

Authority Budget of:

East Orange Housing Authority

State Filing Year **2018**

For the Period:

January 1, 2019 *to* *December 31, 2019*

www.eoha.org

Authority Web Address

Department Of



**Community
Affairs**

Division of Local Government Services

2019

EAST ORANGE

(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM January 1,2019 TO Dec.31,2019

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: _____ Date: _____

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: _____ Date: _____

2019 PREPARER'S CERTIFICATION

EAST ORANGE

(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: January 1,2019 TO: Dec.31,2019

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

2019 APPROVAL CERTIFICATION

EAST ORANGE

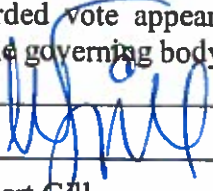
(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: January 1,2019 TO: Dec.31,2019

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 East Orange Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 9th day of October , 2018 .

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:	Wilbert Gill		
Title:	Executive Director		
Address:	160 Halsted Street, East Orange, NJ 07018		
Phone Number:	973 766-8896	Fax Number:	973 766-8797
E-mail address	wgill@eoha.org		

INTERNET WEBSITE CERTIFICATION

Authority's Web Address:	www.eoha.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
 - Commencing with 2013, the budgets for the current fiscal year and immediately preceding two prior years
 - The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information
 - Commencing with 2012, the complete annual audits of the most recent fiscal year and immediately two prior years
 - The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the authority to the interests of the residents within the authority's service area or jurisdiction
 - Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time, date, location and agenda of each meeting
 - Beginning January 1, 2013, the approved minutes of each meeting of the Authority including all resolutions of the board and their committees, for at least three consecutive fiscal years
 - The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority
-
- A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

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

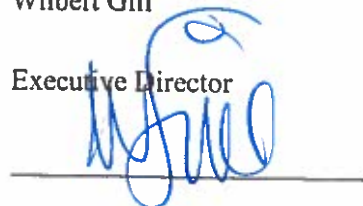
Name of Officer Certifying compliance

Wilbert Gill

Title of Officer Certifying compliance

Executive Director

Signature



2019

**EAST ORANGE
HOUSING AUTHORITY BUDGET RESOLUTION**

FISCAL YEAR: FROM JANUARY 1, 2019 TO DECEMBER 31, 2019

WHEREAS, the Annual Budget and Capital Budget for the East Orange Housing Authority for the fiscal year beginning January 1, 2019 and ending December 31, 2019 has been presented before the Members of the East Orange Housing Authority at its open public meeting of October 9, 2018; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues \$16,852,822, Total Appropriations, including any Accumulated Deficit if any, of \$16,397,827 and Total Unrestricted Net Position utilized of \$ -0-; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$1,847,557 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$ -0-; and

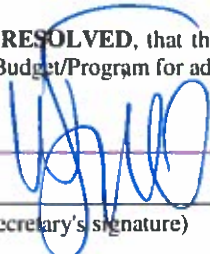
WHEREAS, the schedule of rents, fees and other user charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide 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 Members of the East Orange Housing Authority, at an open public meeting held on October 9, 2018 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the East Orange Housing Authority for the fiscal year beginning January 1, 2019 and ending December 31, 2019 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 East Orange Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on January 8, 2019.


(Secretary's signature)

10/9/18
(date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Mr. Frederick Shaw, Jr.	X			
Mr. W. G. Harris	X			
Ms. Wanda Watson	X			
Mr. Walter L. Waters	X			
Mr. Joshua Brown	X			
Ms. Cassandra Chatman	X			
	X			

2018 ADOPTION CERTIFICATION

EAST ORANGE

(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: January 1,2019 TO: Dec.31,2019

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 East Orange Housing Authority, pursuant to N.J.A.C. 5:31-2.3, on the 9th day of, January , 2019.

Officer's Signature:			
Name:	Wilbert Gill		
Title:	Executive Director		
Address:	160 Halsted Street, East Orange, NJ 07060		
Phone Number:	973 766-8896	Fax Number:	973 766-8797
E-mail address	wgill@eoha.org		

2019 ADOPTED BUDGET RESOLUTION

EAST ORANGE

(Name)
HOUSING AUTHORITY

FISCAL YEAR: FROM: January 1,2019 TO: Dec. 31,2019

WHEREAS, the Annual Budget and Capital Budget/Program for the East Orange Housing Authority for the fiscal year beginning January 1, 2019, and ending, December 31,2019 has been presented for adoption before the governing body of the East Orange Housing Authority at its open public meeting on January 8,2019; and

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

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 16,852,822 Total Appropriations, including any Accumulated Deficit, if any, of \$ 16,397.827 and Total Unrestricted Net Position utilized of \$ 0; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$ 1,847,557 and Total Unrestricted Net Position planned to be utilized of \$ 0; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of East Orange Housing Authority, at an open public meeting held on January 8,2019 that the Annual Budget and Capital Budget/Program of the East Orange Housing Authority for the fiscal year beginning, January 1,2019 and, ending, December 31,2019 is hereby adopted and shall constitute appropriations for the purposes stated; and

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

(Secretary's Signature)

(Date)

Governing Body

Recorded Vote

Member	A y e	N a y	Abstain	Absent
Mr. Frederick Shaw, Jr Chairman				
Mr. W.G Harris- Vice Chair				
Mrs. Wanda Watson- Treasurer				
Mr. Cassandra Chatman				
Mr. Walter L. Waters				
Mr. Joshua Brown				

2019 HOUSING AUTHORITY BUDGET

Narrative and Information Section

2019 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS EAST ORANGE

(Name)

AUTHORITY BUDGET

FISCAL YEAR: FROM: January 1,2019 TO: Dec. 31,2019

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

1. Complete a brief statement on the 2019 proposed Annual Budget and make comparison to the 2017 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).

