

*Authority Budget of:* **H** **ADOPTED COPY**

# *Hackensack Housing Authority*

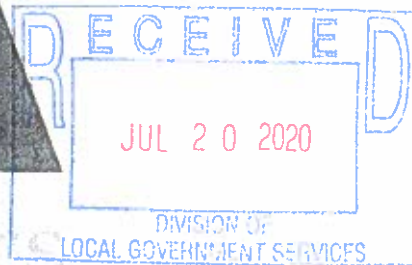
State Filing Year                      2020

**APPROVED COPY**

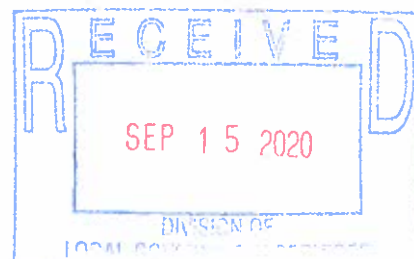
*For the Period:*

*October 1, 2020                      to                      September 30, 2021*

[www.hackensackhousing.org](http://www.hackensackhousing.org)  
Authority Web Address



*Division of Local Government Services*



**2020 (2020-2021) HOUSING AUTHORITY BUDGET**

**Certification Section**

2020 (2020-2021)

**HACKENSACK HOUSING AUTHORITY**  
(Name)

**HOUSING AUTHORITY BUDGET**

FISCAL YEAR: FROM October 1, 2020 TO September 30, 2021

*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. Cvet CPA, RMA Date: 9/2/2020

**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. Cvet CPA, RMA Date: 9/21/2020

# 2020 (2020-2021) PREPARER'S CERTIFICATION

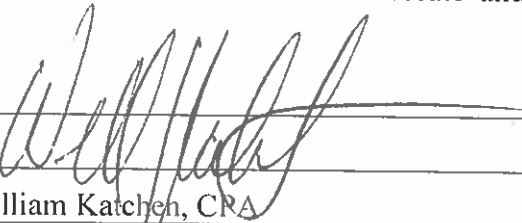
HACKENSACK HOUSING AUTHORITY  
(Name)

## HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM:10/1/2020 TO:9/30/2021

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:	596 Anderson Avenue, Suite 303, Cliffside Park, NJ 07010		
Phone Number:	201-943-4449	Fax Number:	201-943-5099
E-mail address	bill@katchencpa.com		

# 2020 (2020-2021) APPROVAL CERTIFICATION

## HACKENSACK HOUSING AUTHORITY

(Name)

### HOUSING AUTHORITY BUDGET

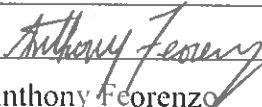
FISCAL  
YEAR:

FROM:10/1/2020

TO:9/30/2021

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 9 day of July, 2020.

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	tonv@hackensackhousing.org		

# INTERNET WEBSITE CERTIFICATION

Authority's Web Address:	<a href="http://www.hackensackhousing.org">www.hackensackhousing.org</a>
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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.

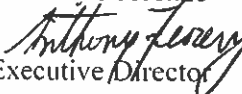
- A description of the Authority's mission and responsibilities
- The budgets for the current fiscal year and immediately preceding two prior years
- The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information (**Similar information are items such as Revenue and Expenditures Pie Charts or other types of Charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority**)
- The complete (All Pages) annual audits (Not the Audit Synopsis) 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

Anthony Feorenzo

Title of Officer Certifying compliance

  
Executive Director

Signature

# 2020 (2020-2021) HOUSING AUTHORITY BUDGET RESOLUTION HACKENSACK HOUSING AUTHORITY (Name)

**FISCAL YEAR: FROM:10/1/2020 TO:9/30/2021**

WHEREAS, the Annual Budget and Capital Budget for the Hackensack Housing Authority for the fiscal year beginning, October 1, 2020 and ending, September 30, 2021 has been presented before the governing body of the Hackensack Housing Authority at its open public meeting of July 9, 2020; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 5,364,170 , Total Appropriations, including any Accumulated Deficit if any, of \$ 4,851,987 and Total Unrestricted Net Position utilized of 0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$200,000 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 9, 2020 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Hackensack Housing Authority for the fiscal year beginning, 10/1/2020 and ending, 9/30/2021 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 10,2020.

