,548	\$ 177,286	\$ 162,289	\$ 191,200	\$ 188,679	\$ 187,282	\$ 187,894
Mortgage loans receivable	854,776	764,972	735,328	749,259	734,106	705,415	713,679	727,939	729,757	739,011
Other	15,581	18,882	16,638	21,366	19,915	17,969	19,389	20,803	26,220	23,828
<b>TOTAL ASSETS</b>	<b>\$1,171,133</b>	<b>\$1,086,440</b>	<b>\$1,222,771</b>	<b>\$ 976,173</b>	<b>\$ 931,307</b>	<b>\$ 885,673</b>	<b>\$ 924,268</b>	<b>\$ 937,421</b>	<b>\$ 943,259</b>	<b>\$ 950,733</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>										
Deferred outflows of resources related to pension and OPEB	\$ 3,267	\$ 3,795	\$ 2,355	\$ 1,395	\$ 979	\$ 1,101	\$ 2,070	\$ 1,974	\$ 906	\$ -
<b>LIABILITIES</b>										
Bonds and notes payable, net of discounts	\$ 389,972	\$ 286,406	\$ 312,921	\$ 333,547	\$ 307,118	\$ 281,604	\$ 337,771	\$ 363,880	\$ 391,447	\$ 416,835
Other liabilities	188,076	217,480	344,155	89,643	88,491	87,683	88,825	85,489	77,300	69,858
<b>TOTAL LIABILITIES</b>	<b>\$ 578,048</b>	<b>\$ 503,886</b>	<b>\$ 657,076</b>	<b>\$ 423,190</b>	<b>\$ 395,609</b>	<b>\$ 369,287</b>	<b>\$ 426,596</b>	<b>\$ 449,369</b>	<b>\$ 468,747</b>	<b>\$ 486,693</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>										
Deferred inflows of resources related to pension and OPEB	\$ 367	\$ 5,283	\$ 1,100	\$ 1,405	\$ 1,489	\$ 1,486	\$ 316	\$ 1,489	\$ 1,615	\$ -
<b>NET POSITION</b>										
Restricted for debt service	\$ 397,878	\$ 385,364	\$ 387,784	\$ 381,723	\$ 369,969	\$ 357,312	\$ 346,325	\$ 341,213	\$ 319,293	\$ 308,424
Restricted by state statute for bond insurance, land development and Affordable Housing Fund	72,906	75,675	76,547	76,176	73,547	72,410	67,020	71,329	75,060	72,935
Restricted for pension and OPEB	-	3,538	35	100	662	572	-	-	-	-
Net investment in capital assets	7,350	7,619	7,888	8,173	8,409	8,538	8,663	9,032	9,378	9,985
Unrestricted	117,851	108,870	94,696	86,801	82,601	77,169	77,418	66,963	70,072	72,696
<b>TOTAL NET POSITION</b>	<b>\$ 595,985</b>	<b>\$ 581,066</b>	<b>\$ 566,950</b>	<b>\$ 552,973</b>	<b>\$ 535,188</b>	<b>\$ 516,001</b>	<b>\$ 499,426</b>	<b>\$ 488,537</b>	<b>\$ 473,803</b>	<b>\$ 464,040</b>

**WEST VIRGINIA HOUSING DEVELOPMENT FUND**  
**CONDENSED SCHEDULES OF REVENUES, EXPENSES, AND**  
**CHANGES IN FUND NET POSITION**  
**FOR THE YEARS ENDED JUNE 30**  
(Dollars in Thousands)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>OPERATING REVENUES</b>										
Interest on loans	\$ 31,864	\$ 28,927	\$ 29,845	\$ 30,965	\$ 30,212	\$ 29,676	\$ 31,106	\$ 32,296	\$ 34,013	\$ 35,907
Pass-Through Grant revenues	150,693	191,700	84,161	74,479	70,445	69,164	72,124	75,910	75,785	67,454
Other	9,474	9,844	11,847	9,927	9,462	8,213	8,321	7,851	7,366	7,379
	<u>192,031</u>	<u>230,471</u>	<u>125,853</u>	<u>115,371</u>	<u>110,119</u>	<u>107,053</u>	<u>111,551</u>	<u>116,057</u>	<u>117,164</u>	<u>110,740</u>
<b>OPERATING EXPENSES</b>										
Pass-Through Grant expenses	150,693	191,700	84,161	74,479	70,445	69,164	72,124	75,910	75,785	67,454
Program and administrative expenses	21,088	14,575	18,401	19,341	17,301	15,979	17,770	18,346	17,904	17,499
	<u>171,781</u>	<u>206,275</u>	<u>102,562</u>	<u>93,820</u>	<u>87,746</u>	<u>85,143</u>	<u>89,894</u>	<u>94,256</u>	<u>93,689</u>	<u>84,953</u>
<b>OPERATING INCOME</b>	<u>20,250</u>	<u>24,196</u>	<u>23,291</u>	<u>21,551</u>	<u>22,373</u>	<u>21,910</u>	<u>21,657</u>	<u>21,801</u>	<u>23,475</u>	<u>25,787</u>
<b>NON-OPERATING - FINANCING AND INVESTING REVENUES (EXPENSES)</b>										
Gain on sale of capital assets	-	-	-	-	-	-	-	-	-	15
Net investment income	4,592	(2,723)	262	6,071	6,241	877	(82)	5,116	2,998	3,402
Interest and debt expense	(9,923)	(7,357)	(9,576)	(9,837)	(9,427)	(9,573)	(10,686)	(12,183)	(13,900)	(15,469)
	<u>(5,331)</u>	<u>(10,080)</u>	<u>(9,314)</u>	<u>(3,766)</u>	<u>(3,186)</u>	<u>(8,696)</u>	<u>(10,768)</u>	<u>(7,067)</u>	<u>(10,902)</u>	<u>(12,052)</u>
<b>INCOME BEFORE SPECIAL ITEM</b>	<u>14,919</u>	<u>14,116</u>	<u>13,977</u>	<u>17,785</u>	<u>19,187</u>	<u>13,214</u>	<u>10,889</u>	<u>14,734</u>	<u>12,573</u>	<u>13,735</u>
<b>SPECIAL ITEM</b>										
Transfer of operations***	-	-	-	-	-	4,469	-	-	-	-
<b>CHANGE IN NET POSITION</b>	<u>14,919</u>	<u>14,116</u>	<u>13,977</u>	<u>17,785</u>	<u>19,187</u>	<u>17,683</u>	<u>10,889</u>	<u>14,734</u>	<u>12,573</u>	<u>13,735</u>
<b>NET POSITION AT BEGINNING OF YEAR</b>	<u>581,066</u>	<u>566,950</u>	<u>552,973</u>	<u>535,188</u>	<u>516,001</u>	<u>498,318**</u>	<u>488,537</u>	<u>473,803</u>	<u>461,230*</u>	<u>450,305</u>
<b>NET POSITION AT END OF YEAR</b>	<u>\$ 595,985</u>	<u>\$ 581,066</u>	<u>\$ 566,950</u>	<u>\$ 552,973</u>	<u>\$ 535,188</u>	<u>\$ 516,001</u>	<u>\$ 499,426</u>	<u>\$ 488,537</u>	<u>\$ 473,803</u>	<u>\$ 464,040</u>