Budgeted Revenues are anticipated to be adequate to cover projected expenses and cover debt service for calendar year 2019 and result in a small budget surplus. During late 2018, the Authority (with HUD approval) complete a sale of one of its AMPS 9 (properties) to a separate Tax Credit Corporation and as such the Authority will receive management as well as developer fees.
See attached analysis of variances from last year

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

The proposed annual will have no significant impact on rents(for the remaining property) or service fees charged. Rental income is based upon 30 % of adjusted tenant income as defined by federal regulation. Other increases or decreases in budgeted revenue are changes in HUD subsidies. For other changes

Please refer to supplemental analysis attached

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

The local / regional economy is fairly stable and does not have a significant impact on the proposed budget

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

It is anticipated that the implementation GASB 68 will result in the utilization of UNP. We

anticipate a surplus from Operations exclusive of this line item

4. 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.).

N/A

6. The proposed budget must not reflect an anticipated deficit from 2019 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)**

As reflected in the proposed budget, the Authority does not anticipate a deficit from operations. The deficit is a direct result of the implementation of GASB 68. It is anticipated that this liability will be paid over a period of many years and will probably require the Authority to secure other revenue streams to reduce this accumulated deficit. In all likelihood, the Authority will look to HUD for additional funding and / or guidance since it is required to participate in the NJPERS system.

HOUSING AUTHORITY CONTACT INFORMATION 2019

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

Name of Authority:	East Orange Housing Authority		
Federal ID Number:			
Address:	160 Halsted Street		
City, State, Zip:	East Orange	NJ	07018
Phone: (ext.)	(973) 766-8896	Fax:	(973) 766-8797

Preparer's Name:	Anthony G. Polcari, CPA Fee Accountant		
Preparer's Address:	2035 Hamburg Turnpike, Unit H		
City, State, Zip:	Wayne	NJ	07470
Phone: (ext.)	(973) 831-6969 Ext. 11	Fax:	(973) 831-6972
E-mail:	tony@polcarico.com		

Chief Executive Officer:	Wilbert Gill		
Phone: (ext.)	(973) 766-8896	Fax:	(973)766-8797
E-mail:	wgill@eoha.org		

Chief Financial Officer:	Wilbert Gill		
Phone: (ext.)	(973) 766-8896	Fax:	(973)766-8797
E-mail:	wgill@eoha.org		

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

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

EAST ORANGE

(Name)

FISCAL YEAR: FROM: January 1,2019 TO: Dec. 31,2019

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

- 1) Provide the number of individuals employed in calendar year 2017 as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 39
- 2) Provide the amount of total salaries and wages for calendar year 2017 as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: \$ 1,309,974
- 3) Provide the number of regular voting members of the governing body: 6
- 4) Provide the number of alternate voting members of the governing body: 0
- 5) Did any person listed on Page N-4 have a family or business relationship with any other person listed on Page N-4 during the current fiscal year? NO If "yes," attach a description of the relationship including the names of the individuals involved and their positions at the Authority.
- 6) Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year because of their relationship with the Authority file the form as required? (Checked to see if individuals actually filed at http://fds.state.nj.us/njdca_prod/fdssearch.aspx before answering) YES If "no," provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.
- 7) Does the Authority have any amounts receivable from current or former commissioners, officers, key employees or highest compensated employees? NO If "yes," attach a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.
- 8) Was the Authority a party to a business transaction with one of the following parties:
 - a. A current or former commissioner, officer, key employee, or highest compensated employee? No
 - b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee? NO
 - c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner? No

If the answer to any of the above is "yes," attach a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.

- 9) Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract? A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor. No If "yes," attach a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.
- 10) Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. **Attach a narrative of your Authorities procedures for all employees.**

**HOUSING AUTHORITY INFORMATIONAL
QUESTIONNAIRE (CONTINUED)
EAST ORANGE**

(Name)

FISCAL YEAR: FROM: January 1,2019 TO: Dec. 31,2019

- 21) Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority:
- a. First class or charter travel NO
 - b. Travel for companions NO
 - c. Tax indemnification and gross-up payments NO
 - d. Discretionary spending account NO
 - e. Housing allowance or residence for personal use YES
Property Manager and Maintenance Supervisor are provided with apartments. They are reported as off line with HUD
 - f. Payments for business use of personal residence NO
 - g. Vehicle/auto allowance or vehicle for personal use YES
Executive Director is provided with a vehicle to commute to and from work and visit sites.
 - h. Health or social club dues or initiation fees NO
 - i. Personal services (i.e.: maid, chauffeur, chef) NO
- If the answer to any of the above is "yes," attach a description of the transaction including the name and position of the individual and the amount expended.*
- 22) 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.*
- 23) 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.*
- 24) 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.*
-
- 25) 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? YES *If "no," attach a description of the Authority's plan to ensure compliance with its Continuing Disclosure Agreements in the future.*
- 26) 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.*
- 27) 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.*
- 28) 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
EAST ORANGE**

(Name)

FISCAL YEAR: FROM: January 1,2019 TO: Dec. 31,2019

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

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

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

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

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

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

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

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

Reportable compensation: The aggregate compensation that is reported (or is required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year. For example, for fiscal years ending December 31, 2017, the calendar year 2014 W-2 and 1099 should be used (60 days prior to start of budget year is November 1, 2015, with 2014 being the most recent calendar year ended), and for fiscal years ending June 30, 2017, the calendar year 2015 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2017, with 2015 being the most recent calendar year ended).

