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2015

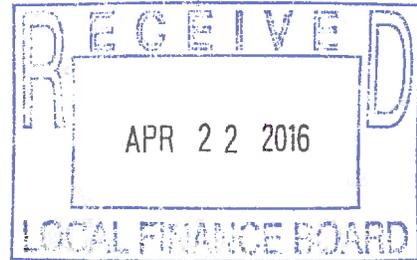
Jersey City
Housing Authority Budget

www.jcha.gov.us

Department Of



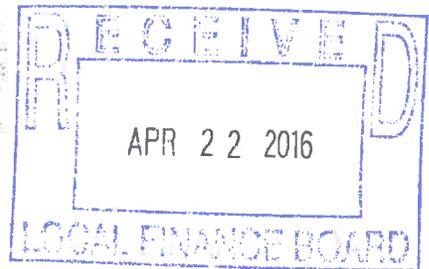
**Community
Affairs**



Division of Local Government Services

2015 HOUSING AUTHORITY BUDGET

Certification Section



2015

Jersey City Housing Authority
HOUSING AUTHORITY BUDGET

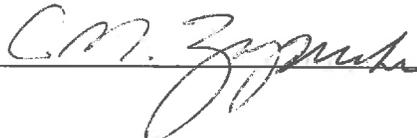
FISCAL YEAR: FROM April 1, 2015 TO March 31, 2016

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.

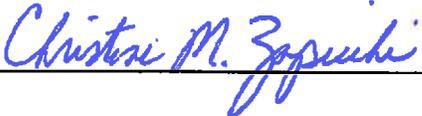
*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By:  Date: 3/1/14

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: 5/5/14

2015 PREPARER'S CERTIFICATION

JERSEY CITY

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: April 1, 2015 TO: March 31, 2016

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

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

Preparer's Signature:			
Name:	Samuel Moolayil		
Title:	Chief Financial Officer		
Address:	400 US Highway #1 (Marion Gardens), Jersey City, NJ 07306		
Phone Number:	201.706.4603	Fax Number:	201.547.8955
E-mail address	smoolayil@jcha.us		

2015 APPROVAL CERTIFICATION

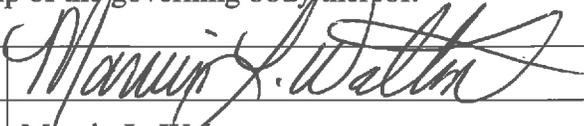
JERSEY CITY

HOUSING AUTHORITY BUDGET

FISCAL YEAR: **FROM:** April 1, 2015 **TO:** March 31, 2016

It is hereby certified that the Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the Jersey City Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 3rd day of February, 2016.

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:	Marvin L. Walton		
Title:	Executive Director		
Address:	400 US Highway #1 (Marion Gardens), Jersey City, NJ 07306		
Phone Number:	201.706.4601	Fax Number:	201.547.6702
E-mail address	mwalton@jcha.us		

2015 APPROVAL CERTIFICATION

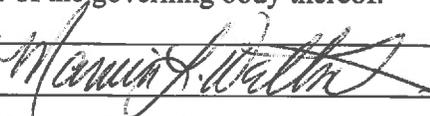
JERSEY CITY

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: April 1, 2015 **TO:** March 31, 2016

It is hereby certified that the Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the Jersey City Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 3rd day of February, 2016.

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:	Marvin L. Walton		
Title:	Executive Director		
Address:	400 US Highway #1 (Marion Gardens), Jersey City, NJ 07306		
Phone Number:	201.706.4601	Fax Number:	201.547.6702
E-mail address	mwalton@jcha.us		

INTERNET WEBSITE CERTIFICATION

Authority's Web Address:	<u>www.icha-gov.us</u>
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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.

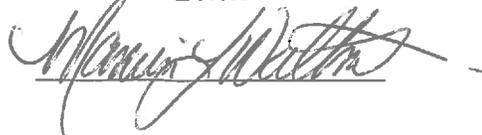
- A description of the Authority's mission and responsibilities
- Commencing with 2013, the budgets for the current fiscal year and immediately preceding two prior years
- The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information
- Commencing with 2012, the annual 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
Title of Officer Certifying compliance

Marvin L. Walton
Executive Director

Signature



AGENDA ITEM#	8
BOARD MEETING DATE	2-3-2016

RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY 2016 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

WHEREAS, the Annual Budget and Capital Budget for the Jersey City Housing Authority ("JCHA") for the fiscal year beginning, April 1, 2015 and ending, March 31, 2016 has been presented before the Board of Commissioners of the JCHA ("Board") at its open public meeting of February 3, 2016; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 77,543,930, Total Appropriations, including any Accumulated Deficit if any, of \$ 77,543,930 and Total Unrestricted Net Position utilized of zero "-0-"; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$18,248,864 and Total Unrestricted Net Position planned to be utilized as funding thereof, of zero "-0-"; and

WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the JCHA, 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 JCHA'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 Board , at an open public meeting held on February 3, 2016 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the JCHA for the fiscal year beginning, April 1, 2015 and ending, March 31, 2016 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 JCHA's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the Board will consider the Annual Budget and Capital Budget/Program for adoption on March 2, 2016.

DATED: February 3, 2016

RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY 2016 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

PAGE 2 of 2

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes		✓	✓			
F. Kitchens			✓			
T. Kukla			✓			
Vacant						
R. Jones			✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of February 3, 2016 in the presence of a legally binding quorum.


 Marvin L. Walton
 Executive Director/Secretary

SEAL

2015 AUTHORITY BUDGET RESOLUTION

Jersey City Housing Authority

FISCAL YEAR: FROM: April 1, 2015 TO: March 31, 2016

WHEREAS, the Annual Budget and Capital Budget for the **Jersey City Housing Authority** for the fiscal year beginning, April 1, 2015 and ending, March 31, 2016 has been presented before the governing body of the Jersey City Housing Authority at its open public meeting of February 3, 2016; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 77,543,930 , Total Appropriations, including any Accumulated Deficit if any, of \$ 77,543,930 and Total Unrestricted Net Position utilized of -0-; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$18,248,864 and Total Unrestricted Net Position planned to be utilized as funding thereof, of -0-; and

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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Jersey City Housing Authority, at an open public meeting held on February 3, 2016 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Jersey City Housing Authority for the fiscal year beginning, April 1, 2015 and ending, March 31, 2016 is hereby approved; and

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

BE IT FURTHER RESOLVED, that the governing body of the Jersey City Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on March 2, 2016.

(Secretary's Signature)

(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Raj Mukherji				
Reginald Jones				
Aneesah Abdullah				
Freddie Kitchens				
Thomas Kukla				
Hector Fuentes				

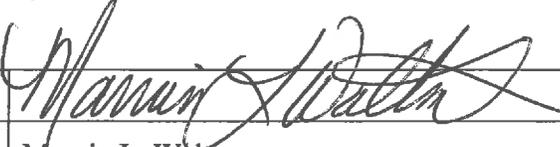
2015 ADOPTION CERTIFICATION

JERSEY CITY

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: April 1, 2015 TO: March 31, 2016

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 **Jersey City Housing Authority**, pursuant to N.J.A.C. 5:31-2.3, on the 2nd day of, March, 2016.

