

2017

**Note: This Budget document is for Fiscal Years Beginning Jan. 1, 2017 to Dec. 31, 2017**

**End Year**

Fiscal Year

2017

## 2017

*Hackensack Housing Authority*

***For the Period:***

*October 1, 2017*

to

*September 30, 2018*

**[www.hackensackhousing.org](http://www.hackensackhousing.org)**

**Authority Web Address**

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HACKENSACK HOUSING AUTH

# Department Of



# Community Affairs

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## *Division of Local Government Services*

2017

**HACKENSACK HOUSING AUTHORITY**  
(Name)

**HOUSING AUTHORITY BUDGET**

**FISCAL YEAR: FROM OCTOBER 1, 2017 TO SEPTEMBER 30, 2018**

**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*

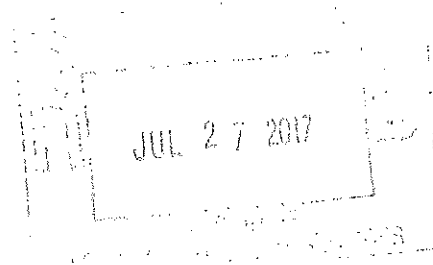
By: Paul D. Cvent CPA, RMA Date: 9/8/2017

**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.*

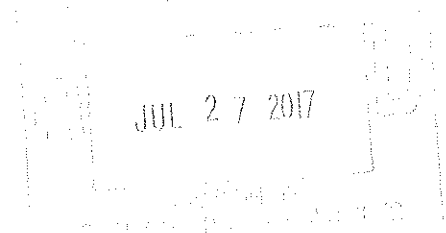
*State of New Jersey  
Department of Community Affairs  
Director of the Division of Local Government Services*

By: Paul D. Cvent CPA, RMA Date: 9/20/2017



# **2017 HOUSING AUTHORITY BUDGET**

## **Certification Section**



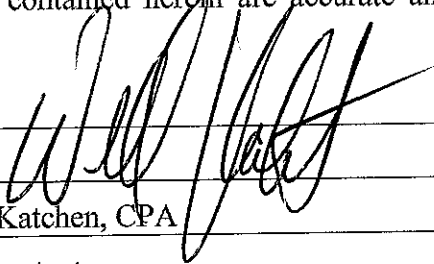
**2017 PREPARER'S CERTIFICATION**  
**HACKENSACK HOUSING AUTHORITY**  
(Name)

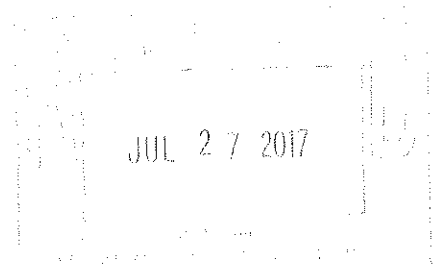
**HOUSING AUTHORITY BUDGET**

**FISCAL**                      **FROM:10/1/2017**                      **TO:9/30/2018**  
**YEAR:**

It is hereby certified that the Housing 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 Housing 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:			
Name:	William Katchen, CPA		
Title:	Fee Accountant		
Address:	Ste. 303, 596 Anderson Avenue, Cliffside Park, NJ 07010		
Phone Number:	201-943-4449	Fax Number:	201-943-5099
E-mail address	<a href="mailto:bill@katchencpa.com">bill@katchencpa.com</a>		



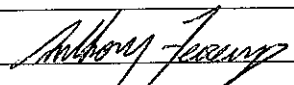
**2017 APPROVAL CERTIFICATION**  
**HACKENSACK HOUSING AUTHORITY**  
(Name)

**HOUSING AUTHORITY BUDGET**

**FISCAL**                      **FROM:10/1/2017**                      **TO:9/30/2018**  
**YEAR:**

It is hereby certified that the Housing 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 Hackensack Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 13 day of July, 2017.

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:	Anthony Feorenzo		
Title:	Executive Director		
Address:	65 First Street, Hackensack, NJ 07601		
Phone Number:	201-342-4280	Fax Number:	201-342-5044
E-mail address	<a href="mailto:tony@hackensackhousing.org">tony@hackensackhousing.org</a>		

# INTERNET WEBSITE CERTIFICATION

Authority's Web Address:

[www.hackensackhousing.org](http://www.hackensackhousing.org)

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
- ☒ Commencing with 2013, the budgets for the current fiscal year and immediately preceding two prior years
- ☒ The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information
- ☒ Commencing with 2012, the complete 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
- ☒ Beginning January 1, 2013, 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.

