

Authority Budget of:

ADOPTED COPY

Union City Housing Authority

State Filing Year

2019

ADOPTED COPY

For the Period:

July 1, 2019

to

June 30, 2020

www.unioncityha.org

Authority Web Address

Department Of



Community
Affairs

Division of Local Government Services

2019 HOUSING AUTHORITY BUDGET

Certification Section

2019

UNION CITY HOUSING AUTHORITY
(Name)

HOUSING AUTHORITY BUDGET

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

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

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

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

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

CERTIFICATION OF ADOPTED BUDGET

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

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

By: Paul D. Gwert CPA, RMA Date: 6/29/2019

2019 PREPARER'S CERTIFICATION


UNION CITY HOUSING AUTHORITY
(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM:7/1/2019 TO:6/30/2020

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.

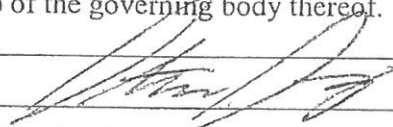
Preparer's Signature:			
Name:	Jorge Rodriguez		
Title:	Controller		
Address:	3911 Kennedy Boulevard, Union City, NJ 07087		
Phone Number:	201-864-1515 x124	Fax Number:	201-864-7163
E-mail address	jrodriguez@ucpha.com		

2019 APPROVAL CERTIFICATION
UNION CITY HOUSING AUTHORITY
(Name)
HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: 7/1/2019 TO: 6/30/2020

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 Union City Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 19 day of April, 2019.

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

Officer's Signature:			
Name:	Stanley Sanger		
Title:	Executive Director		
Address:	3911 Kennedy Boulevard, Union City, NJ 07087		
Phone Number:	201-864-1515	Fax Number:	201-864-7163
E-mail address	ssanger@ucpha.com		

INTERNET WEBSITE CERTIFICATION

Authority's Web Address:	www.unioncityla.org
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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.

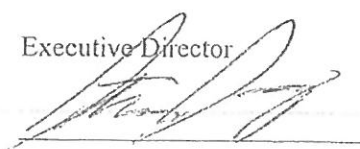
Name of Officer Certifying compliance

Stanley Sanger

Title of Officer Certifying compliance

Executive Director

Signature



RESOLUTION 2019-026

HOUSING AUTHORITY OF THE CITY OF UNION CITY
COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION APPROVING ANNUAL BUDGET AND CAPITAL BUDGET FOR THE
UNION CITY HOUSING AUTHORITY FOR THE FISCAL YEAR BEGINNING
07/01/2019 AND ENDING 06/30/2020

WHEREAS, the Union City Housing Authority (the "Authority") is required on an annual basis to present and to report to the Commissioners of the Authority its Annual Budget and Capital Budget for the fiscal year beginning 07/01/2019 and ending 06/30/2020;

WHEREAS, at the Authority's regularly scheduled meeting of April 19, 2019 the Annual Budget and Capital Budget has been presented to the Commissioners; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$14,015,883, Total Appropriations, including any Accumulated Deficit if any, of \$13,637,654 and Total Unrestricted Net Position utilized of 0; and

WHEREAS, the Capital Budget reflects Total Capital Appropriations of \$1,078,850 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, pursuant to N.J.A.C. 5:31-2, the Capital Budget/Program does not confer any authorization to raise or expend funds rather it is a document to be used as part of the 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.

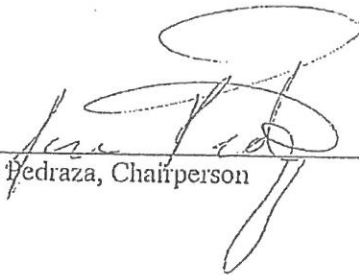
NOW, THEREFORE, BE IT RESOLVED that the Commissioners of the Union City Housing Authority do hereby certify and approve the introduction of the Annual Budget, including all related schedules and the Capital Budget/Program of the Union City Housing Authority for the fiscal year beginning on July 1, 2019 and ending on June 30, 2020.

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 Union City Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption at its regularly scheduled meeting of June 20, 2019.