Officer's Signature:			
Name:	Marvin L. Walton		
Title:	Executive Director		
Address:	400 US Highway #1 (Marion Gardens), Jersey City, NJ 07306		
Phone Number:	201.706.4601	Fax Number:	
E-mail address	mwalton@jcha.us		

AGENDA ITEM#	4
BOARD MEETING DATE	4-12-2016

RESOLUTION AUTHORIZING THE ADOPTION OF JCHA'S FY 2016 ANNUAL OPERATING AND CAPITAL BUDGETS FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

WHEREAS, the Annual Budget and Capital Budget/Program for the Jersey City Housing Authority for the fiscal year beginning April 1, 2015 and ending, March 31, 2016 has been presented for adoption before the governing body of the Jersey City Housing Authority at its open public meeting of April 6, 2016; 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 \$ 77,543,930, Total Appropriations, including any Accumulated Deficit, if any, of \$77,543,930 and Total Unrestricted Net Position utilized of \$-0-; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$18,248,864 and Total Unrestricted Net Position planned to be utilized of -0-; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Jersey City Housing Authority, at an open public meeting held on April 6, 2016 that the Annual Budget and Capital Budget/Program of the Jersey City Housing Authority for the fiscal year beginning, April 1, 2015 and, ending, March 31, 2016 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.

DATED: April 6, 2016

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
A. Abdullah	✓		✓			
H. Fuentes		✓	✓		✓	
F. Kitchens			✓			
T. Kukla			✓			
Vacant						
R. Jones					✓	
R. Mukherji			✓			

**RESOLUTION AUTHORIZING THE
ADOPTION OF JCHA'S FY 2017 ANNUAL
OPERATING AND CAPITAL BUDGETS
FOR THE SUBMISSION TO NJ DIVISION
OF LOCAL GOVERNMENT SERVICES.**

PAGE 2 of 2

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of April 6, 2016 in the presence of a legally binding quorum.



Marvin L. Walton
Executive Director/Secretary

SEAL

2015 ADOPTED BUDGET RESOLUTION

Jersey City Housing Authority

FISCAL YEAR: FROM: April 1, 2015 TO: March 31, 2016

WHEREAS, the Annual Budget and Capital Budget/Program for the Jersey City Housing Authority for the fiscal year beginning April 1, 2015 and ending, March 31, 2016 has been presented for adoption before the governing body of the Jersey City Housing Authority at its open public meeting of March 2, 2016; 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 \$ 77,543,930, Total Appropriations, including any Accumulated Deficit, if any, of \$77,543,930 and Total Unrestricted Net Position utilized of \$-0-; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$18,248,864 and Total Unrestricted Net Position planned to be utilized of -0-; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Jersey City Housing Authority, at an open public meeting held on March 2, 2016 that the Annual Budget and Capital Budget/Program of the Jersey City Housing Authority for the fiscal year beginning, April 1, 2015 and, ending, March 31, 2016 is hereby adopted and shall constitute appropriations for the purposes stated; and

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

(Secretary's Signature)

(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Raj Mukherji				
Reginald Jones				
Aneesah Abdullah				
Freddie Kitchens				
Thomas Kukla				
Hector Fuentes				

2015 ADOPTED BUDGET RESOLUTION

Jersey City Housing Authority

FISCAL YEAR: FROM: April 1, 2015 TO: March 31, 2016

WHEREAS, the Annual Budget and Capital Budget/Program for the **Jersey City Housing Authority** for the fiscal year beginning April 1, 2015 and ending, March 31, 2016 has been presented for adoption before the governing body of the Jersey City Housing Authority at its open public meeting of March 2, 2016; 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 \$ 77,543,930, Total Appropriations, including any Accumulated Deficit, if any, of \$77,543,930 and Total Unrestricted Net Position utilized of \$-0-; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$18,248,864 and Total Unrestricted Net Position planned to be utilized of -0-; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Jersey City Housing Authority, at an open public meeting held on March 2, 2016 that the Annual Budget and Capital Budget/Program of the Jersey City Housing Authority for the fiscal year beginning, April 1, 2015 and, ending, March 31, 2016 is hereby adopted and shall constitute appropriations for the purposes stated; and

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

(Secretary's Signature)

(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Raj Mukherji				
Reginald Jones				
Aneesah Abdullah				
Freddie Kitchens				
Thomas Kukla				
Hector Fuentes				

2015 HOUSING AUTHORITY BUDGET

Narrative and Information Section

2015 AUTHORITY BUDGET MESSAGE & ANALYSIS

Jersey City Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: April 1, 2015 TO: March 31, 2016

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

1. Complete a brief statement on the 2015 proposed Annual Budget and make comparison to the 2014 adopted budget for each operation. Explain any variances over +/-10% for each line item by operation. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item. For example, if anticipated service charges have increased 15% due to an increase in rates, provide a copy of the resolution authorizing the rate increase.

The Operating revenues increased by \$11.525 million due to a combination of decrease and increase in various items listed below:

HCV Programs projected an increase of \$5.450 million due to an increased number of leased vouchers. Operating Subsidy projected an increase of \$1.495 million. A net decrease of 0.460 million in Dwelling and non-dwelling rental activities. Other Income including COCC fees projected an increase in the amount of \$4.986 million. A combination of Investment Income, Fraud Recovery and Grant Revenues projected an increase in the amount of .054 million.

The Appropriations increased by 11.525 million mainly due to increase in Cost of providing services such as HAP payments, COCC fee expenses etc. The budget accommodated a contingency reserve of \$3.5 million in the current year.

Detailed explanation on increase or decrease in revenue over 10%:

Excess Utilities budgeted for 2014 was very low and 2015 projections are primarily based on the actuals from the prior year.

Non-dwelling rental in 2015 increased mainly due to new lease agreements and lease revenue as compared to 2014.

HUD operating revenue increased in 2015 due to projected HUD funding proration increase.

New Construction Sec 8 and Housing vouchers are reported together in 2015 as compared to reported separately in 2014.

Housing Vouchers projected increase in revenue due to increase in leased vouchers.

Other income projected increase in 2015 due to increase in HCV leased vouchers and corresponding administration fee revenue.

Investment and interest income projected increase during 2015 due to projected increase in interest rates as the economy is stabilizing and in interest payments.

Detailed explanation on increase in expenses over 10%:

Administration Salaries and Fringe Benefits, increased in 2015 due to cost of living increase as per the union agreements and projected filling of vacant positions. The fringe benefits increased accordingly.

Staff training and travel increased due to more staff training and associated travel costs are projected in 2015 as compared to 2014.

Utility labor is reclassified to maintenance in 2015 as compared to 2014.

More tenant services activities projected in 2015.

Other general expenses and Rents increased due to increase in the projection of leased vouchers HAP payments and associated expenses.

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% from the current year adopted budget. .

Operating Subsidy and HCV administrative fee funding could be prorated due to Congressional Appropriations and budget cuts.

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

No effect

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.

Unrestricted Net Position is not utilized in the proposed budget.

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.).

(N/A)

6. The proposed budget must not reflect an anticipated deficit from 2015 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.

(N/A)

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

(N/A)

8. Attach a copy of the Authority's most recent Annual Operating Data submission to the Municipal Securities Rulemaking Board's Electronic Municipal Marketplace Access (EMMA) under the Authority's Continuing Disclosure Agreements for any debt issuances outstanding. Examples of Annual Operating Data may include sewer and water billings; parking rents and collections; number of customers; number of available parking spaces; etc. See Local Finance Notice 2014-9 for more information.