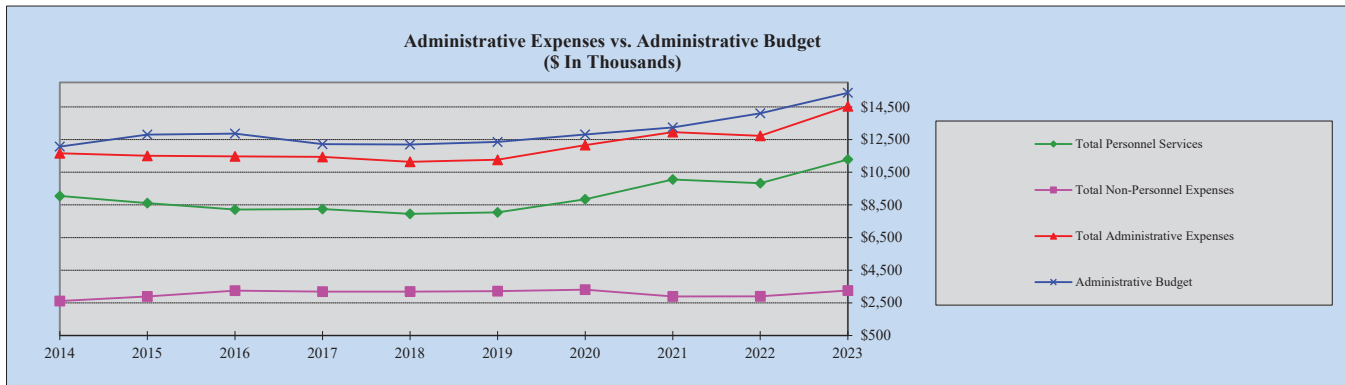
\* Restated for implementation of GASB 68

\*\* Restated for implementation of GASB 75

\*\*\*Transfer of WVAHTF operations to WVHDF

**WEST VIRGINIA HOUSING DEVELOPMENT FUND**  
**ADMINISTRATIVE EXPENSES**  
**FOR THE YEARS ENDED JUNE 30**  
(Dollars in Thousands)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Salaries	\$ 7,193	\$ 7,339	\$ 6,580	\$ 6,000	\$ 5,766	\$ 5,395	\$ 5,268	\$ 5,346	\$ 5,797	\$ 5,601
Benefits	4,092	2,490	3,476	2,847	2,274	2,553	2,979	2,869	2,808	3,408
Contract Services & Temporaries	-	-	-	-	-	-	-	-	7	35
Total Personnel Services	\$ 11,285	\$ 9,829	\$ 10,056	\$ 8,847	\$ 8,040	\$ 7,948	\$ 8,247	\$ 8,215	\$ 8,612	\$ 9,044
Total Non-Personnel Expenses	3,255	2,900	2,897	3,313	3,223	3,194	3,190	3,254	2,892	2,617
Total Administrative Expenses	\$ 14,540	\$ 12,729	\$ 12,953	\$ 12,160	\$ 11,263	\$ 11,142	\$ 11,437	\$ 11,469	\$ 11,504	\$ 11,661
Administrative Budget	\$ 15,365	\$ 14,103	\$ 13,241	\$ 12,811	\$ 12,352	\$ 12,193	\$ 12,216	\$ 12,865	\$ 12,802	\$ 12,067
(Under) Over Budget	(5.37%)	(9.74%)	(2.18%)	(5.08%)	(8.82%)	(8.62%)	(6.38%)	(10.85%)	(10.14%)	(3.36%)
Total Administrative Expenses	\$ 14,540	\$ 12,729	\$ 12,953	\$ 12,160	\$ 11,263	\$ 11,142	\$ 11,437	\$ 11,469	\$ 11,504	\$ 11,661
Less Administrative Reimbursements	(4,394)	(6,695)	(3,155)	(1,425)	(1,594)	(1,196)	(752)	(617)	(1,348)	(1,951)
Total per the Financial Statements	\$ 10,146	\$ 6,034	\$ 9,798	\$ 10,735	\$ 9,669	\$ 9,946	\$ 10,685	\$ 10,852	\$ 10,156	\$ 9,710
Number of employees by department / function:										
Legal and Quality Control	7	7	7	7	7	7	7	6	5	6
Executive and Human Resources	8	7	7	7	7	7	5	6	8	10
Finance, Accounting & Administrative Services	14	13	13	11	13	13	15	16	16	16
Internal Audit	2	2	2	1	2	1	1	1	2	2
Loan Servicing	25	27	31	26	27	27	25	26	24	25
Single Family Loan Originations	16	17	18	17	18	17	17	16	15	17
Multifamily Development, Asset Management & Technical Services	38	43	40	35	31	30	29	31	31	34
Total number of employees	110	116	118	104	105	102	99	102	101	110