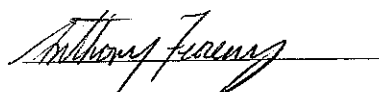
Name of Officer Certifying compliance

Anthony Feorenzo

Title of Officer Certifying compliance

Executive Director

Signature



Resolution # 2017-22

## 2017 HOUSING AUTHORITY BUDGET RESOLUTION HACKENSACK HOUSING AUTHORITY

(Name)

FISCAL  
YEAR:

FROM: 10/1/2017

TO: 9/30/2018

WHEREAS, the Annual Budget and Capital Budget for the Hackensack Housing Authority for the fiscal year beginning, October 1, 2017 and ending, September 30, 2018 has been presented before the governing body of the Hackensack Housing Authority at its open public meeting of July 13, 2017; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$4,308,777, Total Appropriations, including any Accumulated Deficit if any, of \$ 4,175,010 and Total Unrestricted Net Position utilized of \_\_\_\_\_ 0 \_\_\_\_\_; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$390,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$ \_\_\_\_\_ 0 \_\_\_\_\_; and

WHEREAS, the schedule of rents, 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 Hackensack Housing Authority, at an open public meeting held on July 13, 2017 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Hackensack Housing Authority for the fiscal year beginning, 10/1/2017 and ending, 9/30/2018 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 Housing 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 Hackensack Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on September 14, 2017.

Anthony Stassi  
(Secretary's Signature)

7/13/2017  
(Date)

Governing Body  
Member:

Recorded Vote

Aye

Nay

Abstain

Absent

Anthony Stassi

Blanche Stuart

May D'Arminio

Marie Dukes

Michael Allegretta

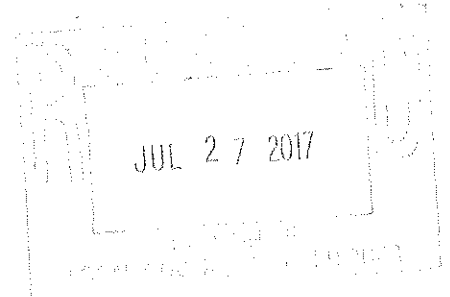
Gino Tessaro

✓  
✓

✓  
✓

✓

✓



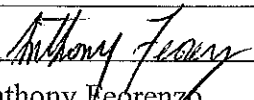
# 2018 ADOPTION CERTIFICATION

## Hackensack

### HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: 10/1/17 TO: 9/30/18

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Hackensack Housing Authority, pursuant to N.J.A.C. 5:31-2.3, on the 14th day of September, 2017.

Officer's Signature:			
Name:	Anthony Feorenzo		
Title:	Executive Director		
Address:	65 First Street Hackensack, NJ 07601		
Phone Number:	2013424280	Fax Number:	2013425044
E-mail address	tonyf@hackensackhousing.org		



# 2018 ADOPTED BUDGET RESOLUTION

## Hackensack

### HOUSING AUTHORITY

FISCAL YEAR: FROM: 10/1/17 TO: 9/30/18

WHEREAS, the Annual Budget and Capital Budget/Program for the Hackensack Housing Authority for the fiscal year beginning October 1<sup>st</sup>, 2017 and ending, September 30<sup>th</sup>, 2018 has been presented for adoption before the governing body of the Hackensack Housing Authority at its open public meeting of September 14, 2017; and

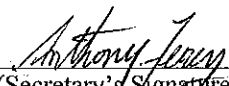
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of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

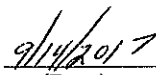
WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 4,308,777, Total Appropriations, including any Accumulated Deficit, if any, of \$4,175,010 and Total Unrestricted Net Position utilized of \$ \_\_\_\_\_ 0 \_\_\_\_\_; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$390,000 and Total Unrestricted Net Position planned to be utilized of \$ \_\_\_\_\_ 0 \_\_\_\_\_; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Hackensack Housing Authority, at an open public meeting held on September 14, 2017 that the Annual Budget and Capital Budget/Program of the Hackensack Housing Authority for the fiscal year beginning, 10/1/17 and ending, 9/30/17 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.