MOTION DULY MADE AND SECONDED and upon roll call the ayes and nays be recorded as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Chairperson Jose Pedraza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Margarita Gutierrez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Debra Mundorf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Elise Dinardo, Esq.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Dorothy Jetter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Diane Capizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Jay M. Geldziler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



 Jose Pedraza, Chairperson

Certified as a true copy of the
 Resolution adopted by the Authority
 At their meeting held on April 18, 2019.
 14662841v1 (23068.001)

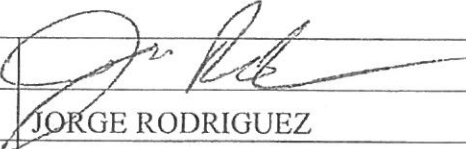
2019 ADOPTION CERTIFICATION

UNION CITY HOUSING AUTHORITY
(Name)

AUTHORITY BUDGET

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

It is hereby certified that the Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Union City Housing Authority, pursuant to N.J.A.C. 5:31-2.3, on the 20 day of, JUNE, 2019.

Officer's Signature:			
Name:	JORGE RODRIGUEZ		
Title:	COMPTROLLER		
Address:	3911 KENNEDY BLVD UNION CITY, NJ 07087		
Phone Number:	201-864-1515	Fax Number:	201-864-7163
E-mail address	jrodriguez@ucpha.com		

RESOLUTION # 2019-40

HOUSING AUTHORITY OF THE CITY OF UNION CITY
COUNTY OF HUDSON, STATE OF NEW JERSEY

RESOLUTION APPROVING 2019-2020 BUDGET FOR THE UNION CITY HOUSING AUTHORITY

WHEREAS, the Annual Budget and Capital Budget Program for the Union City Housing Authority ("Authority") for the fiscal year beginning July 1, 2019 and ending on June 30, 2020 has been presented for adoption before the governing body of the Authority at its open public meeting held on June 20, 2019; and

WHEREAS, 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 in the introduced and approved budget including all amendments thereto 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 \$14,015,883, Total Appropriations, including an Accumulated Deficit of \$13,637,654 and Total Unrestricted Net Position Utilized of \$ 0; and

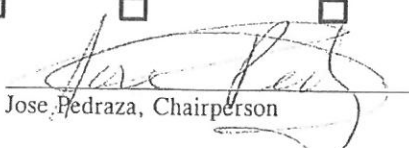
WHEREAS, the Capital Budget as presented for adoption reflects Total Appropriations of \$1,078,850 and Total Unrestricted Net Position to be utilized of \$ 0; and

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Authority, at its open public meeting held on June 20, 2019, that the Annual Budget and Capital Budget/Program of the Authority for the fiscal year beginning July 1, 2019 and ending on June 30, 2019 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED that he 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 which have been approved by the Director of the Division of Local Government Services.

MOTION DULY MADE AND SECONDED and upon roll call the ayes and nays be recorded as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Chairperson Jose Pedraza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Margarita Gutierrez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Debra Mundorf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Elise Dinardo, Esq.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Dorothy Jetter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Diane Capizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Jay M. Geldziler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


Jose Pedraza, Chairperson

Certified as a true copy of the
Resolution adopted by the Authority
at their meeting held on
this 20 day of June, 2019

2019 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

UNION CITY HOUSING AUTHORITY
(Name)

AUTHORITY BUDGET

FISCAL
YEAR:

FROM:7/1/2019

TO:6/30/2020

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

1. Complete a brief statement on the 2019/2019-2020 proposed Annual Budget and make comparison to the 2018/2018-2019 adopted budget for each operation. Explain any variances over +/-10% (As shown on budget page F-4 explain the reason for changes for each appropriation changing more than 10%) for each line item by operation. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item. For example, if anticipated service charges have increased 15% due to an increase in rates, provide documentation of how the increase occurred (Example Rate Increase authorized by resolution or by HUD). See attached schedule for variances.
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. See attached schedule for variances.
3. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Budget/Program. **The local economy is stable and is not expected to impact 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 proposed budget does not anticipate the use of unrestricted net position.**
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.).
None.
6. The proposed budget must not reflect an anticipated deficit from 2019/2019-2020 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question. (Prepare a response to deficits caused by the implementation of GASB 68, 45). **The Authority has a prior year accumulated deficit primarily resulting from GASB # 68. The proposed budget anticipates a surplus in operations that would result in reducing the accumulated deficit.**