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

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

For the Period January 1, 2019 to East Orange Housing Authority December 31, 2019

Line	Name	Title	Average Hours per Week Dedicated to Position	Commissioner	Officer	Key Employee	Highest Compensated Employee	Former	Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from 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 Positions at Other Public Entities Listed in Column O	Reportable Compensation from Other Public Entities (W-2/ 1099)	Estimated amount of other compensation from Other Public Entities (health benefits, pension, payment in lieu of health benefits, etc.)	Total Compensation All Public Entities
									Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)								
1	Wilbert Gill	Executive Director	40						\$ 140,400	\$ 2,400	\$ 49,046	\$ 191,846	0 NONE						\$ 191,846
2	Mr. Fredrick Shaw Jr.	Chairman		x									0 NONE						0
3	Mr. W.G. Harris	Vice Chair		x									0 NONE						0
4	Mrs. Wanda Watson	Treasurer		x									0 NONE						0
5	Mrs. Cassandra Chatman	Commissioner		x									0 NONE						0
6	Mr. Walter L. Waters	Commissioner		x									0 NONE						0
7	Mr. Joshua Brown	Commissioner		x									0 NONE						0
8													0 NONE						0
9													0 NONE						0
10													0 NONE						0
11													0 NONE						0
12													0 NONE						0
13													0 NONE						0
14													0 NONE						0
15									\$ 140,400	\$ 2,400	\$ 49,046	\$ 191,846	0				\$ -	\$ -	\$ 191,846
Total:										\$ 140,400	\$ 2,400	\$ 49,046	\$ 191,846				\$ -	\$ -	\$ 191,846

(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

East Orange Housing Authority
 For the Period January 1, 2019 to December 31, 2019

	# 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	Current Year	Proposed Budget	Current Year						
Active Employees - Health Benefits - Annual Cost										
Single Coverage	6	6	\$ 11,256	\$ 67,536	\$ 67,536	6	\$ 11,772	\$ 70,632	\$ (3,096)	-4.4%
Parent & Child	6	7	20,664	123,984	123,984	7	20,710	144,970	(20,986)	-14.5%
Employee & Spouse (or Partner)	1	1	23,712	23,712	23,712	1	23,497	23,497	215	0.9%
Family	3	3	31,224	93,672	93,672	3	25,996	77,988	15,684	20.1%
Employee Cost Sharing Contribution (enter as negative -)				(45,825)	(45,825)			(43,201)	(2,624)	6.1%
Subtotal	16	17		263,079	263,079	17		273,886	(10,807)	-3.9%
Commissioners - Health Benefits - Annual Cost										
Single Coverage				-	-			-	-	#DIV/0!
Parent & Child				-	-			-	-	#DIV/0!
Employee & Spouse (or Partner)				-	-			-	-	#DIV/0!
Family				-	-			-	-	#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)				-	-			-	-	#DIV/0!
Subtotal	0	0		-	-	0		-	-	#DIV/0!
Retirees - Health Benefits - Annual Cost										
Single Coverage	1	1	6,304	6,304	6,304	1	4,106	4,106	2,198	53.5%
Parent & Child				-	-			-	-	#DIV/0!
Employee & Spouse (or Partner)	1	1	12,396	12,396	12,396	1	22,075	22,075	(9,679)	-43.8%
Family	1	1	25,032	25,032	25,032	1	26,485	26,485	(1,453)	-5.5%
Employee Cost Sharing Contribution (enter as negative -)								-	-	#DIV/0!
Subtotal	3	3		43,732	43,732	3		52,666	(8,934)	-17.0%
GRAND TOTAL	19	20		\$ 306,811	\$ 306,811	20		\$ 326,552	\$ (19,741)	-6.0%

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

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

East Orange Housing Authority

For the Period January 1, 2019 to December 31, 2019

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

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences at beginning of Current Year	Dollar Value of Accrued Compensated Absence Liability	Legal Basis for Benefit (check applicable items)	
			Approved Labor Agreement	Resolution
AJ		\$ 763		
CL				
AS		1,753		
DS		26,085		
ST		514		
CT		7,592		
Page 2 total		36,707		
TOTAL PAGE 1		180,864		
GRAND TOTAL		217,571		

Total liability for accumulated compensated absences at beginning of current year \$ 217,571

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

116-2082

Schedule of Shared Service Agreements

East Orange Housing Authority
January 1, 2019 to December 31, 2019

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

Name of Entity Providing Service	Name of Entity Receiving Service	Type of Shared Service Provided	Comments (Enter more specifics if needed)	Agreement Effective Date	Agreement End Date	Amount to be Received by/ Paid from Authority
NONE	NONE	NONE				

If No Shared Services X this Box

2019 HOUSING AUTHORITY BUDGET

Financial Schedules Section

SUMMARY

East Orange Housing Authority
January 1, 2019 to December 31, 2019

For the Period

	FY 2019 Proposed Budget				FY 2018 Adopted Budget		% Increase (Decrease) Proposed vs. Adopted	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations		
REVENUES								
Total Operating Revenues	\$ 1,027,834	\$ -	\$ 15,545,843	\$ 5,371	\$ 16,579,048	\$ 15,998,910	\$ 580,138	3.6%
Total Non-Operating Revenues	150,000	-	22,174	101,600	273,774	290,900	(17,126)	-5.9%
Total Anticipated Revenues	1,177,834	-	15,568,017	106,971	16,852,822	16,289,810	563,012	3.5%
APPROPRIATIONS								
Total Administration	492,986	-	1,246,364	69,200	1,808,550	2,071,198	(262,648)	-12.7%
Total Cost of Providing Services	501,460	-	14,050,046	37,771	14,589,277	13,968,993	620,284	4.4%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXX	XXXXXX	XXXXXX	XXXXXXXX	-	5,542	(5,542)	-100.0%
Total Operating Appropriations	994,446	-	15,296,410	106,971	16,397,827	16,045,733	352,094	2.2%
Total Interest Payments on Debt	XXXXXX	XXXXXX	XXXXXX	XXXXXXXX	-	327	(327)	-100.0%
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	327	(327)	-100.0%
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	994,446	-	15,296,410	106,971	16,397,827	16,046,060	351,767	2.2%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	994,446	-	15,296,410	106,971	16,397,827	16,046,060	351,767	2.2%
ANTICIPATED SURPLUS (DEFICIT)	\$ 183,388	\$ -	\$ 271,607	\$ -	\$ 454,995	\$ 243,750	\$ 211,245	86.7%