**West Virginia Housing Development Fund**  
**Revenue Base, Revenue Rate and Principal Payers**  
(Dollars in thousands)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>Revenue Base:</b>										
Average Balance of										
Mortgage Loans Outstanding, Net (1)	\$ 745,547	\$ 685,490	\$ 677,682	\$ 677,874	\$ 655,670	\$ 644,418	\$ 656,732	\$ 669,862	\$ 682,314	\$ 693,737
Interest on loans	31,864	28,927	29,845	30,965	30,212	29,676	31,106	32,296	34,014	35,907
<b>Revenue Rate: (2)</b>	4.27%	4.22%	4.40%	4.57%	4.61%	4.61%	4.74%	4.82%	4.99%	5.18%

**Principal Payers by Loan Type:**

	2023		2014	
Single Family Loans	\$ 629,304	84.41%	\$ 627,395	90.43%
Multifamily Loans	80,120	10.75%	46,338	6.68%
All Other Loans	36,123	4.84%	20,004	2.89%
	<u>\$ 745,547</u>	<u>100.00%</u>	<u>\$ 693,737</u>	<u>100.00%</u>

- (1) Federal Program Loans have been excluded from this average. They do not have financial earnings associated with them.  
(2) The Revenue Rate was calculated by dividing the Interest on Loans Revenue by the Average Outstanding Mortgage Loan Balance for the year.

**Note:** Current economic conditions have a direct impact on the Fund's revenue rates. Interest rates on mortgages must remain competitive in the market and must also meet IRS regulations. Although the market has the largest impact on the interest rates on loans, loan volume can also impact revenue earnings significantly.

**WEST VIRGINIA HOUSING DEVELOPMENT FUND**  
**REVENUE BOND COVERAGE**  
**FOR THE YEARS ENDED JUNE 30**  
(Dollars in Thousands)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>Available for Debt Service</b>										
Bond Program Gross Revenues	\$ 29,751	\$ 22,771	\$ 26,371	\$ 30,914	\$ 30,435	\$ 26,647	\$ 27,820	\$ 32,783	\$ 32,785	\$ 33,772
Bond Program Direct Operating Expenses	10,814	7,833	7,962	9,323	8,351	6,441	7,022	6,980	7,435	7,334
Net Bond Revenue Available for Debt Service	18,937	14,938	18,409	21,591	22,084	20,206	20,798	25,803	25,350	26,438
Mortgage Loan Principal Repayments	53,072	82,523	93,583	64,293	53,884	59,425	65,361	64,561	61,769	68,458
<b>Total Available for Debt Service</b>	<b>\$ 72,009</b>	<b>\$ 97,461</b>	<b>\$ 111,992</b>	<b>\$ 85,884</b>	<b>\$ 75,968</b>	<b>\$ 79,631</b>	<b>\$ 86,159</b>	<b>\$ 90,364</b>	<b>\$ 87,119</b>	<b>\$ 94,896</b>
<b>Debt Service Requirement</b>										
Scheduled Principal Payments*	\$ 18,885	\$ 21,135	\$ 26,785	\$ 24,575	\$ 23,385	\$ 28,095	\$ 27,075	\$ 24,240	\$ 23,345	\$ 22,970
Interest Payments	9,142	7,456	9,862	10,013	9,101	9,904	10,967	12,690	14,769	16,139
<b>Total Debt Service Requirement</b>	<b>\$ 28,027</b>	<b>\$ 28,591</b>	<b>\$ 36,647</b>	<b>\$ 34,588</b>	<b>\$ 32,486</b>	<b>\$ 37,999</b>	<b>\$ 38,042</b>	<b>\$ 36,930</b>	<b>\$ 38,114</b>	<b>\$ 39,109</b>
<b>Coverage Percentages</b>	256.93%	340.88%	305.60%	248.31%	233.85%	209.56%	226.48%	244.69%	228.57%	242.64%
<b>Total Debt Outstanding on Revenue Bonds</b>	<b>\$ 389,972</b>	<b>\$ 286,406</b>	<b>\$ 312,921</b>	<b>\$ 333,547</b>	<b>\$ 307,118</b>	<b>\$ 281,604</b>	<b>\$ 337,771</b>	<b>\$ 363,880</b>	<b>\$ 391,477</b>	<b>\$ 415,190</b>

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required revenue bond coverage percentages. The above information is provided for general information purposes only.