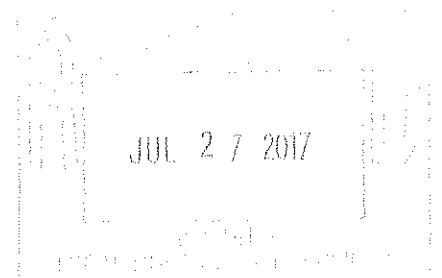
  
(Secretary's Signature)

  
(Date)

Governing Body Member:	Recorded Vote	Aye	Nay	Abstain	Absent
Stassi	✓				
Allegretta					✓
D'Arminio	✓				
Dukes	✓				
Stuart	✓				
Tessaro					✓
Pico	✓				

# **2017 HOUSING AUTHORITY BUDGET**

## **Narrative and Information Section**



**2017 HOUSING AUTHORITY BUDGET MESSAGE &  
ANALYSIS  
HACKENSACK HOUSING AUTHORITY  
(Name)  
AUTHORITY BUDGET**

JUL 27 2017

**FISCAL  
YEAR:**

**FROM:10/1/2017**

**TO:9/30/2018**

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

1. Complete a brief statement on the 2017 proposed Annual Budget and make comparison to the 2016 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 documentation of how the increase occurred (Example Rate Increase authorized by resolution or by HUD). **The proposed budget is similar to the current year's with revenue decreases in excess utility and CFP proration income based on the expected conversion to the RAD Program. Vending and concession income is expected to increase based on a pending additional contract for roof top antenna service. Accounting and other administrative expenses are expected to be higher to account for the additional time in the RAD conversion. Maintenance salaries are expected to be higher to provide for additional p\time and f\time staffing. Utilities are budgeted lower in accordance with the HUD formula and protective services will be lower based on reduced needs for security.**

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. **Anticipated revenues are primarily based on HUD formula and not impacted by the proposed budget.**

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

**Stable and no or little impact expected 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.

**The Authority does not anticipate using UNP.**

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.).

**PILOT expense and payment for security over and above the cooperation agreement.**

6. The proposed budget must not reflect an anticipated deficit from 2017 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**)

**The Authority does not have an audited surplus at the end of 9/30/2016 and does not expect to have one at the end of the proposed budget year.**

# HOUSING AUTHORITY CONTACT INFORMATION

## 2017

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

<b>Name of Authority:</b>	Hackensack Housing Authority		
<b>Federal ID Number:</b>	22-6002655		
<b>Address:</b>	65 FIRST STREET		
<b>City, State, Zip:</b>	HACKENSACK	NJ	07601
<b>Phone: (ext.)</b>	201-342-4280	<b>Fax:</b>	201-342-5044

<b>Preparer's Name:</b>	WILLIAM KATCHEN, CPA		
<b>Preparer's Address:</b>	STE., 303, 596 ANDERSON AVENUE		
<b>City, State, Zip:</b>	CLIFFSIDE PARK	NJ	07010
<b>Phone: (ext.)</b>	201-943-4449	<b>Fax:</b>	201-943-5099
<b>E-mail:</b>	<a href="mailto:bill@katchencpa.com">bill@katchencpa.com</a>		

<b>Chief Executive Officer:</b>	ANTHONY FEORENZO		
<b>Phone: (ext.)</b>	201-342-4280	<b>Fax:</b>	201-342-5044
<b>E-mail:</b>	<a href="mailto:tony@hackensackhousing.org">tony@hackensackhousing.org</a>		

<b>Chief Financial Officer:</b>	WILLIAM KATCHEN, CPA		
<b>Phone: (ext.)</b>	201-943-4449	<b>Fax:</b>	201-943-5099
<b>E-mail:</b>	<a href="mailto:bill@katchencpa.com">bill@katchencpa.com</a>		

<b>Name of Auditor:</b>	Michael Maurice, CPA		
<b>Name of Firm:</b>	Polcari and Company		
<b>Address:</b>	2035 Hamburg Turnpike, Unit H		
<b>City, State, Zip:</b>	Wayne	NJ	07470
<b>Phone: (ext.)</b>	973-831-6969	<b>Fax:</b>	973-831-6972
<b>E-mail:</b>	<a href="mailto:polcarico@optonline.net">polcarico@optonline.net</a>		