*Anthony Ferraro*  
(Secretary's Signature)

7/9/2020  
(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
1. MR STASSI -	✓			
2. MR. ALLEGRETTA -				✓
3. MRS. D'ARMINO -				✓
4. MRS DUKES -	✓			
5. MRS STUART -	✓			
6. MR. PICO -	✓			
7. MR. KHOURY -			✓	

Note: Fill in the name of Each Commissioner and indicate their recorded Vote

# 2020 (2020-2021) ADOPTION CERTIFICATION

## HACKENSACK HOUSING AUTHORITY

(Name)

### HOUSING AUTHORITY BUDGET


FISCAL  
YEAR:

FROM:10/1/2020

TO:9/30/2021

**Note: This is filled on for Adoption of the Budget Don't fill in for Introduction of the Budget**

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 10 day of, September, 2020.

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>		



# 2020 (2020-2021) ADOPTED BUDGET RESOLUTION

**Important --The Amounts on this page need to agree with budget pages F-1 and CB-3. Fill these amounts in after you finalize the amounts on pages F-1 and CB-3. Re-check before this resolution is adopted**

## HACKENSACK HOUSING AUTHORITY (Name) HOUSING AUTHORITY

**FISCAL YEAR: FROM:10/1/2020 TO:9/30/2021**

WHEREAS, the Annual Budget and Capital Budget/Program for the Hackensack Housing Authority for the fiscal year beginning October 1, 2020 and ending, September 30, 2021 has been presented for adoption before the governing body of the Hackensack Housing Authority at its open public meeting of September 10, 2020; 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 \$ 5,364,170, Total Appropriations, including any Accumulated Deficit, if any, of \$4,851,987 and Total Unrestricted Net Position utilized of \$ \_\_\_\_\_0\_\_\_\_\_; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$200,000 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 10, 2020 that the Annual Budget and Capital Budget/Program of the Hackensack Housing Authority for the fiscal year beginning, 10/1/2020 and, ending, 9/30/2021 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.

*Anthony Stassi*  
(Secretary's Signature)

9/10/2020  
(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Note Fill in the name of Each Commissioner and indicate their recorded Vote				
Anthony Stassi			✓	
Michael Allegretta	✓			
May D'Arminio	✓			
Marie Dukes			✓	
Blanche Stuart	✓			
Hani Khoury			✓	
Sarquis Pico	✓			

**2020 (2020-2021) HOUSING AUTHORITY BUDGET**

**Narrative and Information Section**

**2020(2020-2021) HOUSING AUTHORITY BUDGET  
MESSAGE & ANALYSIS  
HACKENSACK HOUSING AUTHORITY  
(Name)**

**AUTHORITY BUDGET**

**FISCAL  
YEAR:**

**FROM:10/1/2020**

**TO:9/30/2021**

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

1. Complete a brief statement on the 2020/2020-2021 proposed Annual Budget and make comparison to the 2019/2019-2020 adopted budget for each *Revenues and Appropriations*. Explain any variances over +/-10% (As shown on budget pages F-2 and F-4 explain the reason for changes for each revenue and appropriation changing more than 10%) for each individual revenue and appropriation line item. 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. (Example Rate Increase authorized by resolution or by HUD).  
**See attached variance description.**

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Budget/Program. **Example would be effect on a recession in the economy on the housing Authority The local economy is suffering from the pandemic of the corona virus. The results will be lower tenant rents, higher HAP payments to be received and additional maintenance to curtail the virus.**

3. 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.

**It is not expected that unrestricted net position will be utilized.**

4. Identify any sources of funds transferred to the County/Municipality as a Pilot Payments, or a shared service and explain the reason for the transfer -- **Housing Authorities cannot transfer Unrestricted Net Position** (i.e.: to balance the County/Municipality budget, etc.).

**None, except for the annual PILOT.**

5. The proposed budget must not reflect an anticipated deficit from 2020/2020-2021 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. **The prior year results of operations reflects an accumulated deficit that will be reduced as a result of the current and proposed year's surpluses in operations.**

**(Prepare a response to deficits in most recent audit report pertaining to Deficits to Unrestricted Net Position caused by recording Pension and Post-Employment Benefits liabilities as required by GASB 68 and GASB 75).**

**HACKENSACK HOUSING AUTHORITY**

**2020 NEW JERSEY BUDGET**

**PAGE N-1, QUESTION 1**

Appropriations:

- 1.) The projected PILOT is lower based on formula.