(N/A)

HOUSING AUTHORITY CONTACT INFORMATION 2015

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

Name of Authority:	Jersey City Housing Authority		
Federal ID Number:	22-6002501		
Address:	400 US Highway# 1 (Marion Gardens)		
City, State, Zip:	Jersey City	NJ	07036
Phone: (ext.)	201.706.4600	Fax:	201.547.6702

Preparer's Name:	Samuel Moolayil		
Preparer's Address:	400 US Highway# 1 (Marion Gardens)		
City, State, Zip:	Jersey City	NJ	07036
Phone: (ext.)	201.706.4603	Fax:	201.547.8955
E-mail:	smoolayil@jcha.us		

Chief Executive Officer:	Marvin L. Walton		
Phone: (ext.)	201.706.4601	Fax:	201.547.6702
E-mail:	mw Walton@jcha.us		

Chief Financial Officer:	Samuel Moolayil		
Phone: (ext.)	201.706.4603	Fax:	201.547.8955
E-mail:	smoolayil@jcha.us		

Name of Auditor:	Richard Larsen		
Name of Firm:	Fallon and Larsen, LLP		
Address:	252 Washington Street, Suite B		
City, State, Zip:	Toms River	NJ	08753
Phone: (ext.)	732.503.4257	Fax:	732.341.1424
E-mail:	rlarsen@falloncpa.com		

AUTHORITY INFORMATIONAL QUESTIONNAIRE

Jersey City Housing Authority

FISCAL YEAR: FROM: April 1, 2015 TO: March 31, 2016

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

- 1) Provide the number of individuals employed in calendar year 2014 as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 196
- 2) Provide the amount of total salaries and wages for calendar year 2014 as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: \$9,721,881.42
- 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: None
- 5) Did any person listed on Page N-4 have a family or business relationship with any other person listed on Page N-4 during the current fiscal year? No If "yes," attach a description of the relationship including the names of the individuals involved and their positions at the Authority.
- 6) Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year because of their relationship with the Authority file the form as required? 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 narrative.**
- 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. **(Please see Attached Schedule)**

- 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. (Please see Attached Schedule)
- 13) Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority:
- a. First class or charter travel No
 - b. Travel for companions No
 - c. Tax indemnification and gross-up payments No
 - d. Discretionary spending account No
 - e. Housing allowance or residence for personal use No
 - f. Payments for business use of personal residence No
 - g. Vehicle/auto allowance or vehicle for personal use Yes
 - h. Health or social club dues or initiation fees No
 - i. Personal services (i.e.: maid, chauffeur, chef) No
- If the answer to any of the above is "yes," attach a description of the transaction including the name and position of the individual and the amount expended.*
- 14) Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? Yes *If "no," attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses.*
- 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 Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No *If "yes," attach explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.*
- 19) Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e.: sewer overflow, etc.)? No *If "yes," attach a description of the event or condition that resulted in the fine or assessment and indicate the amount of the fine or assessment.*

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES,
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS**
Jersey City Housing Authority

FISCAL YEAR: FROM: April 1, 2015 TO: March 31, 2016

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

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

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

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

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

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

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

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

Reportable compensation: 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, 2016, 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, 2016, 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 April 1, 2015 to March 31, 2016 Housing Authority of the City of Jersey City

Reportable Compensation from Authority (W-2/ 1099)

Name	Title	Average Hours per Week Dedicated to Position	Position			Commissioner	Key Employee	Highest Compensated Employee	Former	Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority	Names of Other Public Entities where Individual is an Employee or Member of the Governing Body	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	
			Commissioner	Officer	Key Employee					Highest Compensated Employee	Former	Base Salary/ Stipend									Bonus
1 Raj Mukherji	Chairperson		X																		
2 Rejinald J. Jones	Vice-Chairperson		X																		
3 Aneesah Abdullah	Board Member		X																		
4 Freddie Kitchens	Board Member		X																		
5 Thomas Kukla	Board Member		X																		
6 Hector Fuentes	Board Member		X																		
7 Maria T. Maio	Executive Director	35		X				X		44,402	130,595	589	19,958	195,544	N/A	N/A	N/A	0		195,544	
8 Patricia Madison	Deputy Exec Director	35		X				X		108,698	-	3,133	10,350	122,181	N/A	N/A	0		122,181		
9 Richard J Baker	Chief Financial Officer	35		X				X		67,452	132,292	250	29,058	229,052	N/A	N/A	0		229,052		
10 Joan Pollack	Director of Development	35		X				X		99,615	84,001	1,967	9,856	195,439	N/A	N/A	0		195,439		
11 (Please see attached for Contractor Payments over \$100,000)																					
12																					
13																					
14																					
15																					
Total:										\$ 320,167	\$ 346,888	\$ 5,939	\$ 69,222	\$ 742,216				\$ -	\$ -	\$ 742,216	

Enter the total number of employees/ independent contractors who received more than \$100,000 in total reportable compensation for the most recent fiscal year completed:

Schedule of Health Benefits - Detailed Cost Analysis

Housing Authority of the City of Jersey City
 For the Period April 1, 2015 to March 31, 2016

	# of Covered Members (Medical & Rx)		Annual Cost Estimate per Employee		Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
	Proposed Budget	Current Year	Proposed Budget	Current Year						
Active Employees - Health Benefits - Annual Cost										
Single Coverage	39	36	\$ 10,980	\$ 10,104	\$ 428,220	36	\$ 10,104	\$ 363,744	\$ 64,476	17.7%
Parent & Child	23	24	20,184	16,332	464,232	24	16,332	391,968	72,264	18.4%
Employee & Spouse (or Partner)	22	26	21,936	20,208	482,592	26	20,208	525,408	(42,816)	-8.1%
Family	41	45	31,452	26,436	1,289,532	45	26,436	1,189,620	99,912	8.4%
Employee Cost Sharing Contribution (enter as negative -)								(424,477)	424,477	-100.0%
Subtotal	125	131			2,664,576	131		2,046,263	618,313	30.2%
Commissioners - Health Benefits - Annual Cost										
Single Coverage	0	0	-	-	-	0	-	-	-	#DIV/0!
Parent & Child	0	0	-	-	-	0	-	-	-	#DIV/0!
Employee & Spouse (or Partner)	0	0	-	-	-	0	-	-	-	#DIV/0!
Family	0	0	-	-	-	0	-	-	-	#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)										#DIV/0!
Subtotal	0	0				0				#DIV/0!
Retirees - Health Benefits - Annual Cost										
Single Coverage	45	43	7,004	6,693	315,180	43	6,693	287,799	27,381	9.5%
Parent & Child	3	5	16,980	15,028	50,940	5	15,028	75,140	(24,200)	-32.2%
Employee & Spouse (or Partner)	50	46	21,144	19,576	1,057,200	46	19,576	900,496	156,704	17.4%
Family	19	17	30,419	28,166	577,961	17	28,166	478,822	99,139	20.7%
Employee Cost Sharing Contribution (enter as negative -)										#DIV/0!
Subtotal	117	111			2,001,281	111		1,742,257	259,024	14.9%
GRAND TOTAL	242	242			\$ 4,665,857	242		\$ 3,788,520	\$ 877,337	23.2%

Is medical coverage provided by the SHBP (Yes or No)?
 Is prescription drug coverage provided by the SHBP (Yes or No)?

Yes
 Yes

**Housing Authority of the City of Jersey City
Schedule of Compensated Absences
FYE 3.31.15**

Note: Client provided schedule of compensated absences from prior year to be updated for current year activity and balances. Hourly rates updated from client provided salary schedules (GG-20 EW, GG-25 EW) Balances of time allowed, taken and balance updated based on client provided report (GG-15 EIV) and all terminated/reassigned employees removed from schedule based on termination report (GG-30 EW).

