

Fiscal Year Start Year End Year
 2024 – **2025**

***Housing Authority Budget of:
West New York Housing Authority***

State Filing Year 2025

For the Period: October 1, 2024 to September 30, 2025

www.mywnyhousing.com
Housing Authority Web Address



Division of Local Government Services

**2025 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF LOCAL GOVERNMENT SERVICES
BUREAU OF AUTHORITY REGULATION
TRENTON, N.J.

CERTIFICATION OF AMENDED 2025 BUDGET

West New York Housing Authority

It is hereby certified that the amendment attached hereto complies with the requirements of law, and approval is given pursuant to N.J.A.C. 5:31-2.8.

Department of Community Affairs
Division of Local Government Services
For: Jacquelyn Suarez, Commissioner/Director

By _____
Christine Zopicchi, Assistant Director

Date 8/20/2025

2025

West New York Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2024 to September 30, 2025

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: _____

2025 PREPARER'S CERTIFICATION

West New York Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2024 to September 30, 2025

It is hereby certified that the Housing Authority Budget, including the Annual Budget and the Capital 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 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:	davidciarroccacpa@gmail.com
Name:	David W. Ciarrocca, C.P.A., LLC
Title:	C.P.A.
Address:	1930 Wood Road
	Scotch Plains, N.J. 07076
Phone Number:	(732)591-2300
Fax Number:	(732)591-2525
E-mail Address:	davidciarroccacpa@gmail.com

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:	www.mywnyhousing.com
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All authorities shall maintain either an Internet website or a webpage on the municipality's or county's Internet website. The purpose of the website or webpage shall be to provide increased public access to the authority's operations and activities. N.J.S.A. 40A:5A-17.1 requires the following items to be included on the Authority's website at a minimum for public disclosure. Check the boxes below to certify the Authority's compliance with N.J.S.A. 40A:5A-17.1.

- A description of the Authority's mission and responsibilities.
- The budgets for the current fiscal year and immediately preceding two prior years.
- The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information *(Similar information includes items such as Revenue and Expenditure pie charts, or other types of charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority)*.
- The complete (all pages) annual audits (not the Audit Synopsis) for the most recent fiscal year and immediately preceding two prior years.
- The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the Authority to the interests of the residents within the Authority's service area or jurisdiction.
- Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time date, location and agenda of each meeting.
- The approved minutes of each meeting of the Authority including all resolutions of the board and their committees; for at least three consecutive fiscal years.
- The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority.
- A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

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

Name of Officer Certifying Compliance:	David Hepperle
Title of Officer Certifying Compliance:	Interim Director
Signature:	dhepperle@wnyhousing.org

2025 APPROVAL CERTIFICATION

West New York Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2024 to September 30, 2025

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body West New York Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on July 15, 2024.

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

Officer's Signature:	dhepperle@wnyhousing.org
Name:	David Hepperle
Title:	Interim Director
Address:	6100 Adams Street West New York, N.J. 07093
Phone Number:	201-868-6100
Fax Number:	201-868-3393
E-mail Address:	dhepperle@wnyhousing.org

2025 HOUSING AUTHORITY BUDGET RESOLUTION

West New York Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

WHEREAS, the Annual Budget for West New York Housing Authority for the fiscal year beginning October 01, 2024 and ending September 30, 2025 has been presented before the governing body of the West New York Housing Authority at its open public meeting of July 15, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$21,805,194.00, Total Appropriations including any Accumulated Deficit, if any, of \$20,881,526.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$563,570.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the West New York Housing Authority, at an open public meeting held on July 15, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the West New York Housing Authority for the fiscal year beginning October 01, 2024 and ending September 30, 2025, 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 West New York Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on August 19, 2024.

dhepperle@wnyhousing.org

(Secretary's Signature)

7/15/2024

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Gene Martorony	X			
Dasary Hernandez	X			
Rafael Martell	X			
Natalia Gomez				X
Tania Fuentes	X			
Steven M. Ferrales	X			
Douglas Velasquez	X			

2025 ADOPTION CERTIFICATION

West New York Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2024 to September 30, 2025

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the West New York Housing Authority, pursuant to N.J.A.C 5:31-2.3, on August 19, 2024.