UNION CITY HOUSING AUTHORITY

2019 NEW JERSEY BUDGET

PAGE N-1, QUESTION 1

Revenue:

- 1.) CFP operations are higher as HUD appropriations over the last 2 years have increased substantially.
- 2.) Late fees and other income are expected to be higher to provide for an increase in business activity income nondwelling income.
- 3.) Inter program fees are expected to be higher as it is expected that funding will be available to fund HUD allowed fees between programs.
- 4.) The Authority is expected to increase the transfers from the Veterans Program with available funding in excess of the current year's budget.
- 5.) Interest income is expected to be earned and has been budgeted.

Appropriations:

- 1.) Fringe benefits are budgeted higher to account for actual costs.
Legal fees are expected to be higher to provide for tenancies and contractual matters.
- 2.) Travel has been increased to provide for staff and Board travel principally for training purposes.
- 3.) Auditing fees are higher resulting from competitive solicitation for the services.
- 4.) Miscellaneous administration costs are expected to be lower with a concentration on reducing this category of expense.
- 5.) Salaries and wages for tenant services, maintenance, protective services and utility labor are budgeted higher to reflect the actual cost of existing salaries.
- 6.) Fringe benefits are budgeted higher to account for actual costs.
- 7.) Tenant services costs are expected to be higher with increased services to tenants.
- 8.) Utility costs are expected to be lower based on HUD formula.
- 9.) Protective services miscellaneous costs are expected to be lower based on projections.
- 10.) PILOT is budgeted higher based on formula resulting from lower budgeted utility costs.
- 11.) Terminal leave payments are budgeted higher as a result of increased salaries and accumulated staff time.
- 12.) Collection losses are expected to be lower with implementation of increase collection efforts.
- 13.) Other general expense is primarily the interfund management, asset management and bookkeeping fees between programs. This expense category is higher to correspond with the increased revenue.
- 14.) Extraordinary maintenance projects are not projected in the proposed budget.
- 15.) Property betterments and additions will be provided through the CFP program.
- 16.) Miscellaneous COPS have been deleted in the proposed budget.
- 17.) The transfers between the veterans program and public housing has resulted in both an increase in revenue and appropriations.

HOUSING AUTHORITY CONTACT INFORMATION 2019

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

Name of Authority:	Union City Housing Authority		
Federal ID Number:	22-6002934		
Address:	3911 Kennedy Boulevard		
City, State, Zip:	Union City	NJ	07087
Phone: (ext.)	201-864-1515	Fax:	201-864-7163

Preparer's Name:	Jorge Rodriguez		
Preparer's Address:	3911 Kennedy Boulevard		
City, State, Zip:	Union City	NJ	07087
Phone: (ext.)	201-864-1515	Fax:	201-864-7163
E-mail:	jrodriguez@ucpha.com		

Chief Executive Officer:	Stanley Sanger		
Phone: (ext.)	201-864-1515	Fax:	201-864-7163
E-mail:	ssanger@ucpha.com		

Chief Financial Officer:	Jorge Rodriguez		
Phone: (ext.)	201-864-1515	Fax:	201-864-7163
E-mail:	jrodriguez@ucpha.com		

Name of Auditor:	Anthony Giampaolo, CPA		
Name of Firm:	Hymanson, Parnes and Giampaolo		
Address:	467 Middletown-Lincroft Road		
City, State, Zip:	Lincroft	NJ	07738
Phone: (ext.)	732-842-4550	Fax:	732-842-4551
E-mail:	tony@hpgnj.com		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

UNION CITY HOUSING AUTHORITY
(Name)

FISCAL YEAR: FROM: 7/1/2019 TO: 6/30/2020

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

- 1) Provide the number of individuals employed in (Use Most Recent W-3 Available 2017 or 2018) as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 52
- 2) Provide the amount of total salaries and wages as reported on the Authority's Form W-3, (Use Most Recent W-3 Available 2017 or 2018) Transmittal of Wage and Tax Statements: \$1,874,192
- 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 (Most Recent Filing that March 31, 2018 or 2019 deadline has passed 2018 or 2019) because of their relationship with the Authority file the form as required? (Checked to see if individuals actually filed at <http://www.state.nj.us/dca/divisions/dlgs/resources/fds.html> before answering) Yes If "no," provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.
- 7) Does the Authority have any amounts receivable from current or former commissioners, officers, key employees or highest compensated employees? No If "yes," attach a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.
- 8) Was the Authority a party to a business transaction with one of the following parties:
 - a. A current or former commissioner, officer, key employee, or highest compensated employee? No
 - b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee? No
 - c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner? 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 employees. Board review and approval*