# HOUSING AUTHORITY CONTACT INFORMATION

## AUTHORITY CONTACT INFORMATION

### 2020 (2020-2021)

Please complete the following information regarding this 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>	596 Anderson Avenue, Suite 303		
<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:(1)</b>	Anthony Feorenzo		
(1) Or person who performs these functions under another Title			
<b>Phone: (ext.)</b>	201-342-4280	<b>Fax:</b>	201-342-5044
<b>E-mail:</b>	<a href="mailto:tonv@hackensackhousing.org">tonv@hackensackhousing.org</a>		

<b>Chief Financial Officer(1)</b>	William Katchen, CPA		
(1) Or person who performs these functions under another Title			
<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		
<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:10/1/2020 TO:9/30/2021

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 2018 or 2019) as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 30
- 2) Provide the amount of total salaries and wages as reported on the Authority's Form W-3, (Use Most Recent W-3 Available 2018 or 2019) Transmittal of Wage and Tax Statements: \$1,240,103
- 3) Provide the number of regular voting members of the governing body: 7 (Even if not all commissioners have been appointed (Total Commissioners are either 5 or 7 as per statute for your Authority))
- 4) Provide the number of alternate voting members of the governing body: 0 (Maximum is 2)
- 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, 2019 or 2020 deadline has passed 2019 or 2020) 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. *Attach a narrative of your Authority's procedures for all individuals listed on Page N-4 (2 of 2). Board review and action.*

- 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? \_\_\_ No \_\_\_ *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?
- First class or charter travel \_\_\_ No \_\_\_
  - Travel for companions \_\_\_ No \_\_\_
  - Tax indemnification and gross-up payments \_\_\_ No \_\_\_
  - Discretionary spending account \_\_\_ No \_\_\_
  - Housing allowance or residence for personal use \_\_\_ No \_\_\_
  - Payments for business use of personal residence \_\_\_ No \_\_\_
  - Vehicle/auto allowance or vehicle for personal use \_\_\_ No \_\_\_
  - Health or social club dues or initiation fees \_\_\_ No \_\_\_
  - 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. (If no bonded Debt answer is Not Applicable) (Loans from a Bank or State Agencies are not bonded Debt)*
- 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.*
- 20) 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.*
- 21) 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.*

*(This page is directions for filling in page (N-4 (2-of 2) ) (No answers should be entered on this page)*

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

**FISCAL  
YEAR:**

**FROM:10/1/2020**

**TO:9/30/2021**

*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 2018 or 2019). 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, 2020, the most recent W-2 and 1099 should be used 2019 or 2018 (60 days prior to start of budget year is November 1, 2019, with 2018 being the most recent calendar year ended), and for fiscal years ending June 30, 2020, the calendar year 2019 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2019, with 2019 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)

Hackensack Housing Authority  
 For the Period October 1, 2020 to September 30, 2021

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	Position			Reportable Compensation from Authority (W-2/ 1099)			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	Positions held at Other Public Entities Listed in Column O	Average Hours per Week Dedicated to 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	Base Salary/ Stipend									Bonus	Other (auto expense allowance, account, payment in lieu of health benefits, etc.)			
1 Anthony Stassi	Chairperson		X													0					
2 Blanche Stewart	Vice Chairperson		X													0					
3 May D'Arminio	Commissioner		X													0					
4 Marie Dukes	Commissioner		X													0					
5 Michael Allegretta	Commissioner		X													0					
6 Gino Tessaro	Commissioner		X													0					
7 Sarquis Pico	Commissioner		X													0					
8 Anthony Feorenzo	Executive Director	32.5		X												0					
9 Susan Porco	Bookkeeper	32.5		X												0					
10																0					
11																0					
12																0					
13																0					
14																0					
15																0					
<b>Total:</b>															\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

(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, 2020 to September 30, 2021