**HOUSING AUTHORITY INFORMATIONAL  
QUESTIONNAIRE  
HACKENSACK HOUSING AUTHORITY**  
(Name)

**FISCAL  
YEAR:**

**FROM:10/1/2017**

**TO:9/30/2018**

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

- 1) Provide the number of individuals employed in calendar year 2015 as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 28
- 2) Provide the amount of total salaries and wages for calendar year 2015 as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: \$ 1,031,527
- 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: 0
- 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 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?  
NoIf 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. Board review with recommendations from Executive Director.

- 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 Yes- to Executive Director, included in wages.
  - 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 *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.*
- 18) Did the Authority receive any notices from the Department of Housing and Urban Development or any other entity regarding maintenance or repairs required to the Authority's facilities 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 Housing and Urban Development or any other entity due to noncompliance with current regulations? 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.*
- 20) Has the Authority been deemed "troubled" by the Department of Housing and Urban Development? No If "yes," *attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.*

DATE	CHECK	TRAVEL	TONY FEORENZO	MARIE DUKES	BLANCHE STUART	TOTAL
9/15/2016	8545	ATLANTIC CITY	\$ 87.50			\$ 87.50
10/31/2016	8655	ATLANTIC CITY	\$ 140.00	\$ 210.00	\$ 210.00	\$ 560.00
3/10/2017	9038	ATLANTIC CITY	\$ 322.59	\$ 322.59	\$ 322.59	\$ 967.77
4/14/2017	9123	ATLANTIC CITY	\$ 427.44			\$ 427.44
			\$ 977.53	\$ 532.59	\$ 532.59	\$ 2,042.71
						\$ -

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES,  
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS  
HACKENSACK HOUSING AUTHORITY**  
(Name)

**FISCAL  
YEAR:**

**FROM:10/1/2017**

**TO:9/30/2018**

JUL 27 2017

*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 all 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:** 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, 2017, the calendar year 2014 W-2 and 1099 should be used (60 days prior to start of budget year is November 1, 2015, with 2014 being the most recent calendar year ended), and for fiscal years ending June 30, 2017, the calendar year 2015 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2017, with 2015 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 October 1, 2017 to September 30, 2018  
Hackensack Housing Authority

Reportable Compensation from Authority (W-2/ 1099)

Name	Title	Average Hours per Week Dedicated to Position	Position			Base Salary/ Stipend	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 of the Governing Body (1) See note below	Average Hours per Week Dedicated to Positions at Other Public Entities Listed in Column O	Reportable Compensation from Other Public Entities (W-2/ 1099)	Estimated amount of other compensation from Other Public Entities (health benefits, pension, payment in lieu of health benefits, etc.)	Total Compensation All Public Entities
			Commissioner	Officer	Key Employee	Highest Compensated Employee	Former							
1 Anthony Stassi	Chairperson		X							Hackensack				
2 Blanche Stuart	Vice Chairperson		X							DPW Foreman				
3 May D'Arminio	Commissioner		X							0 None				0
4 Marie Dukas	Commissioner		X							0 None				0
5 Michael Allegretta	Commissioner		X							0 None				0
6 Gino Tessaro	Commissioner		X							0 None				0
7 Vacant	Commissioner		X							0 None				0
8 Anthony Ferrenzo	Executive Director			X		128,992	5,000	44,217	178,209	0 None				178,209
9 Susan Porco	Bookkeeper			X		43,141		14,237	57,378	0 None				57,378
10									0					0
11									0					0
12									0					0
13									0					0
14									0					0
15									0					0
Total:												\$ 85,877	\$ 21,469	\$ 107,346
												\$ 235,587	\$ 58,454	\$ 294,041
												\$ 5,000	\$ -	\$ 5,000
												\$ 177,133	\$ -	\$ 177,133

(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

Hackensack Housing Authority  
For the Period October 1, 2017 to September 30, 2018

