

ADOPTED COPY Authority Budget of:

ADOPTED COPY

MAY 21 2019

Housing Authority of the City of Elizabeth

State Filing Year **2019**

For the Period:

July 1, 2019 to June 30, 2020

www.hacenj.com
Authority Web Address

Department Of



**Community
Affairs**

Division of Local Government Services

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2019 AUTHORITY BUDGET

Certification Section

2019

**HOUSING AUTHORITY OF THE CITY OF ELIZABETH
AUTHORITY BUDGET**

FISCAL YEAR: FROM July 1, 2019 TO June 30, 2020

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: Paul D. Cwert CPA, RMA Date: 6/10/2019

CERTIFICATION OF ADOPTED BUDGET

It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: Paul D. Cwert CPA, RMA Date: 6/21/2019

2019 AUTHORITY BUDGET RESOLUTION HOUSING AUTHORITY OF THE CITY OF ELIZABETH

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

WHEREAS, the Annual Budget and Capital Budget for the Housing Authority of the City of Elizabeth for the fiscal year beginning, July 1, 2019 and ending June 30, 2020, has been presented before the governing body of the Housing Authority of the City of Elizabeth at its open public meeting of May 13, 2019; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 25,089,914 , Total Appropriations, including any Accumulated Deficit if any, of \$ 24,615,841 and Total Unrestricted Net Position utilized of \$ -0-; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$ 925,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$ -0- ; and

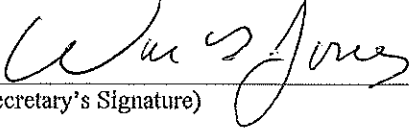
WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Housing Authority of the City of Elizabeth, at an open public meeting held on May 13, 2019 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Housing Authority of the City of Elizabeth for the fiscal year beginning July 1, 2019 and ending June 30, 2020 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Housing Authority of the City of Elizabeth will consider the Annual Budget and Capital Budget/Program for adoption on June 10, 2019.


(Secretary's Signature)

5-13-19
(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Jose Capita, Chair	✓			
Victor Trujillo, Vice Chair	✓			
Wynona Ancrum	✓			
Denise George-Carroll				✓
Nelson Gonzalez	✓			
Elizabeth Pollard	✓			
Edith Morales Vasquez				✓

RESOLUTION #

**TO RATIFY THE LATE INTRODUCTION AND SUBMISSION OF THE HOUSING
AUTHORITY OF THE CITY OF ELIZABETH BUDGET FOR THE FISCAL PERIOD
JULY 1, 2019 TO JUNE 30, 2020**

WHEREAS, the regulatory deadline for introduction of the Authority's budget (May 1) is 2 months prior to the beginning of the Authority's fiscal year (July 1), and

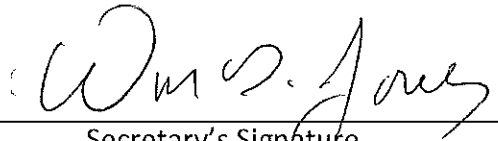
WHEREAS, the Authority's budget projections are substantially affected by HUD's Operating Subsidy Calculation and Formulas and,

WHEREAS, changes and uncertainties in HUD's Annual Appropriations Bill required the Authority to take additional time in estimating its 2019 and 2020 operating subsidy amounts, and

WHEREAS, said Housing Authority Budgets are now ready for introduction,

NOW, THEREFORE BE IT RESOLVED. By the Commissioners of the Housing Authority of the City of Elizabeth as follows:

1. The above recitals are incorporated herein
2. The Board authorizes the late introduction and submission of the Housing Authority of the City of Elizabeth's budget for the fiscal year July 1, 2019 to June 30, 2020



Secretary's Signature

5-13-19

Date

Member Recorded Vote

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jose Capitaio, Chair	✓			
Victor Trujillo, Vice Chair	✓			
Wynona Ancrum	✓			
Denise George-Carroll				✓
Nelson Gonzalez	✓			
Elizabeth Pollard	✓			
Edith Morales - Vasquez				✓

2019 PREPARER'S CERTIFICATION

HOUSING AUTHORITY OF THE CITY OF ELIZABETH

AUTHORITY BUDGET

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

It is hereby certified that the Authority Budget, including both the Annual Budget and the Capital Budget/Program annexed hereto, represents the members of the governing body's resolve with respect to statute in that: all estimates of revenue are reasonable, accurate and correctly stated; all items of appropriation are properly set forth; and in itemization, form and content, the budget will permit the exercise of the comptroller function within the Authority.

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:	<i>Anthony G. Polcari, CPA</i>		
Name:	Anthony G. Polcari, CPA		
Title:	Fee Accountant		
Address:	2035 Hamburg Turnpike Wayne, NJ 07470		
Phone Number:	973-831-6969	Fax Number:	973-831-6972
E-mail address	tony@polcarico.com		

2019 APPROVAL CERTIFICATION

HOUSING AUTHORITY OF THE CITY OF ELIZABEETH AUTHORITY BUDGET

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

It is hereby certified that the Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the Housing Authority of the City of Elizabeth, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 13th day of May, 2019.

It is further certified that the recorded vote appearing in the resolution represents not less than a majority of the full membership of the governing body thereof.

Officer's Signature:			
Name:	William D. Jones		
Title:	Executive Director		
Address:	688 Maple Avenue Elizabeth, NJ 07202		
Phone Number:	908-965-2400	Fax Number:	908-965-0026
E-mail address	wjones@hacenj.com		

INTERNET WEBSITE CERTIFICATION

Authority's Web Address:

www.hacenj.com

All authorities shall maintain either an Internet website or a webpage on the municipality's or county's Internet website. The purpose of the website or webpage shall be to provide increased public access to the authority's operations and activities. N.J.S.A. 40A:5A-17.1 requires the following items to be included on the Authority's website at a minimum for public disclosure. Check the boxes below to certify the Authority's compliance with N.J.S.A. 40A:5A-17.1.

- A description of the Authority's mission and responsibilities
- Budgets for the current fiscal year and immediately preceding two prior years
- The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information (**Similar Information is such as PIE Charts, Bar Graphs etc. for such items as Revenues, Expenditures, and other information the Authority deems relevant to inform the public**)
- The annual audits of the most recent fiscal year and immediately two prior years
- The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the authority to the interests of the residents within the authority's service area or jurisdiction
- Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time, date, location and agenda of each meeting
- The approved minutes of each meeting of the Authority including all resolutions of the board and their committees; for at least three consecutive fiscal years
- The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority
- A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.

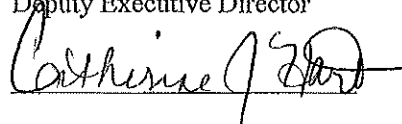
Name of Officer Certifying compliance

Catherine J. Hart

Title of Officer Certifying compliance

Deputy Executive Director

Signature



Commissioner Pollard introduced the following resolution and moved for its adoption:

RESOLUTION NO. 6137B
By: Commissioner Elizabeth Pollard

**RESOLUTION APPROVING THE SUBMISSION OF THE FYE JULY 1, 2019 TO
JUNE 30, 2020 OPERATING BUDGET AND FISCAL POLICIES TO
THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS**

WHEREAS; the Annual Budget and Capital Budget/Program for the Housing Authority of the City of Elizabeth for the fiscal year beginning July 1, 2019 and ending June 30, 2020 has been presented before the Commissioners of the Housing Authority of the City of Elizabeth at its open public meeting held May 13, 2019; and

WHEREAS; the Annual Budget as introduced for approval reflects Total Revenues of \$25,089,914.00, Total Appropriations, including any Accumulated Deficit if any of \$24,615,841.00, and Total Unrestricted Net Position utilized of \$-0-; and

WHEREAS; the Capital Budget as introduced reflects Total Capital Appropriations of \$925,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$-0-; and

WHEREAS; the schedule of rents, fees and other chargers in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS; the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law;

NOW, THEREFORE BE IT RESOLVED, by the Members of the Housing Authority of the City of Elizabeth, at an open public meeting held on **May 13, 2019** that the Annual Budget, including all related Schedules, and the Capital Budget/Program of the Housing Authority of the City of Elizabeth for the fiscal year beginning July 1, 2019 and ending June 30, 2020 is hereby **approved**; and

RESOLUTION #6137B
PAGE TWO

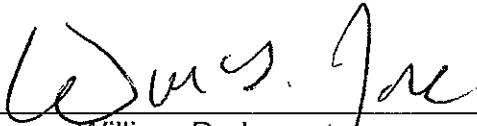
BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT AND IT IS FURTHER RESOLVED, that the governing body of the Housing Authority of the City of Elizabeth will consider the Annual Budget and Capital Budget/Program for adoption on June 10, 2019.