Revenue Schedule

East Orange Housing Authority
For the Period January 1, 2019 to December 31, 2019

	FY 2019 Proposed Budget				Total All Operations	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	All Operations	All Operations
OPERATING REVENUES								
<i>Rental Fees</i>								
Homebuyers' Monthly Payments					\$ -	\$ -	\$ -	#DIV/0!
Dwelling Rental	213902				213,902	794,253	(580,351)	-73.1%
Excess Utilities	6336				6,336	15,400	(9,064)	-58.9%
Non-Dwelling Rental					-	-	-	#DIV/0!
HUD Operating Subsidy	304634				304,634	945,161	(640,527)	-67.8%
New Construction - Acc Section 8					-	-	-	#DIV/0!
Voucher - Acc Housing Voucher					-	-	-	#DIV/0!
Total Rental Fees	524,872	-	15,413,919	-	15,938,791	13,877,631	1,536,288	11.1%
<i>Other Operating Revenues (List)</i>								
Rent from voucher Program					-	90,000	(90,000)	-100.0%
Other Tenant fees / laundry / misc	4971				4,971	90,857	(85,886)	-94.5%
Fraud / Port In Admin			131924		131,924	179,968	(48,044)	-26.7%
CHSP MALS / Misc				5371	5,371	5,640	(269)	-4.8%
Management Fees	158844				158,844	-	158,844	#DIV/0!
Developer fees	339147				339,147	-	339,147	#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	502,962	-	131,924	5,371	640,257	366,465	273,792	74.7%
Total Operating Revenues	1,027,834	-	15,545,843	5,371	16,579,048	15,998,910	580,138	3.6%
NON-OPERATING REVENUES								
<i>Other Non-Operating Revenues (List)</i>								
CFP TRANSFER	150,000				150,000	100,000	50,000	50.0%
CHSP GRANT				32,400	32,400	32,400	-	0.0%
FSS GRANT				69,200	69,200	151,000	(81,800)	-54.2%
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Total Other Non-Operating Revenue	150,000	-	-	101,600	251,600	283,400	(31,800)	-11.2%
<i>Interest on Investments & Deposits (List)</i>								
Interest Earned			22,174		22,174	7,500	14,674	195.7%
Penalties					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Interest	-	-	22,174	-	22,174	7,500	14,674	195.7%
Total Non-Operating Revenues	150,000	-	22,174	101,600	273,774	290,900	(17,126)	-5.9%
TOTAL ANTICIPATED REVENUES	\$ 1,177,834	\$ -	\$ 15,568,017	\$ 106,971	\$ 16,852,822	\$ 16,289,810	\$ 563,012	3.5%

Prior Year Adopted Revenue Schedule

East Orange 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	794,253				794,253
Excess Utilities	15,400				15,400
Non-Dwelling Rental					-
HUD Operating Subsidy	945,161				945,161
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher			13,877,631		13,877,631
Total Rental Fees	1,754,814	-	13,877,631	-	15,632,445
<i>Other Revenue (List)</i>					
Rent from voucher Program	90000				90,000
Other tenant fees / laundry / misc	90857				90,857
Fraud / Port In admin fees			179,968		179,968
CHSP Meals Misc				5,640	5,640
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	180,857	-	179,968	5,640	366,465
Total Operating Revenues	1,935,671	-	14,057,599	5,640	15,998,910
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
CFP Operating Grant Transfer	100,000				100,000
CHSP GRANT				32,400	32,400
ROSS GRANT				151,000	151,000
Type in					-
Type in					-
Type in					-
Other Non-Operating Revenues	100,000	-	-	183,400	283,400
<i>Interest on Investments & Deposits</i>					
Interest Earned			7,500		7,500
Penalties					-
Other					-
Total Interest	-	-	7,500	-	7,500
Total Non-Operating Revenues	100,000	-	7,500	183,400	290,900
TOTAL ANTICIPATED REVENUES	\$ 2,035,671	\$ -	\$ 14,065,099	\$ 189,040	\$ 16,289,810

Schedule of Accumulated Liability for Compensated Absences

East Orange Housing Authority

For the Period January 1, 2019 to December 31, 2019

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

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences at beginning of Current Year	Dollar Value of Accrued Compensated Absence Liability	Approved Labor Agreement	Resolution	Individual Employment Agreement	Legal Basis for Benefit (check applicable items)
EC		31,701				
CG		4,184				
WG		23,105				
SS		179				
KJ		9,519				
KG		45,389				
KG		1,319				
DM		3,927				
MM		3,888				
JB		2,532				
ON		2,487				
HP		9,634				
MP		43,000				
Total liability for accumulated compensated absences at beginning of current year \$		180,864				