Inout X - in Box Below IF this Page is Non-Applicable

	# of Covered Members (Medical & Rx)		Annual Cost Estimate per Employee Proposed Budget		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	Employee Proposed Budget	Proposed Budget	Employee Proposed Budget						
<b>Active Employees - Health Benefits - Annual Cost</b>										
Single Coverage	3	\$ 11,544	\$ 34,632	3	\$ 12,327	\$ 36,981	\$ (2,349)	-6.4%		
Parent & Child	2	20,663	41,326	2	22,067	44,134	(2,808)	-6.4%		
Employee & Spouse (or Partner)	2	22,153	44,306	2	24,656	49,312	(5,006)	-10.2%		
Family	6	32,206	193,236	6	34,394	206,364	(13,128)	-6.4%		
Employee Cost Sharing Contribution (enter as negative - )			(44,403)			(51,033)	6,630	-13.0%		
<b>Subtotal</b>	<b>13</b>		<b>269,097</b>	<b>13</b>		<b>285,758</b>	<b>(16,661)</b>	<b>-5.8%</b>		
<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!		
<b>Subtotal</b>	<b>0</b>			<b>0</b>				<b>#DIV/0!</b>		
<b>Retirees - Health Benefits - Annual Cost</b>										
Single Coverage	8	5,183	41,464	8	4,652	37,216	4,248	11.4%		
Parent & Child								#DIV/0!		
Employee & Spouse (or Partner)	1	7,909	7,909	1	8,152	8,152	(243)	-3.0%		
Family								#DIV/0!		
Employee Cost Sharing Contribution (enter as negative - )								#DIV/0!		
<b>Subtotal</b>	<b>9</b>		<b>49,373</b>	<b>9</b>		<b>45,368</b>	<b>4,005</b>	<b>8.8%</b>		
<b>GRAND TOTAL</b>	<b>22</b>		<b>\$ 318,470</b>	<b>22</b>		<b>\$ 331,126</b>	<b>\$ (12,656)</b>	<b>-3.8%</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)

Yes	Yes or No
Yes	Yes or No

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



HACKENSACK HOUSING AUTHORITY  
COMPENSATED ABSENCES  
FOR PERIOD ENDING 10/1/18-9/30/19

2018-2019 Employee Name	Bi-week	# paycks	RATE		VACATION Days	SICK Days	SICK Days	PERSONAL DAYS	Total	AMP ONE		AMP TWO		C.O.C.C.
			YEARLY	DAILY										
Fernando, Anthony	\$ 6,842.31	26	154,500.06	594.23	53.00	31,494.24	77.83	15,000.00	-	\$ 48,484.24				48,484.24
Lopez, Gonzalo	\$ 1,807.53	26	46,995.78	180.75	10.00	1,807.53	66.64	12,001.53	-	\$ 13,889.06				13,889.06
Lupino, Carmelo	\$ 2,742.35	26	71,301.10	274.24	18.06	4,952.68	66.31	15,000.00	-	\$ 19,932.66				19,932.66
Munoz, Juissa	\$ 1,739.69	26	45,229.34	173.86	6.12	1,094.83	18.42	3,204.32	-	\$ 4,289.85				4,289.85
Pardo, Susan	\$ 1,905.27	26	48,537.02	190.53	8.12	1,547.08	31.54	6,009.22	-	\$ 7,556.30				7,556.30
Ramirez, Vicente	\$ 1,834.18	26	47,792.68	183.82	11.00	2,027.00	58.81	10,810.34	-	\$ 12,832.33				12,832.33
Romero, Rosanno	\$ 1,817.87	26	47,264.82	181.79	21.88	3,977.50	158.34	15,000.00	-	\$ 18,977.50				18,977.50
Sabella, Jamie	\$ 2,360.88	26	61,382.88	236.08	12.00	2,633.06	30.12	7,110.97	-	\$ 9,844.03				9,844.03
Sanchez, Catalino	\$ 1,478.66	26	38,445.16	147.87	12.75	1,662.29	78.28	11,279.22	-	\$ 13,164.51				13,164.51
Silver, Alyah	\$ 1,230.77	26	32,000.02	123.08	3.00	368.23	1.62	199.38	-	\$ 568.62				568.62
Spear, Mizcha	\$ 1,422.43	26	47,383.18	182.24	15.15	2,780.86	12.35	2,250.70	-	\$ 5,011.86				5,011.86
Vannice, Dore	\$ 3,005.83	26	83,351.58	320.58	28.75	6,576.80	158.68	15,000.00	-	\$ 23,575.60				23,575.60
Zajacski, Derrin	\$ 1,808.69	26	47,025.94	180.87	24.00	4,340.86	124.44	15,000.00	-	\$ 19,340.86				19,340.86
<b>TOTALS</b>	\$ 29,700.36		\$ 772,299.36	\$ 2,970.04		\$ 67,639.67		\$ 127,945.69		\$ 195,578.36				\$ 2,363.54
Plus 10% Employer GT										\$ 19,557.64				\$ 2,363.54
										\$ 215,134.00				\$ 101,599.89