Seconded by Commissioner Ancrum. Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	(X)	()	()	()
Jose Capita	(X)	()	()	()
Nelson Gonzalez	(X)	()	()	()
Denise George-Carroll	()	()	()	(X)
Edith R. Morales-Vazquez	()	()	()	(X)
Elizabeth J. Pollard	(X)	()	()	()
Victor Trujillo	(X)	()	()	()

This is to certify that the above resolution was adopted at the regular meeting held on May 13, 2019 and contained in the minutes of the Housing Authority of the City of Elizabeth.



William D. Jones
Secretary-Treasurer

2019 ADOPTION CERTIFICATION

Housing Authority of the City of Elizabeth

AUTHORITY BUDGET

FISCAL YEAR: FROM: June 30, 2019 TO: July 1, 2020

It is hereby certified that the Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Housing Authority of the City of Elizabeth, pursuant to N.J.A.C. 5:31-2.3, on the 10th day of June, 2019.

Officer's Signature:			
Name:	William D. Jones		
Title:	Executive Director		
Address:	688 Maple Avenue Elizabeth, NJ 07202		
Phone Number:	908-965-2405	Fax Number:	908-965-0026
E-mail address	wjones@hacenj.com		

2019 ADOPTED BUDGET RESOLUTION

Housing Authority of the City of Elizabeth

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

WHEREAS, the Annual Budget and Capital Budget/Program for the Housing Authority of the City of Elizabeth for the fiscal year beginning July 1, 2019 and ending, June 30, 2020 has been presented for adoption before the governing body of the Housing Authority of the City of Elizabeth at its open public meeting of June 10, 2019; and

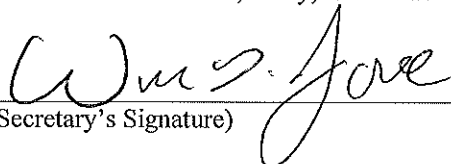
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 25,089,914.00, Total Appropriations, including any Accumulated Deficit, if any, of \$24,615,841.00 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$925,000.00 and Total Unrestricted Net Position planned to be utilized of \$0; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Housing Authority of the City of Elizabeth, at an open public meeting held on June 10, 2019 that the Annual Budget and Capital Budget/Program of the Housing Authority of the City of Elizabeth for the fiscal year beginning, July 1, 2019 and ending June 30, 2020 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.


(Secretary's Signature)

6-10-19
(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Jose Capitaio-Chairman	✓			
Victor Trujillo – Vice-Chairman	✓			
Wynona Ancrum				✓
Denise George-Carroll				✓
Nelson Gonzalez	✓			
Elizabeth Pollard	✓			
Edith Morales-Vazquez				✓

Commissioner Gonzalez introduced the following resolution and moved for its adoption:

RESOLUTION NO. 6145
By: Commissioner Nelson Gonzalez

**RESOLUTION ADOPTING THE HOUSING AUTHORITY OF THE CITY OF ELIZABETH
OPERATING BUDGET FOR THE FISCAL YEAR JULY 1, 2019 TO JUNE 30, 2020
OPERATING BUDGET AND FISCAL POLICIES TO
THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS**

WHEREAS; the Annual Budget and Capital Budget/Program for the Housing Authority of the City of Elizabeth for the fiscal year beginning July 1, 2019 and ending June 30, 2019 has been presented for adoption before the Commissioners of the Housing Authority of the City of Elizabeth at its open public meeting held June 10th, 2019; and

WHEREAS; the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS; the Annual Budget as introduced for adoption reflects Total Revenues of \$25,089,914.00, Total Appropriations, including any Accumulated Deficit if any of \$24,615,841.00 and Total Unrestricted Net Position utilized of \$-0-; and

WHEREAS; the Capital Budget as introduced reflects Total Capital Appropriations of \$925,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$-0-; and

WHEREAS; the schedule of rents, fees and other chargers in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS; the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law;

NOW, THEREFORE BE IT RESOLVED, by the Members of the Housing Authority of the City of Elizabeth, at an open public meeting held on June 10th, 2019 that the Annual Budget, including all related Schedules, and the Capital Budget/Program of the Housing Authority of the City of Elizabeth for the fiscal year beginning July 1, 2019 and ending June 30, 2020 is hereby **adopted**; and

RESOLUTION #6145
PAGE TWO

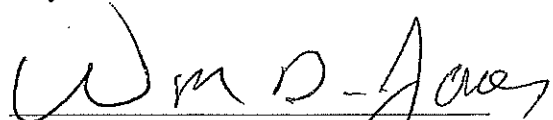
BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements.

BE IT AND IT IS FURTHER RESOLVED, that the governing body of the Housing Authority of the City of Elizabeth will consider the Annual Budget and Capital Budget/Program for **adoption** on June 10th, 2019.

Seconded by Commissioner Pollard: Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	()	()	()	(X)
Jose Capitao	(X)	()	()	()
Nelson Gonzalez	(X)	()	()	()
Denise George-Carroll	()	()	()	(X)
Edith R. Morales-Vazquez	()	()	()	(X)
Elizabeth J. Pollard	(X)	()	()	()
Victor Trujillo	(X)	()	()	()

This is to certify that the above resolution was adopted at the regular meeting held on June 10th, 2019 and contained in the minutes of the Housing Authority of the City of Elizabeth.



William D. Jones
Secretary-Treasurer

2019 AUTHORITY BUDGET
Narrative and Information Section

2019 AUTHORITY BUDGET MESSAGE & ANALYSIS

HOUSING AUTHORITY OF THE CITY OF ELIZABETH

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

Answer all questions below. Attach additional pages and schedules as needed.

1. Complete a brief statement on the 2019/2019-2020 proposed Annual Budget and make comparison to the 2018/2018-2019 adopted budget for each operation. Explain any variances over +/-10% (As shown on budget page F-4 explain the reason for changes for each appropriation changing more than 10%) for each line item by operation. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item. For example, if anticipated service charges have increased 15% due to an increase in rates, provide a copy of the resolution authorizing the rate increase.

Budgeted revenues are anticipated to be adequate to cover projected expenses for the budget year ended June 30, 2020, resulting in a budgeted surplus from operations of \$474,073. Anticipated revenues total \$25,089,914; an increase of \$878,873 (or 3.6%) as compared to the prior year. Total appropriations budgeted for the fiscal year ended June 30, 2020 are \$24,615,841; an increase of \$503,893 (or 2.1%) versus the prior year.

Significant changes in budgeted revenues (variances of +/- 10%) are as follows:

Interest income is budgeted at \$121,990, a 13.4% decrease versus the 2019 budget of \$140,800. This is the result of the use of approximately \$900,000 of funds in connection with various development projects that are in the planning stage. These funds were previously invested and earned interest at rates of approximately 1.8%. Interest rates for the fiscal year ended June 30, 2020 are budgeted to be remain the same as current rate.