	Annual Cost		Total Cost		# of Covered Members		Annual Cost per Employee		Total Prior Year Cost		% Increase (Decrease)	
	# of Covered Members (Medical & Rx)	Proposed Budget	Estimate per Employee Proposed Budget	Estimate Proposed Budget	Current Year (Medical & Rx)	Current Year	Current Year	Current Year	Cost	Cost	% Increase (Decrease)	% Increase (Decrease)
<b>Active Employees - Health Benefits - Annual Cost</b>												
Single Coverage	4	\$ 11,873	\$ 47,492	4	\$ 11,873	\$ 47,492	0.0%					
Parent & Child	2	21,253	42,506	2	21,253	42,506	0.0%					
Employee & Spouse (or Partner)	1	23,722	23,722				#DIV/0!					
Family	6	33,126	198,756	7	33,126	231,882	-14.3%					
Employee Cost Sharing Contribution (enter as negative - )			(43,134)			(43,134)						
Subtotal	13		269,342	13		278,746	-3.4%					
<b>Commissioners - Health Benefits - Annual Cost</b>												
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!					
<b>Retirees - Health Benefits - Annual Cost</b>												
Single Coverage			-		7	6,486	-100.0%		45,402	(45,402)		
Parent & Child			-				#DIV/0!		-	-		
Employee & Spouse (or Partner)			-		3	12,980	-100.0%		38,940	(38,940)		
Family			-				#DIV/0!		-	-		
Employee Cost Sharing Contribution (enter as negative - )							#DIV/0!					
Subtotal	0		-	10		84,342	-100.0%		84,342	(84,342)		
<b>GRAND TOTAL</b>	<b>13</b>		<b>\$ 269,342</b>	<b>23</b>		<b>\$ 363,088</b>	<b>-25.8%</b>					

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

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

2 / 2017

## Schedule of Accumulated Liability for Compensated Absences

**Hackensack Housing Authority**

For the Period

October 1, 2017

01

September 30, 2018

**Complete the below table for the Authority's accrued liability for compensated absences.**

Individuals Eligible for Benefit		Gross Days of Accumulated Compensated Absences at beginning of Current Year	Dollar Value of Accrued Compensated Absence Liability	Approved Labor Agreement	Resolution	Individual Employment Agreement
SCHEDULE ATTACHED			\$ 185,480		X	
Total liability for accumulated compensated absences at beginning of current year			\$ 185,480			

**The total Amount Should agree to most recently issued audit report for the Authority**

## Schedule of Shared Service Agreements

For the Period	Hackensack Housing Authority	September 30, 2018
	October 1, 2017	to

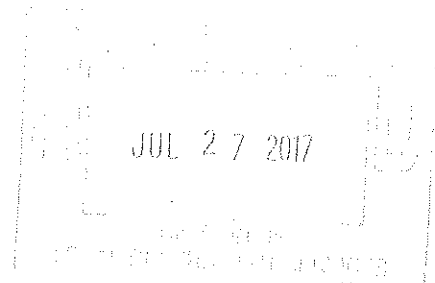
Enter the shared service agreements that the Authority currently engages in and identify the amount that is received/paid for those services.

[illegible]

**If No Shared Services X this Box**

# **2017 HOUSING AUTHORITY BUDGET**

## **Financial Schedules Section**



# SUMMARY

For the Period  
October 1, 2017  
to  
September 30, 2018

	FY 2017 Proposed Budget				FY 2016 Adopted Budget	% Increase (Decrease) Proposed vs. Adopted	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	All Operations	All Operations
<b>REVENUES</b>							
Total Operating Revenues	\$ 4,090,817	\$ -	\$ -	\$ 207,740	\$ 4,298,557	\$ (134,182)	-3.0%
Total Non-Operating Revenues	10,220	-	-	-	10,220	300	3.0%
Total Anticipated Revenues	4,101,037	-	-	207,740	4,308,777	(133,882)	-3.0%
<b>APPROPRIATIONS</b>							
Total Administration	1,022,290	-	-	5,000	1,027,290	39,660	4.0%
Total Cost of Providing Services	2,944,980	-	-	202,740	3,147,720	(132,320)	-4.0%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX	-	-	#DIV/0!
Total Operating Appropriations	3,967,270	-	-	207,740	4,175,010	(92,660)	-2.2%
Total Interest Payments on Debt	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	3,967,270	-	-	207,740	4,175,010	(92,660)	-2.2%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	3,967,270	-	-	207,740	4,175,010	(92,660)	-2.2%
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	\$ 133,767	\$ -	\$ -	\$ -	\$ 133,767	\$ (41,222)	-23.6%