- 11) Did the Authority pay for meals or catering during the current fiscal year? Yes 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. \$781 was spent on meals and refreshments during Board meetings.
- 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. \$950 for Executive Director travel to NJNAHRO.
- 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.
- 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.

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

(Name)

**FISCAL
YEAR:**

FROM: 7/1/2019

TO: 6/30/2020

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

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

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

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

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

- a) The individual received reportable compensation from the authority and 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, 2019 Most recent available W-2 and 1099 should be used (2017 or 2018 Forms)(60 days prior to start of budget year is November 1, 2018, with 2017 being the most recent calendar year ended), and for fiscal years ending June 30, 2019, the calendar year 2018 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2019, with 2018 being the most recent calendar year ended).

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

Schedule of Health Benefits Detailed Cost Analysis

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

	# of Covered Members (Medical & Rx) Proposed Budget	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)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	10	\$ 11,559	\$ 115,590	11	\$ 10,289	\$ 113,179	\$ 2,411	2.1%
Parent & Child	4	19,703	78,812	4	19,369	77,476	1,336	1.7%
Employee & Spouse (or Partner)	2	23,119	46,238	5	15,993	79,965	(33,727)	-42.2%
Family	9	32,251	290,259	5	31,013	155,065	135,194	87.2%
Employee Cost Sharing Contribution (enter as negative -)			(61,360)			(40,000)	21,360	53.4%
Subtotal	25		469,539	25		385,685	83,854	21.7%
Commissioners - Health Benefits - Annual Cost								
Single Coverage								
Parent & Child								#DIV/0!
Employee & Spouse (or Partner)								#DIV/0!
Family								#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)								#DIV/0!
Subtotal	0			0				#DIV/0!
Retirees - Health Benefits - Annual Cost								
Single Coverage	3	3,996	11,988	5	6,304	31,520	(19,532)	-62.0%
Parent & Child	1	6,010	6,010	1	9,810	9,810	(3,800)	-38.7%
Employee & Spouse (or Partner)	5	6,921	34,605	3	15,389	46,167	(11,562)	-25.0%
Family	2	24,903	49,806	2	39,611	79,222	(29,416)	-37.1%
Employee Cost Sharing Contribution (enter as negative -)								#DIV/0!
Subtotal	11		102,409	11		166,719	(64,310)	-38.6%
GRAND TOTAL	36		\$ 571,948	36		\$ 552,404	\$ 19,544	3.5%

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

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

2019 HOUSING AUTHORITY BUDGET

Financial Schedules Section

SUMMARY

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

	FY 2019 Proposed Budget			FY 2018 Adopted Budget		All Operations	All Operations	% Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations				
REVENUES									
Total Operating Revenues	\$ 4,473,124	\$ -	\$ 7,587,350	\$ 874,179	\$ 12,934,653	\$ 13,005,670	\$ (71,017)	-0.5%	
Total Non-Operating Revenues	1,075,638	-	3,695	1,898	1,081,231	832,089	249,142	29.9%	
Total Anticipated Revenues	5,548,762	-	7,591,045	876,077	14,015,884	13,837,759	178,125	1.3%	
APPROPRIATIONS									
Total Administration	1,663,913	-	525,014	63,998	2,252,925	2,011,701	241,224	12.0%	
Total Cost of Providing Services	3,705,926	-	7,064,818	348,984	11,119,728	11,580,858	(461,130)	-4.0%	
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	#DIV/0!	
Total Operating Appropriations	5,369,839	-	7,589,832	412,982	13,372,653	13,592,559	(219,906)	-1.6%	
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	#DIV/0!	
Total Other Non-Operating Appropriations	-	-	-	265,000	265,000	150,000	115,000	76.7%	
Total Non-Operating Appropriations	-	-	-	265,000	265,000	150,000	115,000	76.7%	
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!	
Total Appropriations and Accumulated Deficit	5,369,839	-	7,589,832	677,982	13,637,653	13,742,559	(104,906)	-0.8%	
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!	
Net Total Appropriations	5,369,839	-	7,589,832	677,982	13,637,653	13,742,559	(104,906)	-0.8%	
ANTICIPATED SURPLUS (DEFICIT)	\$ 178,923	\$ -	\$ 1,213	\$ 198,095	\$ 378,231	\$ 95,200	\$ 283,031	297.3%	