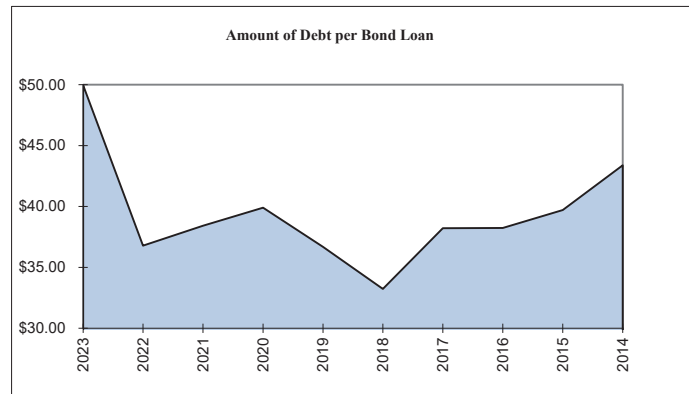
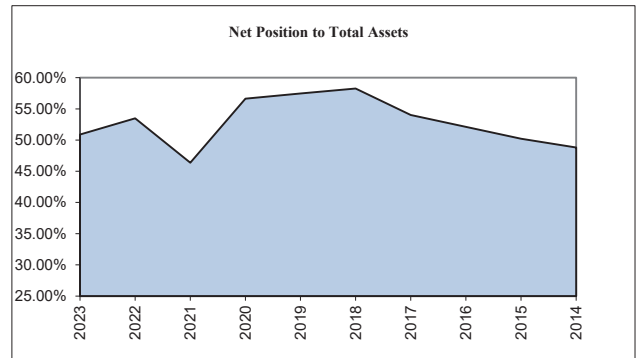
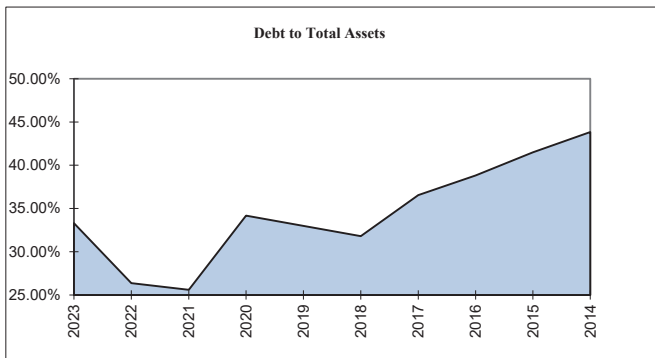
**Debt Limitations:**

The Act authorizes the Fund to issue bonds and notes for its various programs in an aggregate principal amount not to exceed \$1,250,000,000 outstanding at any one time, exclusive of refunded obligations.

\* Scheduled principal payments do not include bonds retired through bond refundings.

**WEST VIRGINIA HOUSING DEVELOPMENT FUND  
FINANCIAL RATIOS  
AS OF JUNE 30**

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Debt to Total Assets	33.30%	26.36%	25.59%	34.17%	32.98%	31.80%	36.54%	38.82%	41.50%	43.84%
Net Position to Total Assets	50.89%	53.48%	46.37%	56.65%	57.47%	58.26%	54.03%	52.12%	50.23%	48.81%
Amount of debt per bond loan (in thousands)	\$ 49.11	\$ 35.99	\$ 37.70	\$ 38.99	\$ 35.78	\$ 32.33	\$ 37.31	\$ 37.33	\$ 38.79	\$ 42.46



**West Virginia Housing Development Fund  
Housing and Population Demographics  
Based on Calendar Years**

	2022*	2021	2020	2019	2018	2017	2016	2015	2014	2013
Median Home Value - WV	\$128,800	\$123,200	\$119,600	\$115,000	\$111,600	\$107,400	\$103,800	\$100,200	\$98,500	\$97,300
Median Home Value - US	\$244,900	\$229,800	\$217,500	\$204,900	\$193,500	\$184,700	\$178,600	\$175,700	\$176,700	\$181,400
Housing inventory - owner occupied - WV	73.90%	73.70%	73.20%	72.90%	72.70%	72.50%	72.50%	73.00%	73.40%	76.78%
Housing inventory - owner occupied - US	64.60%	64.40%	64.00%	63.80%	63.80%	63.60%	63.90%	64.40%	65.13%	65.13%
Housing inventory - renter - WV	26.10%	26.30%	26.80%	27.10%	27.30%	27.50%	27.50%	27.00%	26.60%	23.22%
Housing inventory - renter - US	35.40%	35.60%	36.00%	36.20%	36.20%	36.40%	36.10%	35.60%	34.87%	34.87%
Homeowner vacancy rate - WV	0.90%	1.00%	0.70%	0.80%	1.80%	1.80%	1.60%	1.80%	2.20%	1.80%
Homeowner vacancy rate - US	0.70%	0.80%	0.90%	0.90%	1.30%	1.60%	1.70%	1.80%	1.90%	2.00%
Rental vacancy rate - WV	5.40%	7.30%	6.00%	6.40%	5.00%	8.70%	8.70%	8.30%	9.10%	10.60%
Rental vacancy rate - US	6.30%	5.60%	6.20%	5.70%	6.80%	7.20%	6.90%	7.10%	7.60%	8.30%
Total WV Housing Units	861,633	858,481	894,956	894,956	893,778	892,226	886,640	885,475	879,449	881,917
Total WV Households	711,352	734,235	732,585	734,676	737,671	739,397	740,890	742,359	741,390	763,131
Population - WV	1,775,156	1,782,959	1,793,716	1,852,994	1,852,994	1,852,994	1,852,994	1,852,994	1,852,994	1,852,994
Personal income - WV (\$ in thousands)	\$ 86,451,772	\$ 85,256,100	\$ 80,510,200	\$ 75,952,800	\$ 73,334,400	\$ 68,954,367	\$ 68,548,511	\$ 68,272,316	\$ 67,804,094	\$ 66,037,342
Per capita personal income - WV	\$ 48,488	\$ 47,817	\$ 45,109	\$ 42,336	\$ 40,578	\$ 37,924	\$ 37,386	\$ 37,047	\$ 36,644	\$ 35,613
Unemployment Rate - WV	3.30%	3.60%	5.80%	10.50%	4.70%	5.30%	4.60%	6.00%	7.40%	6.20%