N.1-2.2		N.1-2.1										TOTAL		
Name	Hourly Rate	Hire Date	Vac Alwd	Vac Tm	Vac Bal	Sick Alwd	Sick Tm	Sick Bal	Per Alwd	Per Tm	Per Bal	Vac + Pers	Sick @ 35%	
ISWA	\$18.04	HCV	228.00	210.25	17.75	217.00	191.50	25.50	58.50	56.25	2.25	20.00	-	\$360.80
UWD	\$50.19	ES	140.00	65.00	75.00	123.75	59.00	64.75	28.00	28.00	-	75.00	22.66	\$4,901.68
ISWA	\$25.89	3	189.50	189.50	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	-	\$0.00
ISWA	\$30.52	ST	1,548.75	273.00	420.00	1,078.50	247.25	976.00	149.50	14.00	135.50	565.50	-	\$16,063.86
ISWA	\$40.03	ST	1,218.00	620.50	420.00	1,538.25	1,247.25	2,781.00	173.25	11.55	81.70	481.70	-	\$19,822.46
UWD	\$42.53	COH	1,373.75	936.00	420.00	1,093.50	903.00	1,844.00	184.00	103.50	80.50	500.50	-	\$21,286.27
ISWA	\$35.25	8	1,490.75	822.00	420.00	1,093.50	576.50	515.00	14.25	92.50	210.00	830.00	180.25	\$31,802.31
UWD	\$39.06	COH	1,312.25	1,030.75	281.50	714.00	242.75	197.50	154.00	154.00	43.50	325.00	-	\$8,534.50
ISWA	\$38.90	AG	955.50	841.25	114.25	512.75	421.75	91.00	131.75	127.50	4.25	118.50	-	\$11,108.15
ISWA	\$30.47	HCV	672.75	624.50	48.25	480.00	368.50	111.50	119.75	114.75	5.00	52.00	-	\$4,609.65
UWD	\$18.68	COH	52.00	52.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	-	\$1,622.53
ISWA	\$39.97	8	1,030.75	898.75	31.00	1,354.50	384.00	970.50	173.25	167.25	6.00	37.00	14.70	\$1,245.96
ISWA	\$32.15	8	1,328.00	1,091.50	420.00	1,197.00	683.50	513.50	180.00	128.25	51.75	471.75	-	\$1,478.89
ISWA	\$32.15	4	1,421.00	1,016.50	402.50	460.25	284.00	176.25	162.00	117.50	44.50	447.00	-	\$15,166.76
ISWA	\$26.15	5	773.50	758.25	17.25	566.25	471.00	85.25	91.00	87.00	4.00	21.25	-	\$14,371.05
ISWA	\$30.17	HCV	749.25	638.35	110.90	433.75	478.50	102.25	103.50	92.25	10.00	120.90	-	\$565.69
UWD	\$30.36	COH	1,197.00	905.75	33.75	930.50	303.00	127.50	133.50	110.25	23.25	57.00	-	\$1,730.52
UWD	\$31.18	2	1,197.00	905.75	281.25	481.25	476.25	5.00	126.00	117.25	10.75	302.00	-	\$10,436.85
UWD	\$47.72	COH	912.75	737.50	175.25	1,312.75	14.00	1,298.75	178.25	96.75	82.50	257.75	454.56	\$22,209.90
ISWA	\$38.01	8	1,140.00	959.50	181.50	1,300.25	338.50	961.75	804.00	74.00	166.50	491.75	281.40	\$38,884.72
ISWA	\$28.67	AG	1,540.00	945.00	420.00	1,468.25	381.50	1,468.25	178.50	135.75	44.00	225.50	336.61	\$21,865.90
ISWA	\$26.26	2	1,120.00	905.00	420.00	1,601.25	70.00	1,531.25	203.00	59.75	143.25	583.25	-	\$12,980.34
UWD	\$32.15	HCV	2,082.50	490.00	420.00	672.00	389.00	303.00	170.00	150.80	19.20	439.20	-	\$14,780.95
ISWA	\$24.30	16	1,033.00	669.00	14.00	485.25	488.75	6.00	0.00	0.00	0.00	14.00	2.28	\$395.48
UWD	\$28.38	COH	1,984.25	923.25	41.00	1,152.50	838.00	314.50	327.25	101.75	210.00	630.00	-	\$20,185.20
ISWA	\$39.25	COH	1,482.00	864.75	420.00	1,984.00	709.25	1,254.75	248.50	107.50	16.50	57.50	-	\$1,631.85
ISWA	\$40.19	ST	1,335.25	727.00	420.00	1,333.50	599.00	734.50	291.00	118.50	118.50	630.00	439.16	\$36,373.25
ISWA	\$41.95	ST	1,127.1669	1,335.25	420.00	1,750.50	615.25	1,026.00	119.00	103.00	16.00	630.00	-	\$26,783.90
ISWA	\$27.82	COI	870.75	838.00	420.00	801.25	307.00	494.25	229.75	67.50	162.25	582.25	-	\$17,522.84
ISWA	\$31.93	2	1,059.25	423.50	420.00	651.00	351.50	299.50	176.75	156.00	18.50	51.25	-	\$24,425.39
ISWA	\$27.60	9	773.00	662.50	82.25	663.25	172.50	490.75	121.50	114.75	20.75	440.75	-	\$1,425.78
UWD	\$34.44	8	1,118.00	862.25	255.25	565.25	530.25	55.00	140.75	69.75	31.25	217.75	-	\$15,073.15
ISWA	\$26.26	8	1,582.25	892.25	420.00	873.00	598.00	275.00	140.75	112.75	28.00	326.25	19.25	\$6,009.90
ISWA	\$26.26	8	1,239.00	640.00	420.00	1,352.75	222.50	1,130.25	207.25	122.75	84.50	448.00	-	\$11,784.48
ISWA	\$17.59	HCV	47.25	40.75	6.50	47.25	26.25	21.00	14.00	9.50	4.50	504.50	-	\$13,248.17
ISWA	\$34.78	9	1,127.50	1,003.75	123.75	804.25	108.00	696.25	168.75	89.75	77.00	200.75	243.69	\$183.39
ISWA	\$41.29	ST	1,582.00	848.75	420.00	1,176.00	612.25	563.75	266.00	25.50	210.00	630.00	-	\$15,457.54
ISWA	\$25.83	HCV	1,628.00	419.00	420.00	588.25	378.25	189.00	125.75	112.75	13.00	433.00	-	\$28,012.70
ISWA	\$26.37	3	1,604.75	1,044.75	420.00	668.50	565.00	3.50	153.75	133.25	18.50	439.50	-	\$11,064.39
ISWA	\$26.11	4	1,183.50	1,032.00	161.50	772.50	470.75	1.75	227.00	111.00	11.00	89.50	-	\$11,589.62
UWD	\$26.85	8	982.00	898.75	55.25	928.25	328.00	601.25	153.50	146.50	10.00	65.25	210.44	\$7,174.96
UWD	\$43.21	ES	1,160.25	944.25	216.00	1,008.25	259.00	749.25	286.50	94.25	192.25	408.25	262.24	\$28,971.76
ISWA	\$32.35	4	939.75	805.00	134.75	673.75	483.75	190.00	168.00	122.25	40.75	175.50	-	\$5,679.18
ISWA	\$39.44	4	1,471.75	986.25	420.00	917.00	421.75	95.25	161.50	123.80	37.70	457.70	-	\$18,051.89
ISWA	\$26.43	3	70.00	70.00	0.00	70.00	49.00	21.00	14.00	21.00	0.00	0.00	-	\$0.00
ISWA	\$31.83	HCV	971.00	706.50	284.50	846.00	118.00	728.00	151.00	151.00	-	264.50	-	\$8,445.49
ISWA	\$32.20	9	1,736.00	787.50	420.00	2,401.00	902.50	1,498.50	323.00	147.25	175.75	585.75	-	\$15,183.15
UWD	\$30.52	ST	1,158.50	738.00	420.00	883.00	415.50	389.75	144.25	123.25	21.00	441.00	-	\$13,459.32
UWD	\$33.86	6	483.00	398.50	84.50	782.00	415.50	67.50	0.00	0.00	0.00	84.50	23.63	\$3,663.28
UWD	\$44.27	ES	1,445.00	424.25	20.75	417.25	288.50	127.75	0.00	0.00	-	20.75	44.71	\$2,889.02
ISWA	\$30.52	ST	1,916.25	574.00	420.00	1,128.75	420.00	1,128.75	212.50	118.25	93.25	613.25	-	\$2,889.02
ISWA	\$28.90	COI	1,114.00	989.00	125.00	1,004.25	160.00	844.25	128.25	92.50	36.75	161.75	-	\$4,836.33
ISWA	\$26.37	8	1,674.75	1,288.00	386.75	1,701.00	168.00	1,533.00	308.50	58.50	210.00	596.75	-	\$15,736.30
UWD	\$36.57	HCV	689.75	687.00	2.75	474.75	474.75	-	122.50	118.75	3.75	6.50	-	\$237.71