ROSS Grant revenue are budgeted to increase from \$160,000 for the fiscal year ended June 30, 2019 to \$250,000 for the fiscal year ended June 30, 2020; an increase of \$90,000 (56.3%). This is due to the increased funding provided to HUD for these resident service activities. As this revenue represents a cost-reimbursement grant, the increase is offset by tenant services expense as discussed below.

Management Fee Revenue anticipated to be received from the affordable housing program is increased by \$50,249 (27.1%). This increase is the result of increased revenue anticipated in the affordable housing program as well as the increase in administrative fees attributable to the increased revenue in the ROSS Grant previously discussed.

Significant changes in budgeted expenses (variances of +/- 10%) are as follows:

Budgeted fringe benefits related to administrative wages increased by \$330,063 (27.8%) and fringe benefits related to the cost of providing services (maintenance) increased by \$150,349 (26.1%). This increase is the result of the increases in medical benefit costs, as well as increased pension and OPEB (other post-employment benefit) costs.

Budgeted miscellaneous benefit costs are budgeted to increase by 10.9% as the Authority has planned upgrades to computer hardware and software during the budget year ended June 30, 2020.

Tenant services expense is budget to increase by \$74,600 (39.7%). This is a direct result of the increase in ROSS grant revenue of \$90,000 noted above. The increase in grant funding affords the Authority the opportunity to provide services to tenants in order to promote self-sufficiency.

Protective service costs are related to the hiring of off-duty police officers at the Authority's development to serve as a deterrent to criminal activities. Expenditures during the past fiscal year were less than the prior budgeted amount of \$370,500. The budget for fiscal year end June 30, 2020 is based upon actual recent expenditures and is expected to be \$75,500, or 20.4% less than the previous year budget.

2. Complete a brief statement on the impact the proposed Annual Budget will have on Anticipated Revenues, especially service charges and on the general purpose/component unit financial statements. Explain significant increases or decreases, if any. An increase or decrease is considered significant if it is over +/-10% (As shown on budget page F-2 explain reason for change for each revenue changing more than 10%) from the current year adopted budget.

The proposed annual budget will have no significant impact on rents or service fees charged. Rental income is set by federal regulations at 30% of adjusted tenant income. As previously discussed, other increased or decreases in budget revenue are primarily a result in changes in HUD's level of subsidy funding. As a result, the proposed budget will not significantly impact the housing authority's financial statements.

3. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Budget/Program.

The local / regional economy is weak, but improving. The effects of the economy have been considered in projecting tenant income and resulting rental income and housing assistance payments expense in the public housing and housing choice voucher programs. Thus, the state of the local / regional economy does not have a significant impact on the proposed budget.

4. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget, i.e. rate stabilization, debt service reduction, to balance the budget, etc. If the Authority's budget anticipates a use of Unrestricted Net Position, this question must be answered.

N/A

5. Identify any sources of funds transferred to the County/Municipality as a budget subsidy or a shared service and explain the reason for the transfer (i.e.: to balance the County/Municipality budget, etc.).

Under federal, state, and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes (PILOT) for the low-income housing program in accordance with the provision of its Cooperation Agreement with the City of Elizabeth. Under the Cooperation Agreement, the Authority must pay the city the lesser of 10% of its net shelter rent or the approximate full real property taxes.

6. The proposed budget must not reflect an anticipated deficit from 2019/2019-2020 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question. (Prepare a response to deficits caused by the implementation of GASB 68)

This authority does not have an accumulated deficit per the most recent audited financial statements and does not anticipate a deficit in the proposed budget. The deficit in unrestricted net position (after removing net investment in capital assets and restricted net position from total net position) on page F-8 is the direct result of GASB 45 OPEB and GASB 68 pension liabilities. The Authority would require additional funding from HUD or a new revenue stream to eliminate this deficit. Also, the Authority is considering revising its personnel policies to reduce other post-employment benefits offered to future employees in order to reduce this liability. Additionally, the Authority is reducing budgeted expenditures wherever possible in an attempt to accumulate cash to offset the deficit. However, without the receipt of additional subsidies, the deficit will not be eliminated in the foreseeable future.

7. Attach a schedule of the Authority's existing rate structure (connection fees, parking fees, service charges, etc.) if it has been changed since the prior year budget submission and a schedule of the proposed rate structure for the upcoming fiscal year. Explain any proposed changes in the rate structure and attach the resolution approving the change in the rate structure, if applicable.

Rents charged to tenants are governed by HUD regulations and these regulations have not changed since the prior year budget submission.

AUTHORITY CONTACT INFORMATION 2019

Please complete the following information regarding this Authority. All information requested below must be completed.

Name of Authority:	Housing Authority of the City of Elizabeth		
Federal ID Number:	22-3554220		
Address:	688 Maple Avenue		
City, State, Zip:	Elizabeth	NJ	07202
Phone: (ext.)	908-965-2400	Fax:	908-965-0026

Preparer's Name:	Anthony G. Polcari, CPA Fee Accountant		
Preparer's Address:	Polcari & Co., CPAs 2035 Hamburg Turnpike – Unit H		
City, State, Zip:	Wayne	NJ	07470
Phone: (ext.)	973-831-6969	Fax:	973-831-6972
E-mail:	tony@polcarico.com		

Chief Executive Officer:	William D. Jones		
Phone: (ext.)	908-965-2400 x 101	Fax:	908-965-0026
E-mail:	wjones@hacenj.com		

Chief Financial Officer:	Barbara Johnson		
Phone: (ext.)	908-965-2400 x 113	Fax:	908-965-0026
E-mail:	bjohnson@hacenj.com		

Name of Auditor:	Anthony Giampaolo		
Name of Firm:	Hymanson, Parnes & Giampaolo		
Address:	467 Middletown-Lincroft Road		
City, State, Zip:	Lincroft	NJ	07738
Phone: (ext.)	732-842-4550	Fax:	732-842-4551
E-mail:	hpgcpa@comcast.net		

AUTHORITY INFORMATIONAL QUESTIONNAIRE

HOUSING AUTHORITY OF THE CITY OF ELIZABETH

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

Answer all questions below completely and attach additional information as required.

- 1) Provide the number of individuals employed in (Use Most Recent W-3 Available 2017 or 2018) as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 94
- 2) Provide the amount of total salaries and wages as reported on the Authority's Form W-3, (Use Most Recent W-3 Available 2017 or 2018) Transmittal of Wage and Tax Statements: \$3,233,607.10
- 3) Provide the number of regular voting members of the governing body: 7
- 4) Provide the number of alternate voting members of the governing body: None
- 5) Did any person listed on Page N-4 have a family or business relationship with any other person listed on Page N-4 during the current fiscal year? NO *If "yes," attach a description of the relationship including the names of the individuals involved and their positions at the Authority.*
- 6) Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year (Most Recent Filing that March 31, 2018 or 2019 deadline has passed 2018 or 2019) because of their relationship with the Authority file the form as required? (Checked to see if individuals actually filed at <http://www.state.nj.us/dca/divisions/dlgs/resources/fds.html> before answering) YES **If "no,"** provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.
- 7) Does the Authority have any amounts receivable from current or former commissioners, officers, key employees or highest compensated employees? NO *If "yes," attach a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.*
- 8) Was the Authority a party to a business transaction with one of the following parties:
 - a. A current or former commissioner, officer, key employee, or highest compensated employee? NO
 - b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee? NO
 - c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner? NO*If the answer to any of the above is "yes," attach a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.*
- 9) Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract? A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor. NO *If "yes," attach a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.*
- 10) Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. **Attach a narrative of your Authority's procedures for all employees.** The Board of Commissioners approves all initial employee salaries based on a comparability analysis prior to the beginning of each fiscal year. Any increased granted during the fiscal year require Board approval, at which time an additional comparability analysis is performed. All employees are evaluated annually by their immediate supervisor and those evaluations are considered when determining compensation for the next fiscal year. Only the Executive Director serves under a written employment contract.