<b>Population - WV</b>		
White	1,649,120	92.90%
Black	65,681	3.70%
Native American	5,325	0.30%
Asian & Pacific Islanders	15,976	0.90%
Two or more Races	39,054	2.20%
<b>Total Population</b>	<b>1,775,156</b>	<b>100.00%</b>

Source: US Decennial Census, Bureau of Economic Analysis, WorkForce WV, US Census Bureau  
\*Most current data available



**West Virginia Housing Development Fund  
State of West Virginia - Principal Employers  
June 30, 2022 and June 30, 2013**

**Estimated as of June 30, 2022\***

<b>Major West Virginia Employers</b>	<b>Number of Employees</b>	<b>Percentage of Total Employed</b>
Local Government	70,000 - 74,999	9.53%
State Government	40,000 - 44,999	5.73%
Federal Government	25,000 - 30,000	3.44%
WVU Medicine (formerly West Virginia United Health Systems)	14,000 - 19,999	2.27%
Wal-Mart Associates, Inc.	11,000 - 13,999	1.72%
Charleston Area Medical Center, Inc.	7,000 - 10,999	1.24%
Mountain Health System	6,000 - 6,999	0.41%
Kroger	4,000 - 5,999	0.41%
Lowe's Home Centers, Inc.	2,000 - 3,999	0.41%
Contura Energy	2,000 - 3,999	0.41%
Mon Health	2,000 - 3,999	0.41%
American Consolidated Natural Resources, Inc.	2,000 - 3,999	0.41%
Mylan Pharmaceuticals, Inc.	2,000 - 3,999	0.41%

**Estimated as of June 30, 2013**

<b>Major West Virginia Employers</b>	<b>Number of Employees</b>	<b>Percentage of Total Employed</b>
Local Government	75,000 - 79,999	10.47%
State of West Virginia	40,000 - 44,999	5.77%
Federal Government	20,000 - 24,999	3.14%
Wal-Mart Associates, Inc.	10,000 - 13,000	1.56%
West Virginia United Health Systems	7,000 - 9,999	1.15%
Charleston Area Medical Center, Inc.	5,000 - 6,999	0.82%
Kroger	3,000 - 4,999	0.54%
Consolidation Coal Company	3,000 - 4,999	0.54%
Lowe's Home Centers, Inc.	1,000 - 2,999	0.27%
Mylan Pharmaceuticals, Inc.	1,000 - 2,999	0.27%
Mentor Management, Inc.	1,000 - 2,999	0.27%
St Mary's Hospital	1,000 - 2,999	0.27%
American Electric Power	1,000 - 2,999	0.27%

\*Most current data available

Source: WorkForce WV

**WEST VIRGINIA HOUSING DEVELOPMENT FUND  
SUMMARY OF FIRST-TIME HOMEBUYER DATA  
MORTGAGE REVENUE BOND (MRB) PROGRAMS**

	<b>State Housing Agencies MRB Programs (2021 Data)*</b>	<b>WVHDF MRB Programs (Calendar Year 2022 Data)</b>
<b>Borrower's Age</b>		
Average	34	33
<25		22%
25-34		43%
35-44		18%
45-54		9%
55-64		6%
65+		2%
<b>Average Household Size (persons)</b>	2.00	2.02
<b>Annual Income</b>		
Median	\$50,774	\$46,800
Average	\$59,506	\$50,000
<b>New or Existing Home</b>		
Existing	96.0%	97.0%
New	4.0%	3.0%
<b>Sales Price</b>		
Median	Not Available	\$135,000
Average	\$195,008	\$145,446
<b>Average Mortgage Amount</b>	\$187,447	\$138,443
<b>Percent Receiving Agency Downpayment Assistance</b>	89.0%	88.6%
<b>Location</b>		
Non-Targeted County	83.0%	83.3%
Targeted County	17.0%	16.7%
<b>Mortgage Insurance/Guarantee</b>		
Federal Housing Administration	57.0%	44.74%
Veterans Administration	2.0%	1.44%
Rural Development	6.0%	3.10%
Private Mortgage Insurance	27.0%	43.08%
Uninsured & Other	8.0%	7.64%

\*Source: State Housing Finance Association (HFA) Factbook: 2021 NCSHA Annual Survey Results (most current available)