2015 HOUSING AUTHORITY BUDGET

Financial Schedules Section

2015 Budget Summary

For the Period **Housing Authority of the City of Jersey City**
April 1, 2015 to **March 31, 2016**

	Proposed Budget			Current Year Adopted Budget		\$ Increase (Decrease) Proposed vs. Current Year	% Increase (Decrease) Proposed vs. Current Year
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations		
REVENUES							
Total Operating Revenues	\$ 27,645,100	\$ -	\$ 47,495,126	\$ 1,276,796	\$ 64,874,349	\$ 11,542,673	17.8%
Total Non-Operating Revenues	1,126,908	-	-	1,126,908	1,143,902	(16,994)	-1.5%
Total Anticipated Revenues	28,772,008	-	47,495,126	1,276,796	66,018,251	11,525,679	17.5%
APPROPRIATIONS							
Total Administration	5,839,572	-	3,328,513	126,763	9,071,058	223,790	2.5%
Total Cost of Providing Services	19,214,529	-	43,639,400	810,915	54,102,755	9,562,089	17.7%
Net Principal Payments on Debt Service in Lieu of Depreciation	██████████	-	██████████	716,988	693,139	23,849	3.4%
Total Operating Appropriations	25,054,101	-	46,967,913	937,678	63,866,952	9,809,728	15.4%
Net Interest Payments on Debt	██████████	-	██████████	327,837	351,687	(23,850)	-6.8%
Total Other Non-Operating Appropriations	2,878,507	-	527,213	133,693	3,539,413	3,539,413	#DIV/0!
Total Non-Operating Appropriations	2,878,507	-	527,213	133,693	3,515,663	3,515,563	999.6%
Accumulated Deficit	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	27,932,608	-	47,495,126	1,071,371	64,218,639	13,325,291	20.7%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	27,932,608	-	47,495,126	1,071,371	64,218,639	13,325,291	20.7%
ANTICIPATED SURPLUS (DEFICIT)	\$ 839,400	\$ -	\$ -	\$ 205,425	\$ 1,799,612	\$ (1,799,612)	-100.0%

2015 Revenue Schedule

Housing Authority of the City of Jersey City

For the Period April 1, 2015 to March 31, 2016

	<i>Proposed Budget</i>				<i>Current Year Adopted Budget</i>	<i>\$ Increase (Decrease) Proposed vs. Current Year</i>	<i>% Increase (Decrease) Proposed vs. Current Year</i>
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations
						All Operations	All Operations
OPERATING REVENUES							
<i>Rental Fees</i>							
Homebuyers' Monthly Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Dwelling Rental	7,365,105	-	-	968,400	8,333,505	9,196,114	(862,609) -9.4%
Excess Utilities	226,558	-	-	-	226,558	22,750	203,808 895.9%
Non-Dwelling Rental	322,666	-	-	-	322,666	124,056	198,610 160.1%
HUD Operating Subsidy	12,532,831	-	-	-	12,532,831	11,037,797	1,495,034 13.5%
New Construction - Acc Section 8	-	-	-	-	-	2,491,868	(2,491,868) -100.0%
Voucher - Acc Housing Voucher	-	-	43,585,200	302,296	43,887,496	35,944,812	7,942,684 22.1%
Total Rental Fees	20,447,160	-	43,585,200	1,270,696	65,303,056	58,817,397	6,485,659 11.0%
<i>Other Operating Revenues (List)</i>							
Other Income (incl COCC Fees)	7,197,940	-	3,838,926	6,100	11,042,966	6,056,952	4,986,014 82.3%
Laundry Income	-	-	-	-	-	-	#DIV/0!
Late fee / Fraud Recovery	-	-	71,000	-	71,000	-	71,000 #DIV/0!
Port In Admin Fee	-	-	-	-	-	-	#DIV/0!
Total Other Revenue	7,197,940	-	3,909,926	6,100	11,113,966	6,056,952	5,057,014 83.5%
Total Operating Revenues	27,645,100	-	47,495,126	1,276,796	76,417,022	64,874,349	11,542,673 17.8%
NON-OPERATING REVENUES							
<i>Grants & Entitlements (List)</i>							
Grant Revenue (FSS/CFP/RHF/ROSS)	1,026,908	-	-	-	1,026,908	1,117,902	(90,994) -8.1%
Grant #2	-	-	-	-	-	-	#DIV/0!
Grant #3	-	-	-	-	-	-	#DIV/0!
Grant #4	-	-	-	-	-	-	#DIV/0!
Total Grants & Entitlements	1,026,908	-	-	-	1,026,908	1,117,902	(90,994) -8.1%
<i>Local Subsidies & Donations (List)</i>							
Local Subsidy #1	-	-	-	-	-	-	#DIV/0!
Local Subsidy #2	-	-	-	-	-	-	#DIV/0!
Local Subsidy #3	-	-	-	-	-	-	#DIV/0!
Local Subsidy #4	-	-	-	-	-	-	#DIV/0!
Total Local Subsidies & Donations	-	-	-	-	-	-	#DIV/0!
<i>Interest on Investments & Deposits</i>							
Investments	100,000	-	-	-	100,000	26,000	74,000 284.6%
Security Deposits	-	-	-	-	-	-	#DIV/0!
Penalties	-	-	-	-	-	-	#DIV/0!
Other Investments	-	-	-	-	-	-	#DIV/0!
Total Interest	100,000	-	-	-	100,000	26,000	74,000 284.6%
<i>Other Non-Operating Revenues (List)</i>							
Interest and Dividends	-	-	-	-	-	-	#DIV/0!
Inter Program Fees	-	-	-	-	-	-	#DIV/0!
CFP Debt Service	-	-	-	-	-	-	#DIV/0!
Other Non-Operating #4	-	-	-	-	-	-	#DIV/0!
Other Non-Operating Revenues	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Revenues	1,126,908	-	-	-	1,126,908	1,143,902	(16,994) -1.5%
TOTAL ANTICIPATED REVENUES	\$ 28,772,008	\$ -	\$ 47,495,126	\$ 1,276,796	\$ 77,543,930	\$ 66,018,251	\$ 11,525,679 17.5%