- 11) Did the Authority pay for meals or catering during the current fiscal year? NO *If "yes," attach a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.*
- 12) Did the Authority pay for travel expenses for any employee or individual listed on Page N-4? YES *If "yes," attach a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.*
- 13) Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority:
- a. First class or charter travel NO
 - b. Travel for companions NO
 - c. Tax indemnification and gross-up payments NO
 - d. Discretionary spending account NO
 - e. Housing allowance or residence for personal use NO
 - f. Payments for business use of personal residence NO
 - g. Vehicle/auto allowance or vehicle for personal use NO
 - h. Health or social club dues or initiation fees NO
 - i. Personal services (i.e.: maid, chauffeur, chef) NO
- If the answer to any of the above is "yes," attach a description of the transaction including the name and position of the individual and the amount expended.*
- 14) Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? *Yes. Under the housing authority's travel policy, staff and commissioners are given a standard per diem rate to cover meals and incidental expenses. That rate is consistent with rates paid to federal employees for daily subsistence. Airline and hotel costs are reimbursed to the employee after travel or paid directly by the housing authority prior to the date of travel if required. If "no," attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements indicate that in answer)*
- 15) Did the Authority make any payments to current or former commissioners or employees for severance or termination? NO *If "yes," attach explanation including amount paid.*
- 16) Did the Authority make any payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? NO *If "yes," attach explanation including amount paid.*
- 17) Did the Authority comply with its Continuing Disclosure Agreements for all debt issuances outstanding by submitting its audited annual financial statements, annual operating data, and notice of material events to the Municipal Securities Rulemaking Board's Electronic Municipal Marketplace Access (EMMA) as required? N/A *If "no," attach a description of the Authority's plan to ensure compliance with its Continuing Disclosure Agreements in the future. (If no bonded Debt answer is Not Applicable)*
- 18) Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? NO *If "yes," attach explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.*
- 19) Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e.: sewer overflow, etc.)? NO *If "yes," attach a description of the event or condition that resulted in the fine or assessment and indicate the amount of the fine or assessment.*

**HOUSING AUTHORITY OF THE CITY OF ELIZABETH
CONFERENCE / TRAVEL EXPENSE
July 1, 2017 - June 30, 2018**

<u>NAME</u>	<u>CONFERENCE</u>	<u>DATES</u>	<u>MEALS</u>	<u>AIR</u>	<u>HOTEL</u>	<u>REG.</u>	<u>TOTAL</u>
Michael Buckley	NaniMcKay Public Housing Management, Chicago, IL	Sept. 10-15, 2017	\$ 450.00	\$ 346.40	\$ 2,154.29	\$ 1,150.00	\$ 3,650.69
William Jones	Dower & Associates 24th Annual Martha's Vineyard Cont.	Sept. 13-17, 2017	300.00	666.68	740.00	595.00	2,301.68
Jose Sabater	2017 Governor's Conference	October 4-6, 2017	125.00	-	305.20	225.00	655.20
William Jones	Annual New Jersey State League of Municipalities	November 15-16, 2017	225.00	-	114.07	-	339.07
Jorge Valencia	Annual New Jersey State League of Municipalities	November 15-16, 2017	-	-	170.39	-	170.39
Barbara Johnson	Annual New Jersey State League of Municipalities	November 15-16, 2017	-	-	121.43	-	121.43
Carmine Liotta, Esq.	Annual New Jersey State League of Municipalities	November 15-16, 2017	-	-	121.43	-	121.43
Catherine Hart	Annual New Jersey State League of Municipalities	November 14-15, 2017	-	-	121.43	-	121.43
Jose Sabater	Novogradac 2018 RAD Public Housing Conference	April 26-27, 2018	175.00	188.00	800.61	700.00	1,863.61
			<u>\$ 1,275.00</u>	<u>\$ 1,201.08</u>	<u>\$ 4,648.85</u>	<u>\$ 2,670.00</u>	<u>\$ 9,344.93</u>

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES,
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS
HOUSING AUTHORITY OF THE CITY OF ELIZABETH**

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

Complete the attached table for all persons required to be listed per #1-4 below.

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority and any other public entities as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority and any other public entities.
- 3) List all of the Authority's former officers, key employees and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority and any other public entities during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority and any other public entities during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for purposes of this schedule.

Officer: A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial official as officers. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

Key employee: An employee or independent contractor of the authority (other than a commissioner or officer) who meets both of the following criteria:

- a) The individual received reportable compensation from the authority and other public entities in excess of \$150,000 for the most recent fiscal year completed; and
- b) The individual has responsibilities or influence over the authority as a whole or has power to control or determine 10% or more of the authority's capital expenditures or operating budget.

Highest compensated employee: One of the five highest compensated employees or independent contractors of the authority other than current commissioners, officers, or key employees whose aggregate reportable compensation from the authority and other public entities is greater than \$100,000 for the most recent fiscal year completed.

Compensation: All forms of cash and non-cash payments or benefits provided in exchange for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as personal vehicles, meals, housing, personal and family education benefits, below-market loans, payment of personal or family travel, entertainment, and personal use of the Authority's property. Compensation includes payments and other benefits provided to both employees and independent contractors in exchange for services.

Reportable compensation: (Use the Most Recent W-2 available 2017 or 2018. The aggregate compensation that is reported (or is required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year. For example, for fiscal years ending December 31, 2019, the most recent W-2 and 1099 should be used 2018 or 2017 (60 days prior to start of budget year is November 1, 2018, with 2017 being the most recent calendar year ended), and for fiscal years ending June 30, 2019, the calendar year 2018 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2018, with 2018 being the most recent calendar year ended).

Other Public Entity: Any municipality, county, local authority, fire district, or other government unit, regardless of whether it is related in any way to the Authority either by function or by physical location.

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)

For the Period July 1, 2019 to June 30, 2020
 Housing Authority of the City of Elizabeth

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
Name	Title	Average Hours per Week Dedicated to Position	Commissioner	Officer	Key Employee	Highest Compensated Employee	Former	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)	Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority	Names of Other Public Entities where Individual is an Employee or Member	Positions held at Other Public Entities Listed in Column D	Average Hours per Week Dedicated to Positions at Other Public Entities Listed in Column D	Estimated amount of other compensation from Other Public Entities (health benefits, etc.)	Total Compensation on All Public Entities		
1	William Jor Exec Direci	35	x					\$176,875	32,052	\$ 22,294	\$231,221					\$ 231,221			
2	Catherine I Deputy Ek	35		x				153,316	25,847	34,748	213,911					213,911			
3	Barbara Jo Dir of Adm	35		x				140,573	24,875	19,542	184,990					184,990			
4	Jose Sabat Dir of Reek	35			x			135,797		27,008	162,805					162,805			
5	Jorge Vaier Dir of Mod	35			x			133,394			133,394					133,394			
6	Victor Trujillo	x																	
7	Denise Carroll	x																	
8	Elizabeth Pollard	x																	
9	Edith Morales-Vasquez	x																	
10	Jose Capatao	x																	
11	Wynona Ancrum	x																	
12	Nelson Gonzalez	x																	
13																			
14																			
15																			
Total:								\$739,955	\$ 82,774	\$ -	\$ 103,592	\$926,321				\$207,892	\$ 39,745	\$1,173,958	

(1) Insert "None" in this column for each individual that does not hold a position with another Public Entity

Schedule of Health Benefits - Detailed Cost Analysis

Housing Authority of the City of Elizabeth
 For the Period July 1, 2019 to June 30, 2020