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

East Orange Housing Authority
For the Period

2019 Proposed Budget

	2019 Proposed Budget	FY 2018 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted	COMMENTS
OPERATING REVENUES					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments	\$ -	\$ -	\$ -	#DIV/0!	
Dwelling Rental	213,902	794,253	(580,351)	-73.1%	East Orange Housing Authority completed a sale (with HUD approval) of its largest AMP to a Limited Liability Tax Credit Corporation in late 2018. As such all 2019 Public Housing Management budget projections reflect the reduction in both revenues and expense associated with this property.
Excess Utilities	6,336	15,400	(9,064)	-58.9%	
Non-Dwelling Rental	-	-	-	#DIV/0!	
HUD Operating Subsidy	304,634	945,161	(640,527)	-67.8%	See above explanation
New Construction - Acc Section 8 Voucher - Acc Housing Voucher	15,413,919	13,877,631	1,536,288	11.1%	Increase associated with addition of 178 additional project based vouchers
Total Rental Fees	15,938,791	15,632,445	306,346	2.0%	
<i>Other Operating Revenues (List)</i>					
Rent from voucher Program	-	90,000	(90,000)	-100.0%	See above explanation
Other Tenant fees / laundry / misc	4,971	90,857	(85,886)	-94.5%	See above explanation
Fraud / Port In Admin	131,924	179,968	(48,044)	-26.7%	See above explanation
CHSP MALS / Misc	5,371	5,640	(269)	-4.8%	
Management Fees	158,844	158,844	-		
Developer fees	339,147	339,147	-		
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	640,257	366,465	273,792	74.7%	
Total Operating Revenues	16,579,048	15,998,910	580,138	3.6%	
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
CFP TRANSFER	150,000	100,000	50,000	50.0%	
CHSP GRANT	32,400	32,400	-	0.0%	
FSS GRANT	69,200	151,000	(81,800)	-54.2%	
Type in	-	-	-	#DIV/0!	
Type in	-	-	-	#DIV/0!	
Type in	-	-	-	#DIV/0!	
Total Other Non-Operating Revenue	251,600	283,400	(31,800)	-11.2%	
<i>Interest on Investments & Deposits (List)</i>					
Interest Earned	22,174	7,500	14,674	195.7%	
Penalties	-	-	-	#DIV/0!	
Other	-	-	-	#DIV/0!	
Total Interest	22,174	7,500	14,674	195.7%	
Total Non-Operating Revenues	273,774	290,900	(17,126)	-5.9%	
TOTAL ANTICIPATED REVENUES	\$ 16,852,822	\$ 16,289,810	\$ 563,012	3.5%	

Appropriations Schedule

East Orange Housing Authority

For the Period January 1, 2019 to December 31, 2019

	FY 2019 Proposed Budget				Total All Operations	FY 2018 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted				
	Public Housing Management	Section 8	Housing Voucher	Other Programs					Total All Operations	Total All Operations	All Operations	All Operations
OPERATING APPROPRIATIONS												
<i>Administration</i>												
Salary & Wages	208,815		660,990	47,000	\$ 916,805	\$ 1,010,748	\$ (93,943)	-9.3%				
Fringe Benefits	104,408		330,495	22,200	457,103	500,131	(43,028)	-8.6%				
Legal	31,000		12,000		43,000	35,000	8,000	22.9%				
Staff Training	6,000		6,000		12,000	27,000	(15,000)	-55.6%				
Travel	8,000		12,000		20,000	24,000	(4,000)	-16.7%				
Accounting Fees	15,000		18,000		33,000	32,000	1,000	3.1%				
Auditing Fees	6,000		10,000		16,000	18,500	(2,500)	-13.5%				
Miscellaneous Administration*	113,763		196,879		310,642	423,819	(113,177)	-26.7%				
Total Administration	492,986	-	1,246,364	69,200	1,808,550	2,071,198	(262,648)	-12.7%				
<i>Cost of Providing Services</i>												
Salary & Wages - Tenant Services				22,853	22,853	23,570	(717)	-3.0%				
Salary & Wages - Maintenance & Operation	118,791				118,791	127,488	(8,697)	-6.8%				
Salary & Wages - Protective Services	49,645				49,645	142,444	(92,799)	-65.1%				
Salary & Wages - Utility Labor						38,127	(38,127)	-100.0%				
Fringe Benefits	84,219			9,547	93,766	173,192	(79,426)	-45.9%				
Tenant Services	3,000			5,371	8,371	21,546	(13,175)	-61.1%				
Utilities	117,285				117,285	360,036	(242,751)	-67.4%				
Maintenance & Operation	56,000				56,000	179,709	(123,709)	-68.8%				
Protective Services	20,000				20,000	31,371	(11,371)	-36.2%				
Insurance	40,720		35,000		75,720	150,397	(74,677)	-49.7%				
Payment in Lieu of Taxes (PILOT)	8,800				8,800	41,149	(32,349)	-78.6%				
Terminal Leave Payments						-	-	#DIV/0!				
Collection Losses	3,000				3,000	7,000	(4,000)	-57.1%				
Other General Expense			49,000		49,000	58,480	(9,480)	-16.2%				
Rents			13,966,046		13,966,046	12,614,484	1,351,562	10.7%				
Extraordinary Maintenance						-	-	#DIV/0!				
Replacement of Non-Expendible Equipment						-	-	#DIV/0!				
Property Betterment/Additions						-	-	#DIV/0!				
Miscellaneous COPS*						-	-	#DIV/0!				
Total Cost of Providing Services	501,460	-	14,050,046	37,771	14,589,277	13,968,993	620,284	4.4%				
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	5,542	(5,542)	-100.0%				
Total Operating Appropriations	994,446	-	15,296,410	106,971	16,397,827	16,045,733	352,094	2.2%				
NON-OPERATING APPROPRIATIONS												
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	327	(327)	-100.0%				
Operations & Maintenance Reserve						-	-	#DIV/0!				
Renewal & Replacement Reserve						-	-	#DIV/0!				
Municipality/County Appropriation						-	-	#DIV/0!				
Other Reserves						-	-	#DIV/0!				
Total Non-Operating Appropriations	-	-	-	-	-	327	(327)	-100.0%				
TOTAL APPROPRIATIONS	994,446	-	15,296,410	106,971	16,397,827	16,046,060	351,767	2.2%				
ACCUMULATED DEFICIT						-	-	#DIV/0!				
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	994,446	-	15,296,410	106,971	16,397,827	16,046,060	351,767	2.2%				
UNRESTRICTED NET POSITION UTILIZED												
Municipality/County Appropriation						-	-	#DIV/0!				
Other						-	-	#DIV/0!				
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!				
TOTAL NET APPROPRIATIONS	\$ 994,446	\$ -	\$ 15,296,410	\$ 106,971	\$ 16,397,827	\$ 16,046,060	\$ 351,767	2.2%				