2014 Revenue Schedule

Housing Authority of the City of Jersey City
For the Period April 1, 2015 to March 31, 2016

Current Year 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	7,928,292			1,267,822	9,196,114
Excess Utilities	22,750				22,750
Non-Dwelling Rental	124,056				124,056
HUD Operating Subsidy	8,835,719			2,202,078	11,037,797
New Construction - Acc Section 8		2,491,868			2,491,868
Voucher - Acc Housing Voucher			35,944,812		35,944,812
Total Rental Fees	16,910,817	2,491,868	35,944,812	3,469,900	58,817,397
<i>Other Operating Revenues (List)</i>					
Other Income (incl COCC Fees)	5,936,302		114,450	6,200	6,056,952
Laundry Income					-
Late fee / Fraud Recovery					-
Port In Admin Fee					-
Total Other Revenue	5,936,302	-	114,450	6,200	6,056,952
Total Operating Revenues	22,847,119	2,491,868	36,059,262	3,476,100	64,874,349
NON-OPERATING REVENUES					
<i>Grants & Entitlements (List)</i>					
Grant Revenue (FSS/CFP/RHF)	829,404		288,498		1,117,902
Grant #2					-
Grant #3					-
Grant #4					-
Total Grants & Entitlements	829,404	-	288,498	-	1,117,902
<i>Local Subsidies & Donations (List)</i>					
Local Subsidy #1					-
Local Subsidy #2					-
Local Subsidy #3					-
Local Subsidy #4					-
Total Local Subsidies & Donations	-	-	-	-	-
<i>Interest on Investments & Deposits</i>					
Investments	21,000	500	3,500	1,000	26,000
Security Deposits					-
Penalties					-
Other Investments					-
Total Interest	21,000	500	3,500	1,000	26,000
<i>Other Non-Operating Revenues (List)</i>					
Interest and Dividends					-
Inter Program Fees					-
CFP Debt Service					-
Other Non-Operating #4					-
Total Non-Operating Revenues	-	-	-	-	-
Total Non-Operating Revenues	850,404	500	291,998	1,000	1,143,902
TOTAL ANTICIPATED REVENUES	\$ 23,697,523	\$ 2,492,368	\$ 36,351,260	\$ 3,477,100	\$ 66,018,251

2015 Appropriations Schedule

Housing Authority of the City of Jersey City

For the Period April 1, 2015 to March 31, 2016

	Proposed Budget				Current Year Adopted Budget	\$ Increase (Decrease) Proposed vs. Current Year	% Increase (Decrease) Proposed vs. Current Year	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	
					Total All Operations	All Operations	All Operations	
OPERATING APPROPRIATIONS								
<i>Administration</i>								
Salary & Wages	\$ 3,350,541		\$ 1,348,998	\$ 52,529	\$ 4,752,068	\$ 3,357,685	\$ 1,394,383	41.5%
Fringe Benefits	1,769,732		777,203	23,743	2,570,678	2,162,811	407,867	18.9%
Legal	139,750		22,000	1,880	163,630	228,928	(65,298)	-28.5%
Staff Training	24,800		20,000		44,800	16,625	28,175	169.5%
Travel	17,900		8,000		25,900	18,225	7,675	42.1%
Accounting Fees	37,924		20,000	4,152	62,076	60,000	2,076	3.5%
Auditing Fees	29,999		10,000	11,680	51,679	44,500	7,179	
Miscellaneous Administration*	468,926		1,122,312	32,779	1,624,017	3,182,284	(1,558,267)	-49.0%
Total Administration	5,839,572	-	3,328,513	126,763	9,294,848	9,071,058	223,790	2.5%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services	399,286				399,286	-	399,286	#DIV/0!
Salary & Wages - Maintenance & Operation	4,654,359			169,353	4,823,712	3,852,724	970,988	25.2%
Salary & Wages - Protective Services	-				-	-	-	#DIV/0!
Salary & Wages - Utility Labor	-				-	106,240	(106,240)	-100.0%
Fringe Benefits	2,534,118			76,548	2,610,666	2,606,129	4,537	0.2%
Tenant Services	47,525			808	48,333	23,298	25,035	107.5%
Utilities	4,463,116			278,974	4,742,090	4,462,589	279,501	6.3%
Maintenance & Operation	2,283,063		18,200	219,482	2,520,745	2,856,722	(335,977)	-11.8%
Protective Services	199,035				199,035	317,616	(118,581)	-37.3%
Insurance	308,000		36,000	5,745	349,745	957,705	(607,960)	-63.5%
Payment in Lieu of Taxes (PILOT)	-			53,900	53,900	371,000	(317,100)	-85.5%
Terminal Leave Payments	69,077				69,077	235,400	(166,323)	-70.7%
Collection Losses	-				-	85,500	(85,500)	-100.0%
Other General Expense	4,221,550			5,405	4,226,955	839,600	3,387,355	403.4%
Rents	-		43,585,200	700	43,585,900	37,388,232	6,197,668	16.6%
Extraordinary Maintenance	35,400				35,400	-	35,400	#DIV/0!
Replacement of Non-Expendible Equipment	-				-	-	-	#DIV/0!
Property Betterment/Additions	-				-	-	-	#DIV/0!
Miscellaneous COPS*	-				-	-	-	#DIV/0!
Total Cost of Providing Services	19,214,529	-	43,639,400	810,915	63,664,844	54,102,755	9,562,089	17.7%
Net Principal Payments on Debt Service in Lieu of Depreciation	-		-		716,988	693,139	23,849	3.4%
Total Operating Appropriations	25,054,101	-	46,967,913	937,678	73,676,680	63,866,952	9,809,728	15.4%
NON-OPERATING APPROPRIATIONS								
Net Interest Payments on Debt	-		-		327,837	351,687	(23,850)	-6.8%
Operations & Maintenance Reserve	2,878,507		527,213	133,693	3,539,413	-	3,539,413	#DIV/0!
Renewal & Replacement Reserve	-				-	-	-	#DIV/0!
Municipality/County Appropriation	-				-	-	-	#DIV/0!
Other Reserves	-				-	-	-	#DIV/0!
Total Non-Operating Appropriations	2,878,507	-	527,213	133,693	3,867,250	351,687	3,515,563	999.6%
TOTAL APPROPRIATIONS	27,932,608	-	47,495,126	1,071,371	77,543,930	64,218,639	13,325,291	20.7%
ACCUMULATED DEFICIT								
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	27,932,608	-	47,495,126	1,071,371	77,543,930	64,218,639	13,325,291	20.7%
UNRESTRICTED NET POSITION UTILIZED								
Municipality/County Appropriation	-				-	-	-	#DIV/0!
Other	-				-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 27,932,608	\$ -	\$ 47,495,126	\$ 1,071,371	\$ 77,543,930	\$ 64,218,639	\$ 13,325,291	20.7%

* 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 \$ 1,252,705.05 \$ - \$ 2,348,395.65 \$ 46,883.90 \$ 3,683,834.00

2014 Appropriations Schedule

Housing Authority of the City of Jersey City
For the Period April 1, 2015 to March 31, 2016