	# of Covered Members		Annual Cost Estimate per Employee		Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Prior Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
	Proposed Budget	(Medical & Rx)	Proposed Budget	Proposed Budget						
Active Employees - Health Benefits - Annual Cost										
Single Coverage	26		\$ 12,599		\$ 326,005	21	\$ 12,185	\$ 255,877	\$ 70,128	27.4%
Parent & Child	7		23,549		164,846	8	21,560	172,482	(7,635)	-4.4%
Employee & Spouse (or Partner)	6		25,079		150,471	5	24,671	123,354	27,117	22.0%
Family	11		34,584		380,422	11	34,087	374,953	5,469	1.5%
Employee Cost Sharing Contribution (enter as negative -)					(120,866)			(112,152)	(8,714)	7.8%
Subtotal	50				900,879	45		814,514	86,365	10.6%
Commissioners - Health Benefits - Annual Cost										
Single Coverage										#DIV/0!
Parent & Child										#DIV/0!
Employee & Spouse (or Partner)										#DIV/0!
Family										#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)										#DIV/0!
Subtotal	0					0				#DIV/0!
Retirees - Health Benefits - Annual Cost										
Single Coverage	18		4,270		76,861	17	6,944	118,042	(41,182)	-34.9%
Parent & Child	0		-		-	1	23,819	23,819	(23,819)	-100.0%
Employee & Spouse (or Partner)	9		12,246		110,214	9	20,847	187,623	(77,409)	-41.3%
Family	4		16,808		67,230	4	34,863	139,452	(72,222)	-51.8%
Employee Cost Sharing Contribution (enter as negative -)										#DIV/0!
Subtotal	31				254,304	31		468,936	(214,632)	-45.8%
GRAND TOTAL	81				\$ 1,155,183	76		\$ 1,283,450	\$ (128,267)	-10.0%

Is medical coverage provided by the SHBP (Yes or No)? (Place Answer in Box) YES No
 Is prescription drug coverage provided by the SHBP (Yes or No)? (Place Answer in Box) YES No

Note: Remember to Enter an amount in rows for Employee Cost Sharing

HOUSING AUTHORITY OF THE CITY OF ELIZABETH
COMPENSATED ABSENCES
JUNE 2018

	SICK DAYS	VACATION DAYS	SICK \$	VACATION \$	COCC	Mravlag AMP 1	Far/Kan AMP 2	Ford/Leon AMP 3	Odon/Dern AMP 4	AMP 9	Voucher Program	Affordable Housing
Administrative					182,064.30	64,197.02	47,769.35	18,803.82	16,023.29	2,097.92		
Maintenance					-	50,261.75	21,705.67	2,896.32	4,495.09	-		
Other Programs					182,064.30	114,458.77	69,474.93	21,700.14	20,513.37	2,097.92	58,665.37	16,977.61
FICA Expense			\$ 25,543.72	\$ 11,632.03	13,927.92	8,756.10	5,374.83	1,680.06	1,569.66	160.49	4,487.90	1,256.79
Total Accrual			\$ 359,448.49	\$ 163,684.66	195,992.21	123,214.87	74,789.76	23,360.20	22,088.03	2,228.00	63,153.27	18,276.40
Current Portion			\$ 35,944.85	\$ 16,368.47	19,599.22	12,321.49	7,478.98	2,336.02	2,208.50	46.00	6,315.33	1,827.64
Long-Term Portion			\$ 323,503.64	\$ 147,316.19	176,392.99	110,893.38	67,310.78	21,024.18	19,879.23	2,182.00	56,837.95	16,448.76
Total Accrual			\$ 359,448.49	\$ 163,684.66	\$ 195,992.21	\$ 123,214.87	\$ 74,789.75	\$ 23,360.20	\$ 22,088.03	\$ 2,228.00	\$ 63,153.27	\$ 18,276.40
Affordable Hsg			Current	Long Term	TOTAL							
COCC			1,827.64	16,448.76	18,276.40							
AMP 1			19,599.22	176,392.99	195,992.21							
AMP 2			12,321.49	110,893.38	123,214.87							
AMP 3			7,478.98	67,310.78	74,789.76							
AMP 4			2,336.02	21,024.18	23,360.20							
AMP 9			2,208.50	19,879.23	22,088.03							
Section 8			46.00	2,182.00	2,228.00							
TOTAL			52,133.47	470,969.27	523,102.74							

HOUSING AUTHORITY OF THE CITY OF ELIZABETH
COMPENSATED ABSENCES

JUNE 2018

	SICK DAYS	VACATION DAYS	SICK \$	VACATION \$	COCC	Mrsavlag AMP 1	FariKen AMP 2	Ford/Leon AMP 3	Odon/Dem AMP 4	AMP 9	Voucher Program	Affordable Housing
Gregory Abilevsko	8.95	4.99	1,057.96	632.24	1,890.20		1,890.20					
Mauricio Acosta	7.27	7.52	14,463.47	1,504.99	15,968.45	15,968.45						
Jesse Alcala	41.27	6.02	11,263.88	1,641.59	12,895.46	12,895.46						
Walter Allen	0.84	0.84	89.46	89.46	138.92							136.92
Ronald Amadeo	3.27	(2.02)	785.10	(494.99)	300.12	61.97	55.07	18.46	14.58		150.06	
Pedro Ariles	172.27	8.52	15,000.00	1,728.19	16,728.20	3,454.58	3,069.81	1,028.85	811.37		8,364.60	
Stanley Banasiak	43.27	9.52	11,611.89	2,554.78	14,166.67		14,166.67					
Lairrah Barton	0.50	5.00	53.91	539.07	592.97			296.49	296.49			
Lea Bolitta	0.77	8.52	162.46	1,797.60	1,960.06			980.03	980.03		3,223.17	
Patricia Bridges	5.02	12.52	922.48	2,300.69	3,223.17							
Chanelle Bright	2.85	1.52	377.31	201.23	578.54	578.54						
Michael Buckley	43.02	8.52	8,279.09	1,638.46	9,917.55		2,010.74	644.75	546.40		2,731.98	9,911.55
Sandra Calhoun	48.02	9.50	9,129.08	1,804.86	10,933.94	2,731.98	1,123.06					
Adam Czarnocki	6.69	6.68	561.96	561.12	1,123.08							
Jacqueline Davis	56.27	6.02	15,000.00	1,994.22	16,994.22	16,994.22						
Daniel Dugan	5.27	6.98	937.29	1,283.48	2,164.77	897.08	796.85	257.82	213.01			
Marlyn Estrada	54.77	5.52	6,284.53	633.39	6,917.92		6,917.92					
Anthony Firetto	44.02	4.00	14,532.19	1,320.51	15,852.70	3,273.58	2,908.97	974.94	768.86		7,926.35	
Kelsey Grant												
Nelson Guzman	0.84	0.84	74.31	74.31	148.61		148.61					
Krzysztof Gwizdz												
Catherine Hart	190.27	31.02	15,000.00	18,291.78	33,291.78							
Julian Hendrickson	90.27	4.52	15,000.00	898.60	15,898.60	3,974.65	3,974.65	3,974.65	3,974.65			
Jamii Hollinshead	0.84	0.84	71.08	71.08	142.15	142.15						
Michael Homay	10.47	1.88	1,848.35	349.55	2,197.90						2,197.90	
Clifford Hurling	(0.48)	(2.00)	(61.76)	(257.34)	(319.10)		(319.10)					
Imoleme Ilogienboh	15.99	4.00	2,327.97	582.36	2,910.32							2,910.32
William Ingram	3.67	2.02	395.23	217.54	612.77							
Lawrence Jeffries	6.02	7.50	551.00	866.47	1,237.47						612.77	
Barbara Johnson	236.27	25.52	15,000.00	13,797.57	28,797.57	28,797.57					618.74	
William Jones	184.27	22.02	15,000.00	14,979.90	29,979.90							
Anthony Kurt	0.83	1.25	133.08	200.42	333.51							
Moses Martinez	30.27	7.68	4,114.87	1,084.79	5,199.67			2,599.88	2,599.88			
Maria Martins	1.77	9.02	312.74	1,595.76	1,908.51			963.23	963.23			
Harry May	11.81	1.80	3,213.55	489.79	3,703.34		925.83	925.83	925.83			
Clyde McBryde	124.28	9.52	15,000.00	1,789.54	16,789.54							
Julius McCants	0.84	0.84	62.19	62.19	124.38							
Michael Medeiros	131.27	6.02	15,000.00	1,421.75	16,421.75			1,662.46	1,373.51		2,097.92	2,463.26
Various				2,097.92	2,097.92							
Jonathan Moore	1.52	1.52	292.31	292.31	584.62	584.62						
Curtis Myers	9.02	5.77	2,707.05	1,731.67	4,438.72	2,885.17						1,553.55
Stacey Owens	78.77	0.48	15,000.00	109.13	15,109.12		15,109.12					
Veronica Perez	12.52	8.02	1,432.80	917.50	2,349.80		2,349.80					
Salvatore Pichirallo	196.27	10.52	15,000.00	3,843.85	18,843.85							
Dion Powell	2.52	4.02	221.75	353.75	575.50	575.50						
Melba Quintana	137.27	3.02	15,000.00	619.89	15,619.89						15,619.89	
John Rumola	1.02	(1.50)	128.68	(189.24)	(60.56)							
Jose Sabater	64.77	39.52	15,000.00	19,984.00	34,984.00	34,984.00						
Alaa Salim	40.52	4.50	4,284.75	475.85	4,760.59							
Nazly Sanchez		6.68	485.28	860.88	1,366.16		4,760.59					
Vivian Santana	91.27	7.48	12,227.81	1,002.13	13,229.93	5,482.49						
Virginia Sloan	94.27	3.02	15,000.00	534.51	15,534.50							
Suella Taylor	8.77	7.62	2,094.28	1,795.78	3,890.05							
Victoria Thompson	9.49	4.02	2,163.78	915.58	3,080.36							
Zelinda Tinsley	0.49	1.01	48.33	87.17	135.50		135.50					
Aurin Torres												
Anna Valdesuzo	3.61	9.02	963.31	2,408.94	3,372.25	1,685.13					1,685.13	
Jorge Valencia	197.77	67.02	15,000.00	32,708.78	47,708.78							
Rita Velga	7.70	9.02	1,818.39	2,130.12	3,948.51			1,974.26	1,974.26			
Peter Weiler	8.52	7.50	1,530.10	1,348.92	2,877.02		2,877.02					
	2,609.68	438.03	333,304.78	152,052.63	485,357.41	182,064.30	114,468.77	21,700.14	20,518.37	2,097.92	58,665.37	16,977.61