Revenue Schedule

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

	<i>FY 2019 Proposed Budget</i>				FY 2018 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	
OPERATING REVENUES								
<i>Operating Revenues (List)</i>								
Homebuyers' Monthly Payments					\$ -	\$ -	#DIV/0!	
Dwelling Rental	2280459			759109	3,039,568	2,866,595	172,973	6.0%
Excess Utilities					-	-	#DIV/0!	
Non-Dwelling Rental					-	-	#DIV/0!	
HUD Operating Subsidy	1897351				1,897,351	2,009,263	(111,912)	-5.6%
New Construction - Acc Section 8 Voucher - Acc Housing Voucher					-	-	#DIV/0!	
Total Rental Fees	4,177,810	-	7,444,387	759,109	12,381,306	12,637,332	(256,026)	-2.0%
<i>Other Operating Revenues (List)</i>								
CFP Operations\Admin. Fees	204957				204,957	134,000	70,957	53.0%
Laundry Income	37900				37,900	37,900	-	0.0%
Late Fees\Other Income			92725	115070	207,795	99,068	108,727	109.7%
Fraud Recovery\Other Fees	52457		50238		102,695	97,370	5,325	5.5%
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	295,314	-	142,963	115,070	553,347	368,338	185,009	50.2%
Total Operating Revenues	4,473,124	-	7,587,350	874,179	12,934,653	13,005,670	(71,017)	-0.5%
NON-OPERATING REVENUES								
<i>Other Non-Operating Revenues (List)</i>								
Type in					-	-	#DIV/0!	
Inter program fees	806,771				806,771	682,089	124,682	18.3%
Type in					-	-	#DIV/0!	
Rent Veterans Program	265,000				265,000	150,000	115,000	76.7%
Type in					-	-	#DIV/0!	
Type in					-	-	#DIV/0!	
Total Other Non-Operating Revenue	1,071,771	-	-	-	1,071,771	832,089	239,682	28.8%
<i>Interest on Investments & Deposits (List)</i>								
Interest Earned	3,867		3,695	1,898	9,460	-	9,460	#DIV/0!
Penalties					-	-	#DIV/0!	
Other					-	-	#DIV/0!	
Total Interest	3,867	-	3,695	1,898	9,460	-	9,460	#DIV/0!
Total Non-Operating Revenues	1,075,638	-	3,695	1,898	1,081,231	832,089	249,142	29.9%
TOTAL ANTICIPATED REVENUES	\$ 5,548,762	\$ -	\$ 7,591,045	\$ 876,077	\$ 14,015,884	\$ 13,837,759	\$ 178,125	1.3%

Prior Year Adopted Revenue Schedule

Union City Housing Authority

FY 2018 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING REVENUES					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments Dwelling Rental	2,154,413			712,182	\$ 2,866,595
Excess Utilities					-
Non-Dwelling Rental					-
HUD Operating Subsidy	2,009,263				2,009,263
New Construction - Acc Section 8 Voucher - Acc Housing Voucher			7,761,474		7,761,474
Total Rental Fees	4,163,676	-	7,761,474	712,182	12,637,332
<i>Other Revenue (List)</i>					
CFP Operations\Admin. Fees	134000				134,000
Laundry income	37900				37,900
Late Fees\Other Income	15950		81,991	1,127	99,068
Fraud Recovery\Other Fees	15348		30,735	51,287	97,370
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	203,198	-	112,726	52,414	368,338
Total Operating Revenues	4,366,874	-	7,874,200	764,596	13,005,670
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
Type in					-
Inter Program Fees	682,089				682,089
Type in					-
Rents-veterans Program	150,000				150,000
Type in					-
Type in					-
Total Other Non-Operating Revenues	832,089	-	-	-	832,089
<i>Interest on Investments & Deposits</i>					
Interest Earned					-
Penalties					-
Other					-
Total Interest	-	-	-	-	-
Total Non-Operating Revenues	832,089	-	-	-	832,089
TOTAL ANTICIPATED REVENUES	\$ 5,198,963	\$ -	\$ 7,874,200	\$ 764,596	\$ 13,837,759