# Revenue Schedule

## Hackensack Housing Authority

For the Period

October 1, 2017

to

September 30, 2018

						FY 2016 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
FY 2017 Proposed Budget								
Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations		Total All Operations	All Operations	All Operations
<b>OPERATING REVENUES</b>								
<i>Rental Fees</i>								
Homebuyers' Monthly Payments				\$ -	\$ -	\$ -	#DIV/0!	
Dwelling Rental	2641220			2,641,220	2,667,830	(26,610)	-1.0%	
Excess Utilities	4630			4,630	3,910	720	18.4%	
Non-Dwelling Rental				-	-	-	#DIV/0!	
HUD Operating Subsidy	1234167			1,234,167	1,368,269	(134,102)	-9.8%	
New Construction - Acc Section 8				-	-	-	#DIV/0!	
Voucher - Acc Housing Voucher				-	-	-	#DIV/0!	
Total Rental Fees	3,880,017	-	-	3,880,017	4,040,009	(159,992)	-4.0%	
<i>Other Operating Revenues (List)</i>								
Late charges\prorations, CFP operations	70000		5000	75,000	90,000	(15,000)	-16.7%	
Vending and concessions	100800			100,800	71,700	29,100	40.6%	
Intergovernmental	40000		202740	242,740	231,030	11,710	5.1%	
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!	
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!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Total Other Revenue	210,800	-	207,740	418,540	392,730	25,810	6.6%	
Total Operating Revenues	4,090,817	-	207,740	4,298,557	4,432,739	(134,182)	-3.0%	
<b>NON-OPERATING REVENUES</b>								
<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 &amp; Deposits (List)</i>								
Interest Earned	10,220			10,220	9,920	300	3.0%	
Penalties				-	-	-	#DIV/0!	
Other				-	-	-	#DIV/0!	
Total Interest	10,220	-	-	10,220	9,920	300	3.0%	
Total Non-Operating Revenues	10,220	-	-	10,220	9,920	300	3.0%	
<b>TOTAL ANTICIPATED REVENUES</b>	\$ 4,101,037	\$ -	\$ -	\$ 207,740	\$ 4,308,777	\$ 4,442,659	\$ (133,882)	-3.0%

# Prior Year Adopted Revenue Schedule

Hackensack Housing Authority

FY 2016 Adopted Budget				
Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING REVENUES</b>				
<i>Rental Fees</i>				
Homebuyers' Monthly Payments				\$ -
Dwelling Rental	2,667,830			2,667,830
Excess Utilities	3,910			3,910
Non-Dwelling Rental				-
HUD Operating Subsidy	1,368,269			1,368,269
New Construction - Acc Section 8				-
Voucher - Acc Housing Voucher				-
Total Rental Fees	4,040,009	-	-	4,040,009
<i>Other Revenue (List)</i>				
late charges\prorations	60000		30,000	90,000
Vending and concessions	71700			71,700
Intergovernmental	30000		201,030	231,030
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)				-
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)				-
Type in (Grant, Other Rev)				-
Type in (Grant, Other Rev)				-
Total Other Revenue	161,700	-	231,030	392,730
Total Operating Revenues	4,201,709	-	231,030	4,432,739
<b>NON-OPERATING REVENUES</b>				
<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 &amp; Deposits</i>				
Interest Earned	9,920			9,920
Penalties				-
Other				-
Total Interest	9,920	-	-	9,920
Total Non-Operating Revenues	9,920	-	-	9,920
<b>TOTAL ANTICIPATED REVENUES</b>	\$ 4,211,629	\$ -	\$ 231,030	\$ 4,442,659



**Hackensack Housing Authority**

For the Period      **October 1, 2017**                      to                      **September 30, 2018**

\* 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	\$	198,363.50	\$	-	\$	-	\$	10,387.00	\$	208,750.50
--------------------------------------	----	------------	----	---	----	---	----	-----------	----	------------