Current Year Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 2,259,345	\$ 42,369	\$ 1,010,470	\$ 45,501	\$ 3,357,685
Fringe Benefits	1,468,943	34,693	659,175	-	2,162,811
Legal	210,728	4,500	12,500	1,200	228,928
Staff Training	14,125	1,000	1,000	500	16,625
Travel	14,125	-	2,000	2,100	18,225
Accounting Fees	38,000	4,000	16,000	2,000	60,000
Auditing Fees	20,640	5,500	10,100	8,260	44,500
Miscellaneous Administration*	2,155,774	113,722	882,388	30,400	3,182,284
Total Administration	6,181,680	205,784	2,593,633	89,961	9,071,058
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	3,670,174			182,550	3,852,724
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor	106,240				106,240
Fringe Benefits	2,455,563			150,566	2,606,129
Tenant Services	23,298				23,298
Utilities	4,214,589			248,000	4,462,589
Maintenance & Operation	2,710,122			146,600	2,856,722
Protective Services	317,616				317,616
Insurance	821,834	4,436	81,855	49,580	957,705
Payment in Lieu of Taxes (PILOT)	321,000			50,000	371,000
Terminal Leave Payments	231,100			4,300	235,400
Collection Losses	85,500				85,500
Other General Expense	839,400			200	839,600
Rents		2,192,580	33,593,232	1,602,420	37,388,232
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	15,796,436	2,197,016	33,675,087	2,434,216	54,102,755
Net Principal Payments on Debt Service in Lieu of Depreciation					693,139
Total Operating Appropriations	21,978,116	2,402,800	36,268,720	2,524,177	63,866,952
NON-OPERATING APPROPRIATIONS					
Net Interest Payments on Debt					351,687
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	351,687
TOTAL APPROPRIATIONS	21,978,116	2,402,800	36,268,720	2,524,177	64,218,639
ACCUMULATED DEFICIT					
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	21,978,116	2,402,800	36,268,720	2,524,177	64,218,639
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other	-	-	-	-	-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 21,978,116	\$ 2,402,800	\$ 36,268,720	\$ 2,524,177	\$ 64,218,639

* 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 \$ 1,098,905.80 \$ 120,140.00 \$ 1,813,436.00 \$ 126,208.85 \$ 3,193,347.60

5 Year Debt Service Schedule - Principal

Housing Authority of the City of Jersey City

	Fiscal Year Beginning in										Total Principal Outstanding
	Current Year (2014)	2015	2016	2017	2018	2019	2020	Thereafter			
Capital Leases (EPC)	\$ 603,324	\$ 621,365	\$ 663,634	\$ 678,647	\$ 693,998	\$ 709,698	\$ 725,752	\$ 3,610,009	\$ 7,703,103		
HMFA	49,579	53,421	57,561	62,022	66,829	72,008	77,589	126,962	516,392		
CPC	40,236	42,202	44,265	46,427	48,696	51,075	53,571	1,192,970	1,479,206		
CFFP	410,000	425,000	445,000	465,000	490,000	515,000	540,000	4,690,000	7,570,000		
TOTAL PRINCIPAL	1,103,139	1,141,988	1,210,460	1,252,096	1,299,523	1,347,781	1,396,912	9,619,941	17,268,701		
LESS: HUD SUBSIDY	410,000	425,000	445,000	465,000	490,000	515,000	540,000	4,690,000	7,570,000		
NET PRINCIPAL	\$ 693,139	\$ 716,988	\$ 765,460	\$ 787,096	\$ 809,523	\$ 832,781	\$ 856,912	\$ 4,929,941	\$ 9,698,701		

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

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

5 Year Debt Service Schedule - Interest

Housing Authority of the City of Jersey City

Fiscal Year Beginning in

	2015	2016	2017	2018	2019	2020	Thereafter	Total Interest Payments Outstanding
Current Year (2014)	\$ 236,076	\$ 151,177	\$ 136,765	\$ 121,413	\$ 105,714	\$ 89,660	\$ 195,246	\$ 1,018,010
Capital Leases (EPC)	43,863	35,880	31,419	26,613	21,433	29,053	126,962	311,381
HMFA	71,748	67,720	65,557	63,288	60,909	58,413	477,639	863,308
CPC	392,034	354,541	335,539	311,013	284,906	257,495	907,961	2,825,233
CFFP	743,721	609,318	569,280	522,327	472,962	434,621	1,707,808	5,017,932
TOTAL INTEREST	392,034	354,541	335,539	311,013	284,906	257,495	907,961	2,825,233
LESS: HUD SUBSIDY	351,687	254,777	233,741	211,314	188,056	177,126	799,847	2,192,699
NET INTEREST	\$							

2015 Net Position Reconciliation

Housing Authority of the City of Jersey City
 For the Period April 1, 2015 to March 31, 2016

	<u>Proposed Budget</u>
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	
Less: Invested in Capital Assets, Net of Related Debt (1)	\$ 139,862,721
Less: Restricted for Debt Service Reserve (1)	75,018,512
Less: Other Restricted Net Position (1)	62,274,143
Total Unrestricted Net Position (1)	2,570,066
Less: Designated for Non-Operating Improvements & Repairs	-
Less: Designated for Rate Stabilization	-
Less: Other Designated by Resolution	-
Plus: Accrued Unfunded Pension Liability (1)	-
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	-
Plus: Estimated Income (Loss) on Current Year Operations (2)	-
Plus: Other Adjustments (attach schedule)	-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	2,570,066
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)	\$ 2,570,066

(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 \$ 1,252,705

(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.

2015
JERSEY CITY
HOUSING

AUTHORITY
CAPITAL
BUDGET/
PROGRAM

**2015 CERTIFICATION OF AUTHORITY CAPITAL
BUDGET/PROGRAM**

Jersey City Housing Authority

FISCAL YEAR: FROM: April 1, 2015 TO: March 31, 2016

[X] It is hereby certified that the Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, by the governing body of the Jersey City Housing Authority, on the 3rd day of February, 2016.

OR

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

Officer's Signature:			
Name:	Marvin L. Walton		
Title:	Executive Director		
Address:	400 US Highway #1 (Marion Gardens), Jersey City, NJ 07306		
Phone Number:	201.706.4601	Fax Number:	201.547.6702
E-mail address	mwalton@jcha.us		

2015 CAPITAL BUDGET/PROGRAM MESSAGE

Jersey City Housing Authority

FISCAL YEAR: FROM: April 1, 2015 TO: March 31, 2016

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program?

Yes

2. Has each capital project/project financing been developed from a specific capital improvement plan or report; does it include full lifecycle costs; and is it consistent with appropriate elements of Master Plans or other plans in the jurisdiction(s) served by the authority?

Yes

3. Has a long-term (10-20 years) infrastructure needs assessment or other capital plan with a horizon beyond six years been prepared?

Yes

4. Describe the projected impact of the proposed capital projects, including impact on the schedule of rates, fees, and service charges and the impact on current and future year's schedules.

Capital Projects will assist in leasing the dwelling units which results in increase in rental income and maintaining the occupancy at the highest possible levels.

5. Please indicate which capital projects/project financings are being undertaken in the Metropolitan or Suburban Planning Areas as defined in the State Development and Redevelopment Plan.

N/A

6. Please indicate which capital projects/project financings are being undertaken within the boundary of a State Planning Commission-designated Center and/or Endorsed Plan and if the project was included in the Plan Implementation Agenda for that Center/Endorsed Plan.