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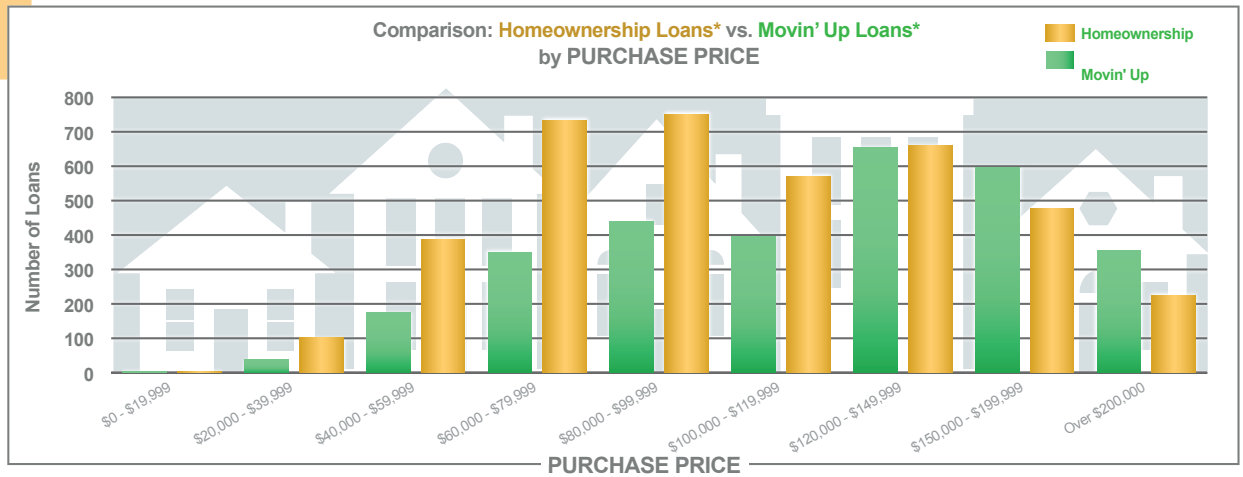
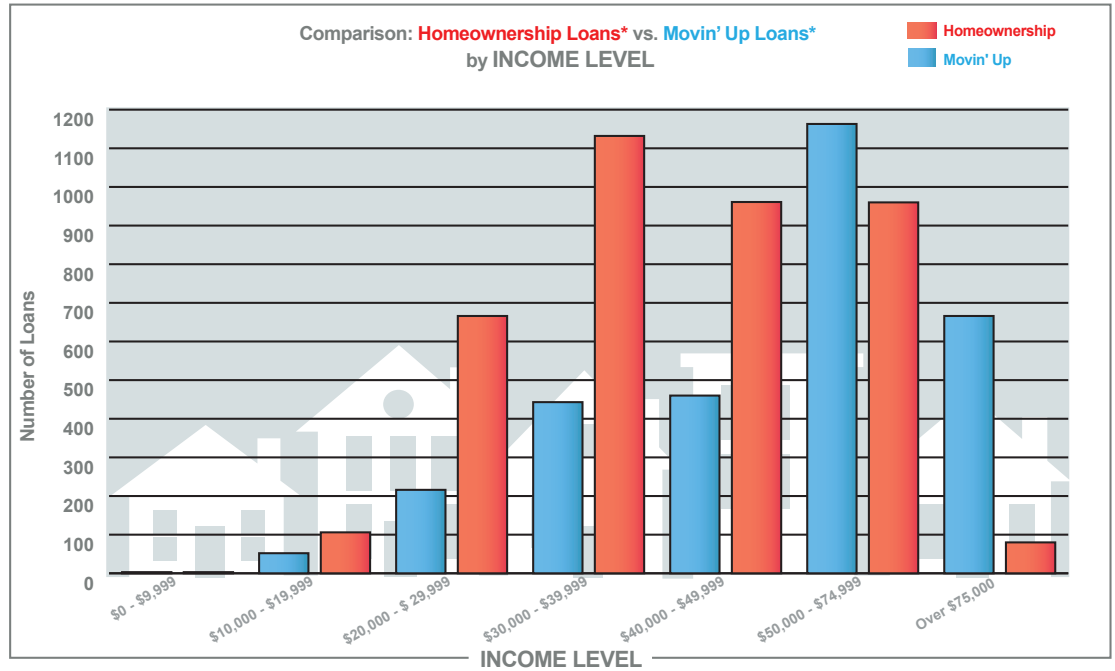
**MOVIN' UP**

Average Sales Price:  
\$165,834  
Average Loan Amount:  
\$157,759  
Average Borrower Income:  
\$68,246

**HOMEOWNERSHIP**

Average Sales Price:  
\$147,104  
Average Loan Amount:  
\$139,199  
Average Borrower Income:  
\$51,401