# Prior Year Adopted Appropriations Schedule

## Hackensack Housing Authority

### FY 2016 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages	\$ 410,950			\$ 30,000	\$ 440,950
Fringe Benefits	337,680				337,680
Legal	42,000				42,000
Staff Training	3,500				3,500
Travel	17,000				17,000
Accounting Fees	38,000				38,000
Auditing Fees	7,500				7,500
Miscellaneous Administration*	101,000				101,000
Total Administration	957,630	-	-	30,000	987,630
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	74,050				74,050
Salary & Wages - Maintenance & Operation	298,840			44,740	343,580
Salary & Wages - Protective Services				137,990	137,990
Salary & Wages - Utility Labor	36,490			-	36,490
Fringe Benefits	337,680			18,300	355,980
Tenant Services	60,000				60,000
Utilities	984,240				984,240
Maintenance & Operation	662,600				662,600
Protective Services	200,000				200,000
Insurance	175,000				175,000
Payment in Lieu of Taxes (PILOT)	165,110				165,110
Terminal Leave Payments					-
Collection Losses	5,000				5,000
Other General Expense					-
Rents					-
Extraordinary Maintenance	50,000				50,000
Replacement of Non-Expendible Equipment	30,000				30,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	3,079,010	-	-	201,030	3,280,040
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Total Operating Appropriations	4,036,640	-	-	231,030	4,267,670
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
<b>TOTAL APPROPRIATIONS</b>	4,036,640	-	-	231,030	4,267,670
<b>ACCUMULATED DEFICIT</b>					-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	4,036,640	-	-	231,030	4,267,670
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
<b>TOTAL NET APPROPRIATIONS</b>	\$ 4,036,640	\$ -	\$ -	\$ 231,030	\$ 4,267,670

\* 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 \$ 201,832.00 \$ - \$ - \$ 11,551.50 \$ 213,383.50

# Debt Service Schedule - Principal

If Authority has no debt X this box

X

Hackensack Housing Authority

	Adopted Budget Year 2016	Proposed Budget Year 2017	Fiscal Year Ending in					Thereafter	Total Principal Outstanding
Type in Issue Name			2018	2019	2020	2021	2022		\$
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.

Bond Rating		
Year of Last Rating		
	Moody's	Standard & Poors
	Fitch	

If Authority has no debt X this box

X

## Debt Service Schedule - Interest

Hackensack Housing Authority

	Adopted Budget Year 2016	Proposed Budget Year 2017	Fiscal Year Ending in					Thereafter	Total Interest Payments Outstanding
			2018	2019	2020	2021	2022		
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
<b>TOTAL INTEREST</b>									
<b>LESS: HUD SUBSIDY</b>									
<b>NET INTEREST</b>									

# Net Position Reconciliation

Hackensack Housing Authority

For the Period October 1, 2017 to September 30, 2018

## FY 2017 Proposed Budget

Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
\$ 20,391,725	\$ -	\$ -	\$ -	\$ 20,391,725
19,889,759				19,889,759
6,754				6,754
495,212	-	-	-	495,212
3,304,577				3,304,577
1,063,515				1,063,515
174,989				174,989
				-

**TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)**  
Less: Invested in Capital Assets, Net of Related Debt (1)  
Less: Restricted for Debt Service Reserve (1)  
Less: Other Restricted Net Position (1)  
Total Unrestricted Net Position (1)  
Less: Designated for Non-Operating Improvements & Repairs  
Less: Designated for Rate Stabilization  
Less: Other Designated by Resolution  
Plus: Accrued Unfunded Pension Liability (1)  
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)  
Plus: Estimated Income (Loss) on Current Year Operations (2)  
Plus: Other Adjustments (attach schedule)

### UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET

Unrestricted Net Position Utilized to Balance Proposed Budget	5,038,293	-	-	-	5,038,293
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

(4)	\$ 5,038,293	\$ -	\$ -	\$ -	\$ 5,038,293
-----	--------------	------	------	------	--------------

(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

(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.

2017  
HACKENSACK  
HOUSING  
AUTHORITY  
(Name)

HOUSING  
AUTHORITY  
CAPITAL  
BUDGET/  
PROGRAM

# 2017 CERTIFICATION OF HOUSING AUTHORITY CAPITAL BUDGET/PROGRAM

## HACKENSACK HOUSING AUTHORITY

(Name)

FISCAL  
YEAR:

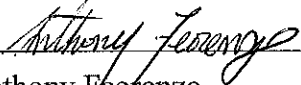
FROM:10/1/2017

TO:9/30/2018

☒ It is hereby certified that the Housing 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 Hackensack Housing Authority, on the 13 day of July, 2017.