* 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 \$ 49,722.30 \$ - \$ 764,820.50 \$ 5,348.55 \$ 819,891.35

For the Period

East Orange Housing Authority
January 1, 2019

To
December 31, 2019

FY 2019 Proposed Budget

OPERATING APPROPRIATIONS

Administration	Public Housing Management	Details of Misc Admin PH	Housing Voucher Admin HCV	Other Programs	Total All Operations
Salary & Wages	208,815		660,990	47,000	916,805
Fringe Benefits	104,408		330,495	22,200	457,103
Legal	31,000		12,000		43,000
Staff Training	6,000		6,000		12,000
Travel	15,000		18,000		33,000
Accounting Fees	6,000		10,000		16,000
Auditing Fees					
Miscellaneous Administration*	113,763		196,879		310,642
Office Supplies / Postage	17,000		17,715		34,715
Copier Rentals	22,850		6,785		29,635
IT Support	17,500		26,000		43,500
Telephone / Telecom / Internet	16,000		15,000		31,000
Office Rent	15,000		45,000		60,000
Inspection fees			10,000		10,000
Security deposit assistance			25,000		25,000
All other Misc	25,413		51,379		76,792
	213,763		196,879		410,642

Cost of Providing Services

Salary & Wages - Tenant Services	118,791			22,853	22,853
Salary & Wages - Maintenance & Operation	49,645				49,645
Salary & Wages - Protective Services					
Salary & Wages - Utility Labor	84,219			9,547	93,766
Fringe Benefits	3,000			5,371	8,371
Tenant Services	117,285				117,285
Utilities	56,000				56,000
Maintenance & Operation	20,000				20,000
Protective Services	40,720				75,720
Insurance	8,800				8,800
Payment in Lieu of Taxes (PILOT)			35,000		35,000
Terminal Lease Payments					
Collection Losses					
Other General Expense	3,000				3,000
Rents			49,000		49,000
Extraordinary Maintenance			13,966,046		13,966,046
Replacement of Non-Expendable Equipment					
Property Betterment/Additions					
Miscellaneous Corps*					

Total Cost of Providing Services

Total Principal Payments on Debt Service in Lieu of Depreciation	501,460		14,050,046	37,771	14,589,277
NON-OPERATING APPROPRIATIONS	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX
Total Interest Payments on Debt	994,446		15,296,410	106,971	16,397,827
Operators & Maintenance Reserve					
Renewal & Replacement Reserve					
Municipality/County Appropriation					
Other Reserves					

Total Non-Operating Appropriations

ACUMULATED DEFICIT	994,446		15,296,410	106,971	16,397,827
UNRESTRICTED NET POSITION UTILIZED			15,296,410	106,971	16,397,827
Municipality/County Appropriation					
Other					
Total Unrestricted Net Position Utilized					
TOTAL NET APPROPRIATIONS	994,446		15,296,410	106,971	16,397,827

* 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 \$ 49,722.30 \$ 764,820.50 \$ 5,348.55 \$ 819,891.35

Prior Year Adopted Appropriations Schedule

East Orange Housing Authority

	<i>FY 2018 Adopted Budget</i>				Total All Operations
	Public Housing Management	Section 8	Housing Voucher	Other Programs	
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 359,849		\$ 547,038	\$ 103,861	\$ 1,010,748
Fringe Benefits	194,318		267,384	38,429	500,131
Legal	15,000		20,000		35,000
Staff Training	15,000		12,000		27,000
Travel	12,000		12,000		24,000
Accounting Fees	15,000		17,000		32,000
Auditing Fees	6,500		12,000		18,500
Miscellaneous Administration*	180,410		243,409		423,819
Total Administration	798,077	-	1,130,831	142,290	2,071,198
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services				23,570	23,570
Salary & Wages - Maintenance & Operation	127,488				127,488
Salary & Wages - Protective Services	142,444				142,444
Salary & Wages - Utility Labor	38,127				38,127
Fringe Benefits	164,013			9,179	173,192
Tenant Services	7,545			14,001	21,546
Utilities	360,036				360,036
Maintenance & Operation	179,709				179,709
Protective Services	31,371				31,371
Insurance	114,330		36,067		150,397
Payment in Lieu of Taxes (PILOT)	41,149				41,149
Terminal Leave Payments					-
Collection Losses	7,000				7,000
Other General Expense	18,700		39,780		58,480
Rents			12,614,484		12,614,484
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	1,231,912	-	12,690,331	46,750	13,968,993
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	5,542
Total Operating Appropriations	2,029,989	-	13,821,162	189,040	16,045,733
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	327
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	327
TOTAL APPROPRIATIONS	2,029,989	-	13,821,162	189,040	16,046,060
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,029,989	-	13,821,162	189,040	16,046,060
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 2,029,989	\$ -	\$ 13,821,162	\$ 189,040	\$ 16,046,060

* 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	\$ 101,499.45	\$ -	\$ 691,058.10	\$ 9,452.00	\$ 802,286.65
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East Orange Housing Authority
For the Period