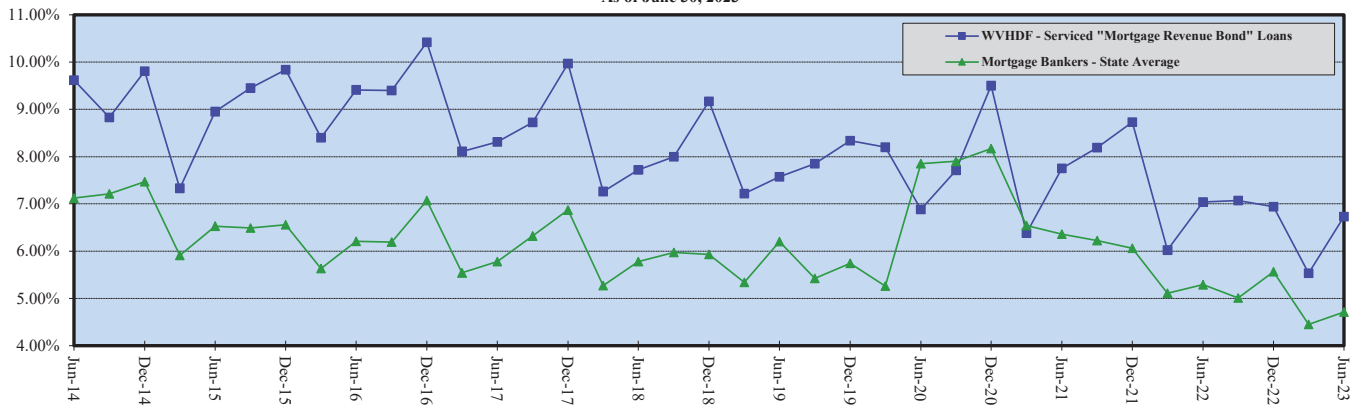
[wvhdf.com](http://wvhdf.com)



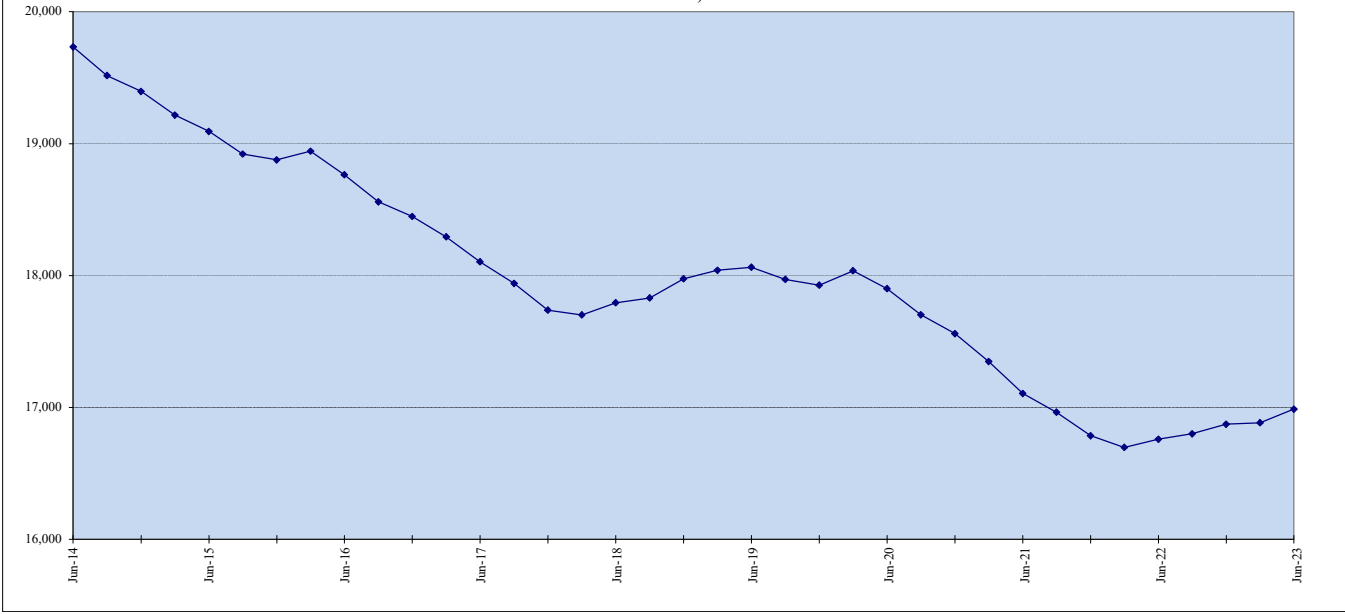
\*Movin' Up 7/1/2013 through 6/30/2023  
(includes correction to prior periods)

\*Homeownership 7/1/2013 through 6/30/2023  
(includes correction to prior periods)

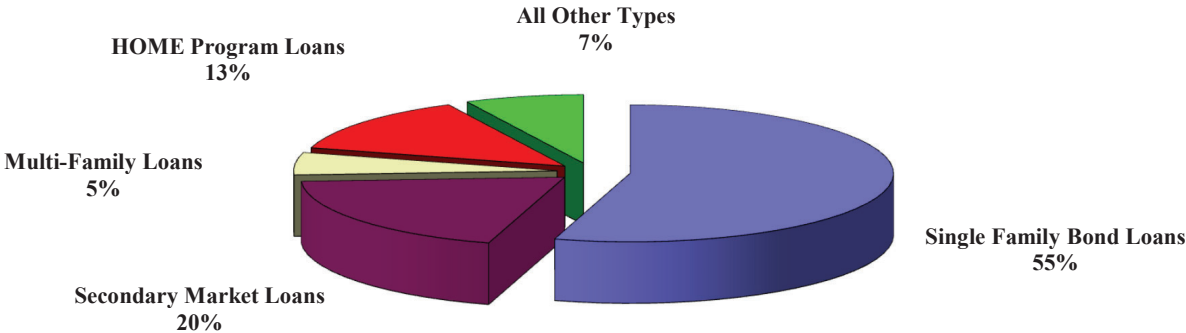
**West Virginia Housing Development Fund  
Comparison of Housing Development Fund Delinquency Rates to the  
Mortgage Bankers Association State Rates  
As of June 30, 2023**