OR

☐ It is hereby certified that the governing body of the \_\_\_\_\_ Housing 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:	Anthony Feorenzo		
Title:	Executive Director		
Address:	65 First Street, Hackensack, NJ 07601		
Phone Number:	201-342-4280	Fax Number:	201-342-5044
E-mail address	tonyf@hackensackhousing.org		

# 2017 CAPITAL BUDGET/PROGRAM MESSAGE

## Hackensack Housing Authority

(Name)

FISCAL  
YEAR:

FROM:10/1/2017

TO:9/30/2018

This section is included in the Capital Budget pursuant to N.J.A.C. 5:31-2. It does not in itself confer any authorization to raise or expend funds. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for purposes described in this section must be granted elsewhere, by a separate financing agreement, security agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, or other lawful means.

1. Has the Capital Budget/Program been prepared in consultation with or reviewed by, the local and county planning board(s), governing body(ies), or other affected governmental entity(ies) of the jurisdiction(s) served by the Housing Authority?

Yes

2. Has each capital project/project financing been developed from a specific plan or report and have the full life cycle costs of each been calculated?

No

3. Has the Housing Authority prepared a long-term (10-20 years) infrastructure needs assessment?

Yes

4. Are any of the capital projects/project financings being undertaken in a community that has a State Plan designated center? If so, please describe the relationship of same to the center's goals and objectives.

No

5. Describe the impact on the schedule of rents and/or user charges if the proposed capital projects are undertaken. Indicate the impact on current and future year's schedules.

No impact on rents, tenant charges are based on HUD formula.

6. Have the projects been reviewed and approved by HUD?

Yes

*Add additional sheets if necessary.*



# Proposed Capital Budget

Hackensack Housing Authority  
For the Period October 1, 2017 to September 30, 2018

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
OPERATIONS	\$ 60,000				\$ 60,000	
MGMT. IMPROVEMENTS	10,000				10,000	
ADMINISTRATION	70,000				70,000	
VARIOUS PROJECTS	250,000				250,000	
Total	390,000	-	-	-	390,000	-
<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	-	-	-	-	-	-
<b>TOTAL PROPOSED CAPITAL BUDGET</b>	<b>\$ 390,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 390,000</b>	<b>\$ -</b>

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

### Hackensack Housing Authority

For the Period      October 1, 2017      to      September 30, 2018

*Fiscal Year Beginning in*

	Estimated Total Cost	Current Budget Year 2017	2018	2019	2020	2021	2022
<i>Public Housing Management</i>							
OPERATIONS	\$ 360,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
MGMT. IMPROVEMENTS	60,000	10,000	10,000	10,000	10,000	10,000	10,000
ADMINISTRATION	420,000	70,000	70,000	70,000	70,000	70,000	70,000
VARIOUS PROJECTS	1,500,000	250,000	250,000	250,000	250,000	250,000	250,000
Total	2,340,000	390,000	390,000	390,000	390,000	390,000	390,000
<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	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 2,340,000</b>	<b>\$ 390,000</b>	<b>\$ 390,000</b>	<b>\$ 390,000</b>	<b>\$ 390,000</b>	<b>\$ 390,000</b>	<b>\$ 390,000</b>

*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

### Hackensack Housing Authority

For the Period    October 1, 2017                      to                      September 30, 2018

		<i>Funding Sources</i>				
		<b>Renewal &amp;</b>				
		<b>Unrestricted Net</b>	<b>Replacement</b>	<b>Debt</b>		
		<b>Position Utilized</b>	<b>Reserve</b>	<b>Authorization</b>	<b>Capital Grants</b>	<b>Other Sources</b>
	<b>Estimated Total Cost</b>					
<i>Public Housing Management</i>						
OPERATIONS	\$ 360,000				\$ 360,000	
MGMT. IMPROVEMENTS	60,000				60,000	
ADMINISTRATION	420,000				420,000	
VARIOUS PROJECTS	1,500,000				1,500,000	
Total	2,340,000	-	-	-	2,340,000	-
<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	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 2,340,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,340,000</b>	<b>\$ -</b>
Total 5 Year Plan per CB-4	\$ 2,340,000					
Balance check		- 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.