Appropriations Schedule

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

	FY 2019 Proposed Budget				Total All Operations	Total All Operations	All Operations	All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs						
OPERATING APPROPRIATIONS										
<i>Administration</i>										
Salary & Wages	926,680		307,877		\$ 1,234,557	\$ 1,165,450	\$ 69,107		5.9%	
Fringe Benefits	407,515		175,502		583,017	407,154	175,863		43.2%	
Legal	79,140		6,068	13,722	98,930	78,969	19,961		25.3%	
Staff Training	4,500		1,000		5,500	5,500	-		0.0%	
Travel	10,089		213	1,656	11,958	2,730	9,228		338.0%	
Accounting Fees	43,000		8,000	5,000	56,000	56,000	-		0.0%	
Auditing Fees	11,256		1,416	1,914	14,586	12,747	1,839		14.4%	
Miscellaneous Administration*	181,733		24,938	41,706	248,377	283,151	(34,774)		-12.3%	
Total Administration	1,663,913		525,014	63,998	2,252,925	2,011,701	241,224		12.0%	
<i>Cost of Providing Services</i>										
Salary & Wages - Tenant Services					-	-	-		#DIV/0!	
Salary & Wages - Maintenance & Operation	439,390				439,390	394,356	45,034		11.4%	
Salary & Wages - Protective Services	132,644				132,644	113,602	19,042		16.8%	
Salary & Wages - Utility Labor	67,025				67,025	55,542	11,483		20.7%	
Fringe Benefits	309,828				309,828	245,139	64,689		26.4%	
Tenant Services	10,699			6,902	17,601	14,598	3,003		20.6%	
Utilities	1,130,381			134,671	1,265,052	1,559,254	(294,202)		-18.9%	
Maintenance & Operation	642,865				642,865	684,117	(41,252)		-6.0%	
Protective Services	6,500				6,500	7,394	(894)		-12.1%	
Insurance	213,882		9,949	52,451	276,282	265,338	10,944		4.1%	
Payment in Lieu of Taxes (PILOT)	106,029				106,029	80,272	25,757		32.1%	
Terminal Leave Payments	76,575				76,575	67,532	9,043		13.4%	
Collection Losses	10,000			2,500	12,500	50,000	(37,500)		-75.0%	
Other General Expense	560,108		157,662	152,460	870,230	730,106	140,124		19.2%	
			6,897,207		6,897,207	7,198,108	(300,901)		-4.2%	
Extraordinary Maintenance					-	96,800	(96,800)		-100.0%	
Replacement of Non-Expendible Equipment					-	-	-		#DIV/0!	
Property Betterment/Additions					-	18,200	(18,200)		-100.0%	
Miscellaneous COPS*					-	500	(500)		-100.0%	
Total Cost of Providing Services	3,705,926		7,064,818	348,984	11,119,728	11,580,858	(461,130)		-4.0%	
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-		#DIV/0!	
Total Operating Appropriations	5,369,839		7,589,832	412,982	13,372,653	13,592,559	(219,906)		-1.6%	
NON-OPERATING APPROPRIATIONS										
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-		#DIV/0!	
Reservations & Maintenance Reserve					-	-	-		#DIV/0!	
Renewal & Replacement Reserve					-	-	-		#DIV/0!	
Municipality/County Appropriation					-	-	-		#DIV/0!	
Other Reserves				265,000	265,000	150,000	115,000		76.7%	
Total Non-Operating Appropriations	-	-	-	265,000	265,000	150,000	115,000		76.7%	
TOTAL APPROPRIATIONS	5,369,839		7,589,832	677,982	13,637,653	13,742,559	(104,906)		-0.8%	
ACCUMULATED DEFICIT										
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	5,369,839		7,589,832	677,982	13,637,653	13,742,559	(104,906)		-0.8%	
UNRESTRICTED NET POSITION UTILIZED										
Municipality/County Appropriation					-	-	-		#DIV/0!	
Other					-	-	-		#DIV/0!	
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-		#DIV/0!	
TOTAL NET APPROPRIATIONS	\$ 5,369,839	\$ -	\$ 7,589,832	\$ 677,982	\$ 13,637,653	\$ 13,742,559	\$ (104,906)		-0.8%	