2019 AUTHORITY BUDGET

Financial Schedules Section

SUMMARY

For the Period **Housing Authority of the City of Elizabeth** to **June 30, 2020**
July 1, 2019

	FY 2019 Proposed Budget				FY 2018 Adopted Budget Total All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs			
REVENUES							
Total Operating Revenues	\$ 11,625,917	\$ -	\$ 11,921,214	\$ 1,420,793	\$ 24,967,924	\$ 897,683	3.7%
Total Non-Operating Revenues	107,870	-	14,000	120	121,990	(18,810)	-13.4%
Total Anticipated Revenues	11,733,787	-	11,935,214	1,420,913	24,211,041	878,873	3.6%
APPROPRIATIONS							
Total Administration	3,982,519	-	1,046,503	165,666	5,194,688	262,996	5.3%
Total Cost of Providing Services	7,516,638	-	10,888,165	1,016,350	19,421,153	240,897	1.3%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	#DIV/0!
Total Operating Appropriations	11,499,157	-	11,934,668	1,182,016	24,615,841	503,893	2.1%
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	11,499,157	-	11,934,668	1,182,016	24,615,841	503,893	2.1%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	11,499,157	-	11,934,668	1,182,016	24,615,841	503,893	2.1%
ANTICIPATED SURPLUS (DEFICIT)	\$ 234,630	\$ -	\$ 546	\$ 238,897	\$ 474,073	\$ 374,980	378.4%

Revenue Schedule

Housing Authority of the City of Elizabeth
 For the Period July 1, 2019 to June 30, 2020

	FY 2019 Proposed Budget				FY 2018 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
OPERATING REVENUES								
<i>Rental Fees</i>								
Homebuyers' Monthly Payments				\$ -	\$ -	\$ -	#DIV/0!	
Dwelling Rental	3373574		121793	3,495,367	3,227,276	268,091	8.3%	
Excess Utilities	9274			9,274	9,500	(226)	-2.4%	
Non-Dwelling Rental				-	-	-	#DIV/0!	
HUD Operating Subsidy	7465066			7,465,066	6,933,304	531,762	7.7%	
New Construction - Acc Section 8 Voucher - Acc Housing Voucher			11904714	-	-	-	#DIV/0!	
Total Rental Fees	10,847,914	-	11,904,714	121,793	22,874,421	22,182,260	692,161	3.1%
<i>Other Operating Revenues (List)</i>								
Vending Commissions		2400		2,400	2,400	-	0.0%	
HARRG Dividend		31800		31,800	35,000	(3,200)	-9.1%	
Maintenance Charges & Lae Fees		29050		29,050	28,050	1,000	3.6%	
Cell Tower Fees & Misc. Revenues		153000		153,000	150,380	2,620	1.7%	
Management Fees (Non-PHA entities)		28845		28,845	28,845	-	0.0%	
Fraud Recoveries			16500	16,500	18,100	(1,600)	-8.8%	
Ground Lease Mixed Finance Properties				30,000	30,000	-	0.0%	
HCV Program Admin. & Bkpg. Fees		296153		296,153	287,000	9,153	3.2%	
ROSS Grants				250,000	160,000	90,000	56.3%	
Shelter Plus Care Grant				759000	702,000	57,000	8.1%	
Mgt. Fees - Affordable Housing		236755		236,755	186,206	50,549	27.1%	
Developer Fees				225000	225,000	-	0.0%	
Management Fees (Non-PHA entities)				35000	35,000	-	0.0%	
Type In (Grant, Other Rev)				-	-	-	#DIV/0!	
Type In (Grant, Other Rev)				-	-	-	#DIV/0!	
Type In (Grant, Other Rev)				-	-	-	#DIV/0!	
Type In (Grant, Other Rev)				-	-	-	#DIV/0!	
Type In (Grant, Other Rev)				-	-	-	#DIV/0!	
Type In (Grant, Other Rev)				-	-	-	#DIV/0!	
Type In (Grant, Other Rev)				-	-	-	#DIV/0!	
Total Other Revenue	778,003	-	16,500	1,299,000	2,093,503	1,887,981	205,522	10.9%
Total Operating Revenues	11,625,917	-	11,921,214	1,420,793	24,967,924	24,070,241	897,683	3.7%
NON-OPERATING REVENUES								
<i>Other Non-Operating Revenues (List)</i>								
Type In				-	-	-	#DIV/0!	
Type In				-	-	-	#DIV/0!	
Type In				-	-	-	#DIV/0!	
Type In				-	-	-	#DIV/0!	
Type In				-	-	-	#DIV/0!	
Type In				-	-	-	#DIV/0!	
Total Other Non-Operating Revenue	-	-	-	-	-	-	-	#DIV/0!
<i>Interest on Investments & Deposits (List)</i>								
Interest Earned	107,870		14,000	120	121,990	140,800	(18,810)	-13.4%
Penalties				-	-	-	#DIV/0!	
Other				-	-	-	#DIV/0!	
Total Interest	107,870	-	14,000	120	121,990	140,800	(18,810)	-13.4%
Total Non-Operating Revenues	107,870	-	14,000	120	121,990	140,800	(18,810)	-13.4%
TOTAL ANTICIPATED REVENUES	\$ 11,733,787	\$ -	\$ 11,935,214	\$ 1,420,913	\$ 25,089,914	\$ 24,211,041	\$ 878,873	3.6%