221.83      881.50      215,134.00      50,468.83      101,599.89      63,065.28

9/30/2018 Prior year GT      219,437.70      68,469.77      101,599.89      63,065.28

Difference      (4,303.70)      (18,000.94)      9,930.14      3,767.10



# **2020 (2021) HOUSING AUTHORITY BUDGET**

## **Financial Schedules Section**

# SUMMARY

Hackensack Housing Authority  
 For the Period October 1, 2020 to September 30, 2021

	<b>FY 2020 Proposed Budget</b>				<b>FY 2019 Adopted Budget Total All Operations</b>	<b>\$ Increase (Decrease) Proposed vs. Adopted</b>	<b>% Increase (Decrease) Proposed vs. Adopted</b>
	<b>Public Housing Management</b>	<b>Section 8</b>	<b>Housing Voucher</b>	<b>Other Programs</b>			
<b>REVENUES</b>							
Total Operating Revenues	\$ 5,147,840	\$ -	\$ -	\$ 206,110	\$ 5,507,150	\$ (153,200)	-2.8%
Total Non-Operating Revenues	10,220	-	-	10,220	10,220	-	0.0%
Total Anticipated Revenues	5,158,060	-	-	206,110	5,517,370	(153,200)	-2.8%
<b>APPROPRIATIONS</b>							
Total Administration	1,029,020	-	-	1,029,020	1,043,110	(14,090)	-1.4%
Total Cost of Providing Services	3,334,930	-	-	206,110	3,455,200	85,840	2.5%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	57,195	2,877	5.0%
Total Operating Appropriations	4,363,950	-	-	206,110	4,555,505	74,627	1.6%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	130,132	(2,877)	-2.2%
Total Other Non-Operating Appropriations	94,600	-	-	94,600	92,250	2,350	2.5%
Total Non-Operating Appropriations	94,600	-	-	221,855	222,382	(527)	-0.2%
Accumulated Deficit	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	4,458,550	-	-	206,110	4,777,887	74,100	1.6%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	4,458,550	-	-	206,110	4,777,887	74,100	1.6%
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	\$ 699,510	\$ -	\$ -	\$ -	\$ 739,483	\$ (227,300)	-30.7%





# Prior Year Adopted Revenue Schedule

## Hackensack Housing Authority

*FY 2019 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	2,918,950				2,918,950
Excess Utilities					-
Non-Dwelling Rental					-
HUD Operating Subsidy	2,232,720				2,232,720
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher					-
Total Rental Fees	5,151,670	-	-	-	5,151,670
<i>Other Revenue (List)</i>					
Late Charges, prorations	10,000				10,000
Vending And Concessions	100,800				100,800
Intergovernmental	40,000			204,680	244,680
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)					-
Type in (Grant, Other Rev)					-
Total Other Revenue	150,800	-	-	204,680	355,480
Total Operating Revenues	5,302,470	-	-	204,680	5,507,150
<b>NON-OPERATING REVENUES</b>					
<i>Other Non-Operating Revenues (List)</i>					
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
Total Other Non-Operating Revenues					-
<i>Interest on Investments &amp; Deposits</i>					
Interest Earned	10,220				10,220
Penalties					-
Other					-
Total Interest	10,220	-	-	-	10,220
Total Non-Operating Revenues	10,220	-	-	-	10,220
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 5,312,690</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 204,680</b>	<b>\$ 5,517,370</b>