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 \$ 268,491.95 \$ - \$ 379,491.60 \$ 20,649.10 \$ 668,632.65

Prior Year Adopted Appropriations Schedule

Union City Housing Authority

FY 2018 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 832,073		\$ 333,377		\$ 1,165,450
Fringe Benefits	268,652		138,502		407,154
Legal	66,411			12,558	78,969
Staff Training	4,500		1,000		5,500
Travel	2,730				2,730
Accounting Fees	43,000		8,000	5,000	56,000
Auditing Fees	9,105		1,821	1,821	12,747
Miscellaneous Administration*	226,060		33,200	23,891	283,151
Total Administration	1,452,531	-	515,900	43,270	2,011,701
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	394,356				394,356
Salary & Wages - Protective Services	113,602				113,602
Salary & Wages - Utility Labor	55,542				55,542
Fringe Benefits	245,139				245,139
Tenant Services	13,260			1,338	14,598
Utilities	1,353,795			205,459	1,559,254
Maintenance & Operation	520,786			163,331	684,117
Protective Services	7,394				7,394
Insurance	185,490		22,307	57,541	265,338
Payment in Lieu of Taxes (PILOT)	80,272				80,272
Terminal Leave Payments	67,532				67,532
Collection Losses	41,500			8,500	50,000
Other General Expense	476,303		127,651	126,152	730,106
Rents			7,198,108		7,198,108
Extraordinary Maintenance	96,800				96,800
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions	18,200				18,200
Miscellaneous COPS*	500				500
Total Cost of Providing Services	3,670,471	-	7,348,066	562,321	11,580,858
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Total Operating Appropriations	5,123,002	-	7,863,966	605,591	13,592,559
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves	-			150,000	150,000
Total Non-Operating Appropriations	-			150,000	150,000
TOTAL APPROPRIATIONS	5,123,002	-	7,863,966	755,591	13,742,559
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	5,123,002	-	7,863,966	755,591	13,742,559
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-				-
Other					-
Total Unrestricted Net Position Utilized	-				-
TOTAL NET APPROPRIATIONS	\$ 5,123,002	\$ -	\$ 7,863,966	\$ 755,591	\$ 13,742,559

* 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 \$ 256,150.10 \$ - \$ 393,198.30 \$ 30,279.55 \$ 679,627.95

Debt Service Schedule - Principal

Union City Housing Authority

If Authority has no debt X this box

Fiscal Year Ending in

	Proposed Budget Year 2019	2020	2021	2022	2023	2024	Thereafter	Total Principal Outstanding
CFP leveraging Debt	\$ 220,000	\$ 235,000	\$ 245,000	\$ 255,000	\$ 270,000	\$ 285,000	\$ 145,000	\$ 1,655,000
Type in Issue Name								
Type in Issue Name								
Type in Issue Name								
TOTAL PRINCIPAL	220,000	235,000	245,000	255,000	270,000	285,000	145,000	1,655,000
LESS: HUD SUBSIDY	220,000	235,000	245,000	255,000	270,000	285,000	145,000	1,655,000
NET PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

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

If no Rating type in Not Applicable

Debt Service Schedule - Interest

Union City Housing Authority

If Authority has no debt X this box

	Fiscal Year Ending in						Total Interest Payments Outstanding
	2020	2021	2022	2023	2024	Thereafter	
Adopted Budget Year 2018	84,318						
CFP Leveraging Debt							
Type in Issue Name							
Type in Issue Name							
Type in Issue Name							
TOTAL INTEREST	84,318	53,580	41,948	29,728	16,920	3,408	285,348
LESS: HUD SUBSIDY	84,318	53,580	41,948	29,728	16,920	3,408	285,348
NET INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proposed Budget Year 2019	75,021						
TOTAL INTEREST	84,318	53,580	41,948	29,728	16,920	3,408	285,348
LESS: HUD SUBSIDY	84,318	53,580	41,948	29,728	16,920	3,408	285,348
NET INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Net Position Reconciliation