Prior Year Adopted Revenue Schedule

Housing Authority of the City of Elizabeth

FY 2018 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING REVENUES					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments					\$ -
Dwelling Rental	3,227,276				3,227,276
Excess Utilities	9,500				9,500
Non-Dwelling Rental					-
HUD Operating Subsidy	6,933,304				6,933,304
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher			12,012,180		12,012,180
Total Rental Fees	10,170,080	-	12,012,180	-	22,182,260
<i>Other Revenue (List)</i>					
Vending Machine Commissions	2400				2,400
HARRG Dividend	35000				35,000
Maintenance Charges & Lae Fees	28050				28,050
Cell Tower Fees & Misc. Revenues	150380				150,380
Management Fees (Non-PHA entities)	28845				28,845
Fraud Recoveries			18,100		18,100
Ground Lease Mixed Finance Properties				30,000	30,000
HCV Program Admin. & Bkpg. Fees	287000				287,000
ROSS Grants				160,000	160,000
Shelter Plus Care Grant				702,000	702,000
Mgt. Fees - Affordable Housing	186206				186,206
Developer Fees				225,000	225,000
Management Fees (Non-PHA entities)				35,000	35,000
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Total Other Revenue	717,881	-	18,100	1,152,000	1,887,981
Total Operating Revenues	10,887,961	-	12,030,280	1,152,000	24,070,241
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
<i>Other Non-Operating Revenues</i>					-
<i>Interest on Investments & Deposits</i>					
Interest Earned	126,000		14,800		140,800
Penalties					-
Other					-
Total Interest	126,000	-	14,800	-	140,800
Total Non-Operating Revenues	126,000	-	14,800	-	140,800
TOTAL ANTICIPATED REVENUES	\$ 11,013,961	\$ -	\$ 12,045,080	\$ 1,152,000	\$ 24,211,041

Appropriations Schedule

Housing Authority of the City of Elizabeth
 For the Period July 1, 2019 to June 30, 2020

	FY 2019 Proposed Budget				FY 2018 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations
OPERATING APPROPRIATIONS							
<i>Administration</i>							
Salary & Wages	1,944,475		373,029	58,392	\$ 2,375,896	\$ 2,327,796	\$ 48,100
Fringe Benefits	1,214,024		261,121	40,874	1,516,019	1,185,956	330,063
Legal	132,000		2,000	24,700	158,700	146,500	12,200
Staff Training	25,000		1,600		26,600	29,500	(2,900)
Travel	27,000		3,300		30,300	29,000	1,300
Accounting Fees	85,000				85,000	92,000	(7,000)
Auditing Fees	20,400		7,500	300	28,200	27,000	1,200
Miscellaneous Administration*	534,620		398,153	41,400	974,173	1,093,940	(119,767)
Total Administration	3,982,519	-	1,046,503	165,666	5,194,688	4,931,692	262,996
<i>Cost of Providing Services</i>							
Salary & Wages - Tenant Services					-	-	-
Salary & Wages - Maintenance & Operation	1,049,122			10,382	1,059,504	1,013,903	45,601
Salary & Wages - Protective Services					-	-	-
Salary & Wages - Utility Labor					-	-	-
Fringe Benefits	719,535			7,268	726,803	576,454	150,349
Tenant Services	37,400			225,000	262,400	187,800	74,600
Utilities	1,780,000		9,000	13,500	1,802,500	1,655,600	146,900
Maintenance & Operation	1,377,800		8,000	17,000	1,402,800	1,291,800	111,000
Protective Services	295,000				295,000	370,500	(75,500)
Insurance	369,000		20,200	6,200	395,400	425,400	(30,000)
Payment in Lieu of Taxes (PILOT)	160,957				160,957	159,558	1,399
Terminal Leave Payments					-	-	-
Collection Losses	52,700				52,700	56,700	(4,000)
Other General Expense	1,675,124			62,000	1,737,124	1,692,541	44,583
Rents			10,850,965	675,000	11,525,965	11,750,000	(224,035)
Extraordinary Maintenance					-	-	-
Replacement of Non-Expendible Equipment					-	-	-
Property Betterment/Additions					-	-	-
Miscellaneous COPS*					-	-	-
Total Cost of Providing Services	7,516,638	-	10,888,165	1,016,350	19,421,153	19,180,256	240,897
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-
Total Operating Appropriations	11,499,157	-	11,934,668	1,182,016	24,615,841	24,111,948	503,893
NON-OPERATING APPROPRIATIONS							
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-
Operations & Maintenance Reserve					-	-	-
Renewal & Replacement Reserve					-	-	-
Municipality/County Appropriation					-	-	-
Other Reserves					-	-	-
Total Non-Operating Appropriations	-	-	-	-	-	-	-
TOTAL APPROPRIATIONS	11,499,157	-	11,934,668	1,182,016	24,615,841	24,111,948	503,893
ACCUMULATED DEFICIT	-	-	-	-	-	-	-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	11,499,157	-	11,934,668	1,182,016	24,615,841	24,111,948	503,893
UNRESTRICTED NET POSITION UTILIZED							
Municipality/County Appropriation					-	-	-
Other					-	-	-
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 11,499,157	\$ -	\$ 11,934,668	\$ 1,182,016	\$ 24,615,841	\$ 24,111,948	\$ 503,893

* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 574,957.85 \$ - \$ 596,733.40 \$ 59,100.80 \$ 1,230,792.05

Prior Year Adopted Appropriations Schedule

Housing Authority of the City of Elizabeth

FY 2018 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 1,903,007		\$ 372,491	\$ 52,298	\$ 2,327,796
Fringe Benefits	966,157		193,696	26,103	1,185,956
Legal	118,700		3,800	24,000	146,500
Staff Training	26,500		3,000		29,500
Travel	26,000		3,000		29,000
Accounting Fees	92,000				92,000
Auditing Fees	20,000		7,000		27,000
Miscellaneous Administration*	538,180		296,000	259,760	1,093,940
Total Administration	3,690,544	-	878,987	362,161	4,931,692
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	1,013,903				1,013,903
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits	576,454				576,454
Tenant Services	67,800			120,000	187,800
Utilities	1,648,000		7,600		1,655,600
Maintenance & Operation	1,288,600		3,200		1,291,800
Protective Services	370,500				370,500
Insurance	405,000		19,200	1,200	425,400
Payment in Lieu of Taxes (PILOT)	159,558				159,558
Terminal Leave Payments					-
Collection Losses	56,700				56,700
Other General Expense	1,656,541		36,000		1,692,541
Rents			11,100,000	650,000	11,750,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	7,243,056	-	11,166,000	771,200	19,180,256
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Total Operating Appropriations	10,933,600	-	12,044,987	1,133,361	24,111,948
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	10,933,600	-	12,044,987	1,133,361	24,111,948
ACCUMULATED DEFICIT					
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	10,933,600	-	12,044,987	1,133,361	24,111,948
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 10,933,600	\$ -	\$ 12,044,987	\$ 1,133,361	\$ 24,111,948

* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 546,680.00 \$ - \$ 602,249.35 \$ 56,668.05 \$ 1,205,597.40

Debt Service Schedule - Principal

Housing Authority of the City of Elizabeth

If Authority has no debt X this box

X

	<i>Fiscal Year Ending in</i>						Total Principal Outstanding
	Proposed Budget Year 2019	2020	2021	2022	2023	2024	
Adopted Budget Year 2018	-						\$ -
Type in Issue Name							
Type in Issue Name							
Type in Issue Name							
Type in Issue Name							
TOTAL PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LESS: HUD SUBSIDY							
NET PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Indicate the Authority's most recent bond rating and the year of the rating by ratings service.