**West Virginia Housing Development Fund  
Change In Number of Loans Serviced  
As of June 30, 2023**



**West Virginia Housing Development Fund  
Servicing Portfolio By Program Type  
As of June 30, 2023**



**West Virginia Housing Development Fund  
Housing Unit Production Report  
For the Fiscal Year Ending June 30, 2023**

Program	Net Units*	
	YTD	Total
<b>Homeownership Programs</b>		
MRB	832	47,585
Movin' Up Program	150	2,177
Secondary Market	19	14,568
FHLB	1	13
Inactive	n/a	11,245
<b>Multifamily / Commercial</b>		
Development Financing Programs	298	3,658
Low-Income Housing Tax Credit	-	12,788
Inactive	n/a	14,206
<b>Special Programs</b>		
Current Programs	18	2,840
Inactive	n/a	10,261
<b>Federal Programs</b>		
HOME - Rental	48	597
HOME - CHDO	8	865
HOME - Leveraged	-	154
National Housing Trust Fund	27	54
Emergency Rental Assistance	9,751	32,335
Homeowner Assistance	3,513	4,788
Inactive	n/a	1,727
<b>Land Development</b>		
Current Programs	-	163
Inactive	n/a	5,919
<b>Total Units</b>	<b>14,665</b>	<b>165,943</b>

\* Net units are units that are counted only once, even if they have more than one source of program financing.

## **WEST VIRGINIA HOUSING DEVELOPMENT FUND TEN-YEAR MILESTONE ACHIEVEMENTS**

*2014* – The Fund implemented an enterprise wide software solution that tracks projects and advances them through the development process from coordinating the financing to tracking construction progress and monitoring compliance during the subsequent affordability period. This software provides for the electronic submission and review of documents such as tax credit applications and their associated documents, documents related to other Fund program applications and underwriting as well as documents required for compliance monitoring. The software also provides the ability to track progress and activity, to assign tasks and set deadlines and to create more efficiency throughout the entire process.

*2015* – The Fund’s Demolition Program has evolved into the West Virginia Property Rescue Initiative (WVPRI) through a bill passed by the State legislature during the 2015 session. The Fund will allocate \$1 million per fiscal year over the next five years to the WVPRI. The Fund will provide low-interest rate loans to municipalities and counties to be used to demolish or rehabilitate dilapidated, abandoned housing throughout the state. When appropriate the Fund will provide technical assistance, training and consulting services to counties and municipalities regarding the identification, purchase, removal and rehabilitation of properties.

*2016* – The Fund offered first-time lower-income homebuyers the lowest mortgage rate in the history of the Fund. First-time homebuyers were offered a 30-year fixed rate loan at 2.75%. This low interest rate was possible through a \$15 million bond issue coupled with a special bond refunding.

*2017* – The Fund partnered with the Federation of Appalachian Housing Enterprises (FAHE) and the United States Department of Agriculture (USDA) to offer the USDA’s Section 502 Direct Loan Program. This program helps low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant’s repayment ability.

*2018* - On June 8, 2018, the State Legislature created the Affordable Housing Fund through the transfer of operations of the West Virginia Housing Trust Fund (WVAHTF) to the Fund. The Legislation maintains those funds for its original purpose in support of much-needed affordable Housing. The Affordable Housing Fund’s purpose is to provide funding for both technical assistance and housing assistance for non-profits and government entities to encourage stronger partnerships, collaboration and greater involvement of local communities in meeting housing needs in the State. The Fund also worked in coordination with Federal Home Loan Bank Pittsburgh to create a newly developed program called Home4Good. Home4Good is to address unmet and critical needs in the existing Continuums of Care across the state. The initiative will provide a flexible source of funding for organizations working to address homelessness in West Virginia with the primary objective of ensuring that if an individual is faced with homelessness it is rare, brief and non-recurring.

*2019* – The Fund issued \$60,000,000 in single family bonds during the fiscal year. It was also the highest production year since 2014. In June 2019, Standard and Poor’s Rating Service affirmed the Fund’s AAA credit rating. The Fund is the only State housing finance agency to receive an “AAA” rating.

*2020* – The Fund issued \$60,000,000 in single family bonds during the fiscal year of which \$30,000,000 produced the 2<sup>nd</sup> lowest rate in Fund history at 3.32%. During fiscal year 2020, the COVID-19 pandemic not only affected the Fund’s investment rates and earnings but it also affected borrowers’ ability to make payments on mortgage loans. Related to the pandemic, the Fund has provided a temporary forbearance to 261 borrowers during the fiscal year.

*2021* –Through congressional appropriations related to the COVID-19 pandemic, the Fund began administering programs related to emergency rental and homeowner assistance on behalf of the State. The Fund received the State’s allocation of \$200,000,000 to administer the rental assistance program (MRAP). An additional \$152,000,000 was allocated to the State for rental assistance and \$50,000,000 in homeowner assistance funds.



2022 –The Fund produced more than \$110,000,000 in single family loans. In addition, the Fund provided over \$112,000,000 in rental assistance to 30,338 households and over \$2,270,000 in homeowner assistance to 1,275 households under the COVID-19 pandemic-related emergency rental and homeowner assistance programs the Fund administers on behalf of the state.

2023 –The Fund issued \$134,953,000 in single family bonds during the fiscal year and produced \$144,000,000 in single family loans. The Fund continued to administer COVID-19 Pandemic-related rental assistance of \$46,000,000 and homeowner assistance of \$16,000,000. The multifamily program produced \$30,000,000 in permanent and constructions loans creating over 20,000 units.