# Appropriations Schedule

## Hackensack Housing Authority

For the Period      October 1, 2020      to      September 30, 2021

	<b>FY 2020 Proposed Budget</b>				<b>Total All Operations</b>	<b>FY 2019 Adopted Budget</b>	<b>\$ Increase (Decrease) Proposed vs. Adopted</b>	<b>% Increase (Decrease) Proposed vs. Adopted</b>
	Public Housing Management	Section 8	Housing Voucher	Other Programs				
<b>OPERATING APPROPRIATIONS</b>								
<i>Administration</i>								
Salary & Wages	484,450				\$ 484,450	\$ 478,220	\$ 6,230	1.3%
Fringe Benefits	316,570				316,570	336,890	(20,320)	-6.0%
Legal	42,000				42,000	42,000	-	0.0%
Staff Training	3,500				3,500	3,500	-	0.0%
Travel	17,000				17,000	17,000	-	0.0%
Accounting Fees	45,000				45,000	45,000	-	0.0%
Auditing Fees	7,500				7,500	7,500	-	0.0%
Miscellaneous Administration*	113,000				113,000	113,000	-	0.0%
<b>Total Administration</b>	<b>1,029,020</b>				<b>1,029,020</b>	<b>1,043,110</b>	<b>(14,090)</b>	<b>-1.4%</b>
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services	88,830				88,830	88,830	-	0.0%
Salary & Wages - Maintenance & Operation	400,000		49,380		449,380	433,560	15,820	3.6%
Salary & Wages - Protective Services			137,990		137,990	137,990	-	0.0%
Salary & Wages - Utility Labor	46,760				46,760	42,830	3,930	9.2%
Fringe Benefits	390,310			18,740	409,050	382,740	26,310	6.9%
Tenant Services	60,000				60,000	60,000	-	0.0%
Utilities	985,160				985,160	935,040	50,120	5.4%
Maintenance & Operation	716,100				716,100	716,100	-	0.0%
Protective Services	100,000				100,000	100,000	-	0.0%
Insurance	250,000				250,000	235,000	15,000	6.4%
Payment in Lieu of Taxes (PILOT)	168,770				168,770	194,110	(25,340)	-13.1%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	5,000				5,000	5,000	-	0.0%
Other General Expense					-	-	-	#DIV/0!
Rents					-	-	-	#DIV/0!
Extraordinary Maintenance	45,000				45,000	45,000	-	0.0%
Replacement of Non-Expendible Equipment	79,000				79,000	79,000	-	0.0%
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COPS*					-	-	-	#DIV/0!
<b>Total Cost of Providing Services</b>	<b>3,334,930</b>		<b>206,110</b>		<b>3,541,040</b>	<b>3,455,200</b>	<b>85,840</b>	<b>2.5%</b>
<b>Total Principal Payments on Debt Service in Lieu of Depreciation</b>	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	60,072	57,195	2,877	5.0%
<b>Total Operating Appropriations</b>	<b>4,363,950</b>		<b>206,110</b>		<b>4,630,132</b>	<b>4,555,505</b>	<b>74,627</b>	<b>1.6%</b>
<b>NON-OPERATING APPROPRIATIONS</b>								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	127,255	130,132	(2,877)	-2.2%
Operations & Maintenance Reserve					-	-	-	#DIV/0!
Renewal & Replacement Reserve	94,600				94,600	92,250	2,350	2.5%
Municipality/County Appropriation					-	-	-	#DIV/0!
Other Reserves					-	-	-	#DIV/0!
<b>Total Non-Operating Appropriations</b>	<b>94,600</b>				<b>221,855</b>	<b>222,382</b>	<b>(527)</b>	<b>-0.2%</b>
<b>TOTAL APPROPRIATIONS</b>	<b>4,458,550</b>		<b>206,110</b>		<b>4,851,987</b>	<b>4,777,887</b>	<b>74,100</b>	<b>1.6%</b>
<b>ACCUMULATED DEFICIT</b>								
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	<b>4,458,550</b>		<b>206,110</b>		<b>4,851,987</b>	<b>4,777,887</b>	<b>74,100</b>	<b>1.6%</b>
<b>UNRESTRICTED NET POSITION UTILIZED</b>								
Municipality/County Appropriation					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
<b>Total Unrestricted Net Position Utilized</b>					<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>TOTAL NET APPROPRIATIONS</b>	<b>\$ 4,458,550</b>	<b>\$ -</b>	<b>\$ 206,110</b>	<b>\$ -</b>	<b>\$ 4,851,987</b>	<b>\$ 4,777,887</b>	<b>\$ 74,100</b>	<b>1.6%</b>

\* 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      \$ 218,197.50      \$ -      \$ -      \$ 10,305.50      \$ 231,506.60