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

FY 2019 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)					
Less: Invested in Capital Assets, Net of Related Debt (1)	\$ (550,141)	\$ -	\$ (2,044,665)	\$ 657,837	\$ (1,936,969)
Less: Restricted for Debt Service Reserve (1)	10,363,114	-	-	231,409	10,594,523
Less: Other Restricted Net Position (1)	-	-	202,767	-	-
Total Unrestricted Net Position (1)	(10,913,255)	-	(2,247,432)	426,428	(12,734,259)
Less: Designated for Non-Operating Improvements & Repairs					
Less: Designated for Rate Stabilization					
Less: Other Designated by Resolution					
Plus: Accrued Unfunded Pension Liability (1)	3,508,054		747,048	52,843	4,307,945
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	7,409,633		1,482,197	196,386	9,088,216
Plus: Estimated Income (Loss) on Current Year Operations (2)	75,961		10,234	9,005	95,200
Plus: Other Adjustments (attach schedule)					
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	80,393	-	(7,953)	684,662	757,102
Unrestricted Net Position Utilized to Balance Proposed Budget	-	-	-	-	-
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	-	-	-	-	-
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR	\$ 80,393	\$ -	\$ (7,953)	\$ 684,662	\$ 757,102

Total of all operations for this line item must agree to audited financial statements.
) Include budgeted and unbudgeted use of unrestricted net position in the current year's operations.
) Amount may not exceed 5% of total operating appropriations. See calculation below.
 Maximum Allowable Appropriation to Municipality/County \$ 268,492 \$ - \$ 379,492 \$ 20,649 \$ 668,633
) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.

2019
UNION CITY
HOUSING
AUTHORITY
(Name)

HOUSING
AUTHORITY
CAPITAL
BUDGET/
PROGRAM

2019 CAPITAL BUDGET/PROGRAM MESSAGE

Union City Housing Authority (Name)

FISCAL
YEAR:

FROM:7/1/2019

TO:6/30/2020

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?
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?
No.
3. Has the Housing Authority prepared a long-term (10-20 years) infrastructure needs assessment?
No.
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, tenant charges are based on formula set by HUD.
6. Have the projects been reviewed and approved by HUD?
Yes.

Add additional sheets if necessary.

Proposed Capital Budget

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

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources
<i>Public Housing Management</i>					
Management Improvements	\$ 25,000				\$ 25,000
Various Capital Projects	1,053,850				1,053,850
Total	1,078,850	-	-	-	1,078,850
<i>Section 8</i>					
Type in Description	-				
Type in Description	-				
Type in Description	-				
Type in Description	-				
Total	-	-	-	-	-
<i>Housing Voucher</i>					
Type in Description	-				
Type in Description	-				
Type in Description	-				
Type in Description	-				
Total	-	-	-	-	-
<i>Other Programs</i>					
Type in Description	-				
Type in Description	-				
Type in Description	-				
Type in Description	-				
Total	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 1,078,850	\$ -	\$ -	\$ -	\$ 1,078,850

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

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

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget Year 2019	2020	2021	2022	2023	2024
<i>Public Housing Management</i>							
Management Improvements	\$ 150,000	\$ 25,000	25,000	25,000	25,000	25,000	25,000
Various Capital Projects	\$ 6,323,100	1,053,850	1,053,850	1,053,850	1,053,850	1,053,850	1,053,850
Total	6,473,100	1,078,850	1,078,850	1,078,850	1,078,850	1,078,850	1,078,850
<i>Section 8</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 6,473,100	\$ 1,078,850	\$ 1,078,850	\$ 1,078,850	\$ 1,078,850	\$ 1,078,850	\$ 1,078,850

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

Union City Housing Authority

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

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
	\$0	\$ -			\$ -	
Management Improvements	150,000				150,000	
	\$0	-			-	
Various Capital Projects	6,323,100				6,323,100	
Total	6,473,100	-	-	-	6,473,100	-
<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>Center Programs</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
TOTAL	\$ 6,473,100	\$ -	\$ -	\$ -	\$ 6,473,100	\$ -
Total 5 Year Plan per CB-4	\$ 6,473,100					
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.