119 Proposed Budget

	Total All Operations 2019	Total All Operations 2018	All Operations	All Operations	% Increase (Decrease) Proposed vs. Adopted	COMMENTS
OPERATING APPROPRIATIONS						
<i>Administration</i>						
Salary & Wages	\$ 916,805	\$ 1,010,748	\$ (93,943)		-9.3%	East Orange Housing Authority completed a sale (with HUD approval) of its largest AMP to a Limited Liability Tax Credit Corporation in late 2018. As such all 2019 Public Housing Management budget projections reflect the reduction in both revenues and expense associated with this property.
Fringe Benefits	457,103	500,131	(43,028)		-8.6%	
Legal	43,000	35,000	8,000		22.9%	
Staff Training	12,000	27,000	(15,000)		-55.6%	
Travel	20,000	24,000	(4,000)		-16.7%	
Accounting Fees	33,000	32,000	1,000		3.1%	
Auditing Fees	16,000	18,500	(2,500)		-13.5%	
Miscellaneous Administration*	310,642	423,819	(113,177)		-26.7%	
Total Administration	1,808,550	2,071,198	(262,648)		-12.7%	
<i>Cost of Providing Services</i>						
Salary & Wages - Tenant Services	22,853	23,570	(717)		-3.0%	
Salary & Wages - Maintenance & Operation	118,791	127,488	(8,697)		-6.8%	
Salary & Wages - Protective Services	49,645	142,444	(92,799)		-65.1%	
Salary & Wages - Utility Labor	-	38,127	(38,127)		-100.0%	
Fringe Benefits	93,766	173,192	(79,426)		-45.9%	
Tenant Services	8,371	21,546	(13,175)		-61.1%	
Utilities	117,285	360,036	(242,751)		-67.4%	
Maintenance & Operation	56,000	179,709	(123,709)		-68.8%	
Protective Services	20,000	31,371	(11,371)		-36.2%	
Insurance	75,720	150,397	(74,677)		-49.7%	
Payment in Lieu of Taxes (PILOT)	8,800	41,149	(32,349)		-78.6%	
Terminal Leave Payments	-	-	-		#DIV/0!	
Collection Losses	3,000	7,000	(4,000)		-57.1%	
Other General Expense	49,000	58,480	(9,480)		-16.2%	
Rents	13,966,046	12,614,484	1,351,562		10.7%	
Extraordinary Maintenance	-	-	-		#DIV/0!	
Replacement of Non-Expendable Equipment	-	-	-		#DIV/0!	
Property Betterment/Additions	-	-	-		#DIV/0!	
Miscellaneous COPS*	-	-	-		#DIV/0!	
Total Cost of Providing Services	14,589,277	13,968,993	620,284		4.4%	
Total Principal Payments on Debt Service in Lieu of Depreciation	-	5,542	(5,542)		-100.0%	
Total Operating Appropriations	16,397,827	16,045,733	352,094		2.2%	
NON-OPERATING APPROPRIATIONS						
Total Interest Payments on Debt	-	327	(327)		-100.0%	
Operations & Maintenance Reserve	-	-	-		#DIV/0!	
Renewal & Replacement Reserve	-	-	-		#DIV/0!	
Municipality/County Appropriation	-	-	-		#DIV/0!	
Other Reserves	-	-	-		#DIV/0!	
Total Non-Operating Appropriations	-	327	(327)		-100.0%	
TOTAL APPROPRIATIONS	16,397,827	16,046,060	351,767		2.2%	
ACCUMULATED DEFICIT						
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT						
DEFICIT	16,397,827	16,046,060	351,767		2.2%	
UNRESTRICTED NET POSITION UTILIZED						
Municipality/County Appropriation	-	-	-		#DIV/0!	
Other	-	-	-		#DIV/0!	
Total Unrestricted Net Position Utilized	-	-	-		#DIV/0!	
TOTAL NET APPROPRIATIONS	\$ 16,397,827	\$ 16,046,060	\$ 351,767		2.2%	

Debt Service Schedule - Principal

East Orange 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
EPC ENERGY LOAN	\$ -							\$ -
Type in Issue Name								
Type in Issue Name								
Type in Issue Name								
TOTAL PRINCIPAL	\$ 5,542							
LESS: HUD SUBSIDY								
NET PRINCIPAL	\$ 5,542							\$ -

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

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

Debt Service Schedule - Interest

East Orange Housing Authority

If Authority has no debt X this box

	Fiscal Year Ending in						Total Interest Payments Outstanding
	Proposed Budget Year 2019	2020	2021	2022	2023	2024	
Adopted Budget Year 2018	327						
EPC ENERGY LOAN							
Type in Issue Name							
Type in Issue Name							
Type in Issue Name							
TOTAL INTEREST	327						
LESS: HUD SUBSIDY							
NET INTEREST	\$ 327						\$ -

Net Position Reconciliation

East Orange Housing Authority January 1, 2019 to December 31, 2019
 For the Period

FY 2019 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 1,401,077		\$ (1,960,217)	\$ 1,946,331	\$ 1,387,191
Less: Invested in Capital Assets, Net of Related Debt (1)	5,132,180		152,328	1,449,660	6,581,840
Less: Restricted for Debt Service Reserve (1)					152,328
Less: Other Restricted Net Position (1)					
Total Unrestricted Net Position (1)	(3,731,103)	-	(2,112,545)	496,671	(5,346,977)
Less: Designated for Non-Operating Improvements & Repairs					
Less: Designated for Rate Stabilization					
Less: Other Designated by Resolution					
Plus: Accrued Unfunded Pension Liability (1)	1,651,340		1,324,779		2,976,119
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	2,333,572		2,696,998		5,030,570
Plus: Estimated Income (Loss) on Current Year Operations (2)	183,388		271,607		454,995
Plus: Other Adjustments (attach schedule)					
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	437,197	-	2,180,839	496,671	3,114,707
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 (4)	\$ 437,197	\$ -	\$ 2,180,839	\$ 496,671	\$ 3,114,707

(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 \$ 49,722 \$ - \$ 764,821 \$ 5,349 \$ 819,891
 (4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.