# Prior Year Adopted Appropriations Schedule

## Hackensack Housing Authority

*FY 2019 Adopted Budget*

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages	\$ 478,220				\$ 478,220
Fringe Benefits	336,890				336,890
Legal	42,000				42,000
Staff Training	3,500				3,500
Travel	17,000				17,000
Accounting Fees	45,000				45,000
Auditing Fees	7,500				7,500
Miscellaneous Administration*	113,000				113,000
Total Administration	1,043,110				1,043,110
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	88,830				88,830
Salary & Wages - Maintenance & Operation	385,380			48,180	433,560
Salary & Wages - Protective Services				137,990	137,990
Salary & Wages - Utility Labor	42,830				42,830
Fringe Benefits	364,230			18,510	382,740
Tenant Services	60,000				60,000
Utilities	935,040				935,040
Maintenance & Operation	716,100				716,100
Protective Services	100,000				100,000
Insurance	235,000				235,000
Payment in Lieu of Taxes (PILOT)	194,110				194,110
Terminal Leave Payments					-
Collection Losses	5,000				5,000
Other General Expense					-
Rents					-
Extraordinary Maintenance	45,000				45,000
Replacement of Non-Expendible Equipment	79,000				79,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	3,250,520			204,680	3,455,200
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	57,195
Total Operating Appropriations	4,293,630			204,680	4,555,505
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt Operations & Maintenance Reserve	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	130,132
Renewal & Replacement Reserve	92,250				92,250
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	92,250				222,382
<b>TOTAL APPROPRIATIONS</b>	4,385,880			204,680	4,777,887
<b>ACCUMULATED DEFICIT</b>					-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	4,385,880			204,680	4,777,887
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation					-
Other					-
Total Unrestricted Net Position Utilized					-
<b>TOTAL NET APPROPRIATIONS</b>	\$ 4,385,880	\$ -	\$ -	\$ 204,680	\$ 4,777,887

\* 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	\$ 214,681.50	\$ -	\$ -	\$ 10,234.00	\$ 227,775.25
--------------------------------------	---------------	------	------	--------------	---------------

# Debt Service Schedule - Principal

Hackensack Housing Authority

If Authority has no debt X this box

	<i>Fiscal Year Ending in</i>							Total Principal Outstanding	
	Adopted Budget Year 2019	Proposed Budget Year 2020	2021	2022	2023	2024	2025		Thereafter
RAD Mortgage	\$ 57,195	\$ 60,072	\$ 62,712	\$ 65,468	\$ 68,013	\$ 71,335	\$ 73,880	\$ 2,188,285	\$ 2,589,765
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
<b>TOTAL PRINCIPAL</b>	57,195	60,072	62,712	65,468	68,013	71,335	73,880	2,188,285	2,589,765
<b>LESS: HUD SUBSIDY</b>									
<b>NET PRINCIPAL</b>	\$ 57,195	\$ 60,072	\$ 62,712	\$ 65,468	\$ 68,013	\$ 71,335	\$ 73,880	\$ 2,188,285	\$ 2,589,765

<i>Indicate the Authority's most recent bond rating and the year of the rating by ratings service.</i>		
<i>Moody's</i>	<i>Fitch</i>	<i>Standard &amp; Poors</i>
N/A	N/A	N/A
Bond Rating		
Year of Last Rating		
If no Rating type in Not Applicable		

## Debt Service Schedule - Interest

Hackensack Housing Authority

If Authority has no debt X this box

	<i>Fiscal Year Ending in</i>							Total Interest Payments Outstanding
	Proposed Budget Year 2020	2021	2022	2023	2024	2025	Thereafter	
Type in Issue Name	130,132	124,615	121,859	119,314	115,992	113,447	841,386	1,563,868
Type in Issue Name	130,132	124,615	121,859	119,314	115,992	113,447	841,386	1,563,868
Type in Issue Name	130,132	124,615	121,859	119,314	115,992	113,447	841,386	1,563,868
Type in Issue Name	130,132	124,615	121,859	119,314	115,992	113,447	841,386	1,563,868
<b>TOTAL INTEREST</b>	<b>\$ 127,255</b>	<b>\$ 124,615</b>	<b>\$ 121,859</b>	<b>\$ 119,314</b>	<b>\$ 115,992</b>	<b>\$ 113,447</b>	<b>\$ 841,386</b>	<b>\$ 1,563,868</b>
<b>LESS: HUD SUBSIDY</b>								
<b>NET INTEREST</b>								

# Net Position Reconciliation

Hackensack Housing Authority

For the Period October 1, 2020 to September 30, 2021

## FY 2020 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)</b>	\$ 17,257,335	\$ -	\$ -	\$ -	\$ 17,257,335
Less: Invested in Capital Assets, Net of Related Debt (1)	19,662,786				19,662,786
Less: Restricted for Debt Service Reserve (1)	1,802,307				1,802,307
Less: Other Restricted Net Position (1)					
Total Unrestricted Net Position (1)	(4,207,758)				(4,207,758)
Less: Designated for Non-Operating Improvements & Repairs					
Less: Designated for Rate Stabilization					
Less: Other Designated by Resolution					
Plus: Accrued Unfunded Pension Liability (1)	4,543,558				4,543,558
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	3,781,922				3,781,922
Plus: Estimated Income (Loss) on Current Year Operations (2)	739,483				739,483
Plus: Other Adjustments (attach schedule)					
<b>UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET</b>	4,857,205	-	-	-	4,857,205
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	-	-	-	-	-
<b>PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR</b>					
(4)	\$ 4,857,205	\$ -	\$ -	\$ -	\$ 4,857,205

(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

\$ 218,198      \$ -      \$ -      \$ 10,306      \$ 231,507

(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.