N/A

Add additional sheets if necessary.

2015 Proposed Capital Budget

Housing Authority of the City of Jersey City
 For the Period April 1, 2015 to March 31, 2016

	Estimated Total Cost	Funding Sources				Other Sources
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	
CFP Operations	\$ 764,396				\$ 764,396	
Management Improvement	100,000				100,000	
Administration Fees	1,279,292				1,279,292	
Fees and Costs	322,312				322,312	
Site Imp, Dwelling Structures, Equip., & Apt Ren.	14,942,325				14,942,325	
Demolition and Relocation	40,000				40,000	
Bond Debt Service	800,539				800,539	
TOTAL PROPOSED CAPITAL BUDGET	\$ 18,248,864	- \$	- \$	- \$	\$ 18,248,864	\$ -

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

5 Year Capital Improvement Plan

Housing Authority of the City of Jersey City

For the Period April 1, 2015 to March 31, 2016

	Estimated Total Cost	Fiscal Year Beginning in					
		Current Year Proposed Budget	2016	2017	2018	2019	2020
CFP Operations	\$ 4,586,376	\$ 764,396	\$ 764,396	\$ 764,396	\$ 764,396	\$ 764,396	\$ 764,396
Management Improvement	600,000	100,000	100,000	100,000	100,000	100,000	100,000
Administration Fees	3,190,282	1,279,292	382,198	382,198	382,198	382,198	382,198
Fees and Costs	1,933,872	322,312	322,312	322,312	322,312	322,312	322,312
Site Imp, Dwelling Structures, Equip., & /	21,669,630	14,942,325	1,345,461	1,345,461	1,345,461	1,345,461	1,345,461
Demolition and Relocation	240,000	40,000	40,000	40,000	40,000	40,000	40,000
Bond Debt Service	4,803,234	800,539	800,539	800,539	800,539	800,539	800,539
TOTAL	\$ 37,023,394	\$ 18,248,864	\$ 3,754,906				

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

5 Year Capital Improvement Plan Funding Sources

Housing Authority of the City of Jersey City

For the Period

April 1, 2015

to

March 31, 2016

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources
CFP Operations	\$ 4,586,376				\$ 4,586,376
Management Improvement	600,000				\$ 600,000
Administration Fees	3,190,282				\$ 3,190,282
Fees and Costs	1,933,872				\$ 1,933,872
Site Imp , Dwelling Structures, E	21,669,630				\$ 21,669,630
Demolition and Relocation	240,000				\$ 240,000
Bond Debt Service	4,803,234				\$ 4,803,234
TOTAL	\$ 37,023,394	\$ -	\$ -	\$ -	\$ 37,023,394
Total 5 Year Plan per CB-4	\$ 37,023,394				\$ -
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.

CONTRACTOR PAYMENTS OVER \$100,000 DURING FYE 2015

Vendor Commitments - Summary

Grouped By Vendor

Reporting only checks issued between 04/01/2014 and 03/31/2015.

Appliance Brokers Limited	\$102,390.00
B & B Excavating Company	\$293,297.95
Capital One Public Funding LLC	\$349,750.00
Dwight Street Urban Renewal	\$149,963.00
East River Energy	\$313,039.48
Emphasys Software	\$123,599.73
Housing Authority Risk Retention Group	\$255,826.22
Housing Insurance Services Inc	\$254,646.00
Jersey City Municipal Utilities Authority	\$1,568,610.03
Jersey City Police Department	\$106,080.00
Kitchen & Associates Architectural Svcs.	\$158,546.75
Lafayette Family Phase II Associates, LP	\$120,092.00
Lafayette Family Urban Renewal, LP	\$127,420.00
Lafayette Senior Living Center LP	\$205,255.00
McCormack Baron Ragan Mgmt Services	\$108,935.00
Michael J Malpere Co., Inc	\$168,357.60
Michaels Development Company	\$133,227.88
Millennium Communications Group, Inc.	\$132,337.12
New Jersey Housing And Mortgage Finance Agency	\$124,231.30
New Jersey Public Housing Authorities Jif	\$201,876.30
New Jersey Public Housing Authority Jif-Execu-Tech	\$212,833.80

Vendor Commitments - Summary
Grouped By Vendor

Reporting only checks issued between 04/01/2014 and 03/31/2015.

Public Service Electric & Gas Company

\$2,275,711.36

Reno & Cavanaugh Plc

\$173,015.84

The Community Preservation Corporation

\$123,188.36

Total for all Vendors

7,782,230.72

End of Report

TRAVEL EXPENSES PAID DURING FYE 2015

Vendor Commitments - Summary
Grouped By Vendor

Reporting only checks issued between 04/01/2014 and 03/31/2015.

Aneesah Abdullah	\$56.00
Arlyn Agustin	\$829.09
Channing Couch	\$42.32
Digna J Murcia	\$22.68
Eillean Ingram-Willis	\$107.12
Glenis Polanco-Rodriguez	\$351.30
Governor's Housing Conference	\$225.00
Jacqueline Suarez	\$73.90
Jersey City Housing Authority	\$1,305.21
Kenneth Pinnock	\$321.15
Nj Chamber Of Commerce	\$280.00
Patricia Madison	\$428.60
Patricia Ramirez	\$896.64
Sheraton Philadelphia University City Hotel	\$774.00
Tony Persaud	\$1,231.54
Veronica Vargas	\$67.00
Total for all Vendors	7,011.55

End of Report

Catering Expenses for the period from 04-01-2014 to 03-31-2015

Description	Due Date	Status	Original Amount	Commitment Amount	Bank	Check Number
Catering Srv; Board of Comms Mtg; 1/14/15	3/2/2015	Paid on Check# 1932	125	125	Capital One-General Fund	1932
Chinese Delegation; Breakfast; 1/21/15	3/2/2015	Paid on Check# 1932	325	325	Capital One-General Fund	1932
Catering Srv; Board of Comms Mtg; 2/4/15	3/2/2015	Paid on Check# 1932	120	120	Capital One-General Fund	1932
Catering Srv; Rab Mtg; 12/10; ChristmasLunch12/18	1/15/2015	Paid on Check# 1601	1243	1243	Capital One-General Fund	1601
Catering Srv; Bd Mtg Dec 10,2014	1/5/2015	Paid on Check# 1555	80	80	Capital One-General Fund	1555
Catering Cost for Borad of Commissioners Nov 5/14	12/8/2014	Paid on Check# 1210	120	120	Capital One-General Fund	1262
Catering Srv; BD Mtg Comms 10/1; Rab Mtg 10/15	11/3/2014	Paid on Check# 1151	749.5	749.5	Capital One-General Fund	1151
Catering Srv; RAB Mtg October 22,2014	11/3/2014	Paid on Check# 1151	600	600	Capital One-General Fund	1151
Catering Services; RAB Meeting Sept 11-24	10/1/2014	Paid on Check# 844	1178	1178	Capital One-General Fund	844
Catering Services; Bd of Comms Mtg Sept 10,2014	10/1/2014	Paid on Check# 844	149.5	149.5	Capital One-General Fund	844
Catering Services; NJ9-10 Barbeque Cook; 8/16	9/2/2014	Paid on Check# 666	573.61	573.61	Capital One-General Fund	666
Catering Srv; Board of Comms; July 2/Aug 6, 2014	8/15/2014	Paid on Check# 543	240	240	Capital One-General Fund	543

Total

5,503.61