<i>Moody's</i>	<i>Fitch</i>	<i>Standard & Poors</i>
Bond Rating		
Year of Last Rating		

if no Rating type in Not Applicable

Debt Service Schedule - Interest

Housing Authority of the City of Elizabeth

If Authority has no debt X this box

X

	<i>Fiscal Year Ending in</i>							
	Proposed Budget Year 2019	2020	2021	2022	2023		2024	Thereafter
Type in Issue Name								-
Type in Issue Name								-
Type in Issue Name								-
TOTAL INTEREST	-	-	-	-	-	-	-	-
LESS: HUD SUBSIDY								-
NET INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Net Position Reconciliation

Housing Authority of the City of Elizabeth
For the Period July 1, 2019 to June 30, 2020

FY 2019 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 29,560,488	\$ -	\$ (2,486,397)	\$ 2,033,972	\$ 29,108,063
Less: Invested in Capital Assets, Net of Related Debt (1)	46,101,585	-	-	1,087,772	47,189,357
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)					-
Total Unrestricted Net Position (1)	(16,541,097)	-	(2,486,397)	946,200	(18,081,294)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	9,617,608		423,315	34,323	10,075,246
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	22,620,785		3,264,418		25,885,203
Plus: Estimated Income (Loss) on Current Year Operations (2)					-
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	15,697,296	-	1,201,336	980,523	17,879,155
Unrestricted Net Position Utilized to Balance Proposed Budget	-	-	-	-	-
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	-	-	-	-	-
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR	\$ 15,697,296	\$ -	\$ 1,201,336	\$ 980,523	\$ 17,879,155

(1) Total of all operations for this line item must agree to audited financial statements.

(2) Include budgeted and unbudgeted use of unrestricted net position in the current year's operations.

(3) Amount may not exceed 5% of total operating appropriations. See calculation below.

Maximum Allowable Appropriation to Municipality/County \$ 574,958 \$ - \$ 596,733 \$ 59,101 \$ 1,230,792
 (4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.

2019
ELIZABETH
HOUSING
AUTHORITY

AUTHORITY
CAPITAL
BUDGET/
PROGRAM

2019 CERTIFICATION OF AUTHORITY CAPITAL BUDGET/PROGRAM

HOUSING AUTHORITY OF THE CITY OF ELIZABETH

FISCAL YEAR: FROM: Jul 1, 2019 TO: June 30, 2020

It is hereby certified that the Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, by the governing body of the Housing Authority of the City of Elizabeth, on the 13th day of May, 2019.

OR

It is hereby certified that the governing body of the _____ Authority have elected **NOT** to adopt a Capital Budget /Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2 for the following reason(s): _____

Officer's Signature:			
Name:	William D. Jones		
Title:	Executive Director		
Address:	688 Maple Avenue Elizabeth, NJ 07202		
Phone Number:	908-965-2400	Fax Number:	908-965-0026
E-mail address	wjones@hacenj.com		

2019 CAPITAL BUDGET/PROGRAM MESSAGE

Housing Authority of the City of Elizabeth

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program? *Yes – reviewed and approved by municipal government and residents of the developments affected*
2. Has each capital project/project financing been developed from a specific capital improvement plan or report; does it include full lifecycle costs; and is it consistent with appropriate elements of Master Plans or other plans in the jurisdiction(s) served by the authority? *Yes. The capital projects have been developed in conjunction with the Authority's Capital Fund Program, a comprehensive program considering the capital needs of all its projects.*
3. Has a long-term (10-20 years) infrastructure needs assessment or other capital plan with a horizon beyond six years been prepared? *In accordance with HUD requirements, the Authority has prepared a 5 year capital plan and performed a physical needs assessment.*
4. Describe the projected impact of the proposed capital projects, including impact on the schedule of rates, fees, and service charges and the impact on current and future year's schedules. *As previously noted rental income is governed by federal regulations and is equal to 30% of adjusted tenant income. Since the local economy is fairly stable, it is not anticipated that tenant incomes and resultant rents will differ significantly from the prior period. All planned capital projects are funded by HUD's capital fund program and will not be affected by fluctuations in rental income. The proposed capital projects are considered necessary to maintain the dwelling rents at budgeted levels.*
5. Please indicate which capital projects/project financings are being undertaken in the Metropolitan or Suburban Planning Areas as defined in the State Development and Redevelopment Plan. *None*
6. Please indicate which capital projects/project financings are being undertaken within the boundary of a State Planning Commission-designated Center and/or Endorsed Plan and if the project was included in the Plan Implementation Agenda for that Center/Endorsed Plan. *None*

Add additional sheets if necessary.

Proposed Capital Budget

Housing Authority of the City of Elizabeth
 For the Period July 1, 2019 to June 30, 2020

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources	
<i>Public Housing Management</i>						
Window Replacements	\$ 675,000				\$ 675,000	
Booiler Upgrades	250,000				250,000	
Façade Renovatins	-				-	
Replace Fire Pump	-				-	
Total	925,000	-	-	-	925,000	
<i>Section 8</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	
<i>Housing Voucher</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	
<i>Other Programs</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	
TOTAL PROPOSED CAPITAL BUDGET	\$ 925,000	\$ -	\$ -	\$ -	\$ 925,000	\$ -

Enter brief description of up to four projects for each operation above. For operations with more than four budgeted projects, please attach additional schedules. Input total amount of all projects for the operation on single line and enter "See Attached Schedule" instead of project description.

5 Year Capital Improvement Plan

Housing Authority of the City of Elizabeth

For the Period July 1, 2019 to June 30, 2020

Fiscal Year Beginning In

	Estimated Total Cost	Current Budget					
		Year 2019	2020	2021	2022	2023	2024
<i>Public Housing Management</i>							
Window Replacements	\$ 675,000	\$ 675,000					
Booiler Upgrades	250,000	250,000					
Façade Renovatins	880,390	-	880,390				
Replace Fire Pump	55,000	-		55,000			
Total	1,860,390	925,000	880,390	55,000	-	-	-
<i>Section 8</i>							
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 1,860,390	\$ 925,000	\$ 880,390	\$ 55,000	\$ -	\$ -	\$ -

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.

5 Year Capital Improvement Plan Funding Sources

Housing Authority of the City of Elizabeth
For the Period July 1, 2019 to June 30, 2020

	Estimated Total Cost	<i>Funding Sources</i>			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources
<i>Public Housing Management</i>					
Window Replacements	\$ 675,000				\$ 675,000
Booiler Upgrades	250,000				250,000
Façade Renovatins	880,390				880,390
Replace Fire Pump	55,000				55,000
Total	<u>1,860,390</u>	-	-	-	<u>1,860,390</u>
<i>Section 8</i>					
Type in Description	-				
Type in Description	-				
Type in Description	-				
Type in Description	-				
Total	-	-	-	-	-
<i>Housing Voucher</i>					
Type in Description	-				
Type in Description	-				
Type in Description	-				
Type in Description	-				
Total	-	-	-	-	-
<i>Other Programs</i>					
Type in Description	-				
Type in Description	-				
Type in Description	-				
Type in Description	-				
Total	-	-	-	-	-
TOTAL	<u>\$ 1,860,390</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,860,390</u>
Total 5 Year Plan per CB-4	<u>\$ 1,860,390</u>				

- If amount is other than zero, verify that projects listed above match projects listed on CB-4.

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.