2020 (2020-2021)  
HACKENSACK  
(Name)

HOUSING  
AUTHORITY  
CAPITAL  
BUDGET/  
PROGRAM

# 2020 (2020-2021) CERTIFICATION OF HOUSING AUTHORITY CAPITAL BUDGET/PROGRAM

**HACKENSACK HOUSING AUTHORITY**  
(Name)

**FISCAL YEAR: FROM:10/1/2020 TO:9/30/2021**

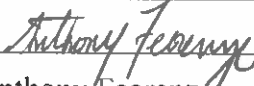
**X** | enter X to the left if this paragraph is applicable

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 9 day of July, 2020.

**OR**

| enter X to the left if this paragraph is applicable

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	tony@hackensackhousing.org		



# 2020 (2020-2021) CAPITAL BUDGET/PROGRAM MESSAGE

## Hackensack Housing Authority (Name)

FISCAL  
YEAR:

FROM:10/1/2020

TO:9/30/2021

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 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 (This may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these Projects?  
No.
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?  
Yes.
3. Has a long-term (5 years or more) infrastructure needs and other capital items (Vehicles, Equipment) needs assessment been prepared?  
Yes.
4. If amounts are on Page CB-3 in the column Debt Authorizations. Indicate the primary source of funding the debt service for the Debt Authorizations (Example HUD Funding or Other sources)  
N/A
5. Have the current capital projects been reviewed and approved by HUD?  
Yes.

*Add additional sheets if necessary.*

# Proposed Capital Budget

## Hackensack Housing Authority

For the Period    October 1, 2020                      to                      September 30, 2021

	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>																															
Various Capital Projects	\$ 200,000	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"></td> <td style="width: 20%; text-align: right;">\$ 200,000</td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td>Type in Description</td> <td style="text-align: right;">-</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Type in Description</td> <td style="text-align: right;">-</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Type in Description</td> <td style="text-align: right;">-</td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right; border-top: 1px solid black;">200,000</td> <td style="text-align: center; border-top: 1px solid black;">-</td> <td style="text-align: center; border-top: 1px solid black;">200,000</td> <td style="text-align: center; border-top: 1px solid black;">-</td> <td style="text-align: center; border-top: 1px solid black;">-</td> </tr> </table>					\$ 200,000				Type in Description	-				Type in Description	-				Type in Description	-				Total	200,000	-	200,000	-	-
	\$ 200,000																														
Type in Description	-																														
Type in Description	-																														
Type in Description	-																														
Total	200,000	-	200,000	-	-																										
Type in Description	-																														
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Type in Description	-																														
<i>Section 8</i>																															
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Type in Description	-																														
Total	-	-	-	-	-																										
<i>Housing Voucher</i>																															
Type in Description	-																														
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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>\$ 200,000</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ -</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, 2020 to September 30, 2021

*Fiscal Year Beginning in*

	Estimated Total Cost	Current Budget					2024	2025
		Year 2020	2021	2022	2023	2024		
<b>Public Housing Management</b>								
Various Capital Projects	\$ 1,450,000	\$ 200,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
Total	1,450,000	200,000	250,000	250,000	250,000	250,000	250,000	250,000
<b>Section 8</b>								
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
Total	-	-	-	-	-	-	-	-
<b>Housing Voucher</b>								
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
Total	-	-	-	-	-	-	-	-
<b>Other Programs</b>								
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
Total	-	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 1,450,000</b>	<b>\$ 200,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</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, 2020                      to                      September 30, 2021

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Various Capital Projects	\$ 1,450,000	\$ 1,450,000				
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	1,450,000	-	1,450,000	-	-	
<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>\$ 1,450,000</b>	<b>\$ -</b>	<b>\$ 1,450,000</b>	<b>\$ -</b>	<b>\$ -</b>	
Total 5 Year Plan per CB-4	\$ 1,450,000					
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.*