2019
EAST ORANGE

(Name)

HOUSING
AUTHORITY
CAPITAL
BUDGET/
PROGRAM

2019 CERTIFICATION OF HOUSING AUTHORITY CAPITAL BUDGET/PROGRAM

EAST ORANGE

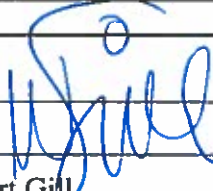
(Name)

FISCAL YEAR: FROM: January 1,2019 TO: Dec. 31,2019

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 East Orange Housing Authority, on the 9th day of October, 2018 .

OR

It is hereby certified that the governing body of the East Orange 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:	Wilbert Gill		
Title:	Executive Director		
Address:	160 Halsted Street, East Orange, NJ 07018		
Phone Number:	973 766-8896	Fax Number:	973 766-8797
E-mail address	wgill@eoha.org		

2019 CAPITAL BUDGET/PROGRAM MESSAGE

East Orange Housing Authority (Name)

FISCAL YEAR: FROM: January 1,2019 TO: Dec. 31,2019

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

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

YES - reviewed and approved by municipal government and residents of the development

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 the Housing Authority prepared a long-term (10-20 years) infrastructure needs assessment? In accordance with HUD requirements, the Authority has prepared a 5 year capital plan and performed a physical needs assessment YES

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

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.

As previously noted, rental income is governed by federal regulation and is equal to 30 % of adjusted Tenant income. As the local economy is fairly stable, it is not anticipated that tenant incomes and resulting rents will differ significantly from the prior year.

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

Add additional sheets if necessary.

Proposed Capital Budget

East Orange Housing Authority
For the Period January 1, 2019 to December 31, 2019

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Other Capital Grants Sources
<i>Public Housing Management</i>					
CFP 2017- Site Improvements.	\$ 154,662				\$ 154,662
CFP 2018 Site Improvements	397,943				397,943
RHF FUNDS 20109-2014- New Housing	1,294,952				1,294,952
CFP 2019 Site Improvements	-				
Total	1,847,557	-	-	-	1,847,557
<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	\$ 1,847,557	\$ -	\$ -	\$ -	\$ 1,847,557

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

East Orange Housing Authority
For the Period January 1, 2019 to December 31, 2019

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget Year 2019	2020	2021	2022	2023	2024
<i>Public Housing Management</i>							
CFP 2017- Site Improvements.	\$ 154,662	\$ 154,662					
CFP 2018 Site Improvements	397,943	397,943					
RHF FUNDS 20109-2014- New I	1,294,952	1,294,952					
CFP 2019 Site Improvements	250,000	-	250,000				
Total	2,097,557	1,847,557	250,000	-	-	-	-
<i>Section 8</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 2,097,557	\$ 1,847,557	\$ 250,000	\$ -	\$ -	\$ -	\$ -

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

5 Year Capital Improvement Plan Funding Sources

East Orange Housing Authority

For the Period January 1, 2019 to December 31, 2019

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources
<i>Public Housing Management</i>					
CFP 2017- Site Improvements.	\$ 150,000				\$ 150,000
CFP 2018 Site Improvements	250,000				250,000
RHF FUNDS 20109-2014- New t	1,447,557				1,447,557
CFP 2019 Site Improvements	250,000				250,000
Total	2,097,557	-	-	-	2,097,557
<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	\$ 2,097,557	\$ -	\$ -	\$ -	\$ 2,097,557
Total 5 Year Plan per CB-4	\$ 2,097,557				
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.

East Orange Housing Authority 2019 Annual Plan Summary

60-unit Senior Development on Halsted Street

- EOHA planning the development of a 60-unit mixed-finance senior/supportive housing development project.
- All planning approvals land acquisitions have been secured.
- Project is at financing stage. It was awarded 9% tax credit approval in December 2017 which will provide approximately \$14MM in equity financing. RHF funds of \$2.78 and an AHP Grant of \$630K will complete sources for the project. Twenty-five project-based vouchers are planned for this development.

N. Walnut Street Development

- EOHA completed settlement of the Arcadian Gardens litigation with the City of East Orange in a land swap deal in December 2015 for property at N. Walnut Street.
- A mixed finance/mixed income development comprising 175 residential units is planned for the swapped property at N. Walnut Street.
- An application to HUD for disposition of the land will be made.
- An RFP for a development partner was issued in September 2017 and a partner selected.
- Planning activities are on-going including architectural; engineering; financing; planning board approval; and additional land acquisition by the developer.

RAD Conversion

- EOHA was awarded two CHAPs under HUD's RAD program to convert 244 units of public housing to project-based vouchers.
- Conversion of 178 units at 70 S. Burnett St. (Vista Village) was completed in August 2018. Financing included 4% tax credits and an AHF grant of \$2.1MM
- Conversion of the remaining 64 units at 210 N. Grove (Concord Towers) is planned for 2019.

One & Two-Family Developments

- EOHA plans to construct six single family homes for its HCV program participants.
- Site control of six vacant lots has been secured. Four from the City of East Orange at 10% of assessed value and two by eminent domain.
- Building drawings, environmental reviews, surveys, site plans and planning board review has been completed. Construction and permanent financing being secured.
- EOHA will be pursuing rehab of single & two-family homes for rental to HCV program participants.