Officer's Signature:	dhepperle@wnyhousing.org		
Name:	David Hepperle		
Title:	Interim Director		
Address:	6100 Adams Street West New York, N.J. 07093		
Phone Number:	201-868-6100	Fax:	201-868-3393
E-mail address:	dhepperle@wnyhousing.org		

2025 ADOPTED BUDGET RESOLUTION

West New York Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

WHEREAS, the Annual Budget and Capital Budget/Program for the West New York Housing Authority for the fiscal year beginning October 01, 2024 and ending September 30, 2025 has been presented for adoption before the governing body of the West New York Housing Authority at its open public meeting of August 19, 2024; 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 presented for adoption reflects Total Revenues of \$21,805,194.00, Total Appropriations, including any Accumulated Deficit, if any, of \$20,881,526.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$563,570.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the West New York Housing Authority at an open public meeting held on August 19, 2024 that the Annual Budget and Capital Budget/Program of the West New York Housing Authority for the fiscal year beginning October 01, 2024 and ending September 30, 2025 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.

dhepperle@wnyhousing.org

(Secretary's Signature)

8/19/2024

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Gene Martorony	X			
Dasary Hernandez				X
Rafael Martell	X			
Natalia Gomez	X			
Tania Fuentes				X
Steven M. Ferrales	X			
Douglas Velasquez	X			

**2025 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

West New York Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

Answer all questions below using the space provided. Do not attach answers as a separate document.

1. Complete a brief statement on the Fiscal Year 2024 proposed Annual Budget and make comparison to the Fiscal Year 2023 adopted budget for each Revenue and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

ACC HOUSING VOUCHER	12.40%	INCREASE IN AVAILABLE UNITS LEASED.
LATE CHARGES, MISC. INCOME	13.10%	INCREASE IN PORT-IN ADMINISTRATIVE FEES
INTEREST EARNED	32.40%	INCREASE IN CASH FLOW & RATES
FRINGE BENEFITS	-41.30	REDUCTION IN FULL TIME STAFF REQUIRING BENEFITS
MISC. ADMINISTRATION	27.60%	DUE TO MORE ACCURATE ALLOCATIONS TO OTHER PROGRAMS
UTILITY LABOR	-13.70%	DUE TO STAFF RECLASSIFICATIONS
MAINTENANCE & OPERATION	25.00%	INCREASE IN UNIT TURNOVER COSTS
INSURANCE	26.80%	INCREASE IN LIABILITY PORTION OF INSURANCE PREMIUM
P.I.L.O.T.	34.40%	DUE TO THE INCREASE IN RENTAL INCOME
OTHER GENERAL EXPENSE	20.00%	INCREASE IN PORTABLE VOUCHER ADMINISTRATIVE FEES
RENTS	12.80%	HAP PAYMENTS ASSOCIATED WITH THE INCREASE IN VOUCHER UN

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital/Program Covid and the local economy have not had any material effect on the housing authority.

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

N/A

2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

West New York Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

Answer all questions below using the space provided. Do not attach answers as a separate document.

4. Identify any sources of funds transferred to the County/Municipality as PILOT payments, or a shared service and explain the reason for the transfer. Housing Authorities cannot transfer Unrestricted Net Position.

With the exception of P.I.L.O.T., the authority cannot transfer unrestricted reserve.

5. The proposed budget must not reflect an anticipated deficit from 2024 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

The proposed budget anticipates a surplus. The surplus, if need be, will reduce and GASB 68 & 75 accruals.

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

HOUSING AUTHORITY CONTACT INFORMATION

2025

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

Name of Authority:	West New York Housing Authority		
<i>Federal ID Number:</i>	22-60011532		
<i>Address:</i>	6100 Adams Street		
	West New York Housing Authority		
<i>City, State, Zip:</i>	West New York	N.J.	07093
<i>Phone: (ext.)</i>	201-868-6100	<i>Fax:</i>	201-868-3393

Preparer's Name:	David W. Ciarrocca, C.P.A., LLC		
<i>Preparer's Address:</i>	1930 Wood Road		
<i>City, State, Zip:</i>	Scotch Plains	N.J.	07076
<i>Phone: (ext.)</i>	732-259-9889	<i>Fax:</i>	732-591-2525
<i>E-mail:</i>	davidciarroccacpa@gmail.com		

Chief Executive Officer*	David Hepperle		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	201-868-6100	<i>Fax:</i>	201-868-3393
<i>E-mail:</i>	dhepperle@wnyhousing.org		

Chief Financial Officer*	David Hepperle		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	201-868-6100	<i>Fax:</i>	201-868-3393
<i>E-mail:</i>	dhepperle@wnyhousing.org		

Name of Auditor:	Ralph Polcari		
<i>Name of Firm:</i>	Polcari & Polcari		
<i>Address:</i>	2035 Hamburg Turnpike, Unit H		
<i>City, State, Zip:</i>	Wayne	N.J.	07470
<i>Phone: (ext.)</i>	973-831-6969	<i>Fax:</i>	973-831-6972
<i>E-mail:</i>	ralph@polcarico.com		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

West New York Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

1. Provide the number of individuals employed as reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statement:

66

2. Provide the amount of total salaries and wages reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statements:

\$ 2,012,823.00

3. Provide the number of regular voting members of the governing body:

7

(5 or 7 per State statute)

4. Provide the number of alternate voting members of the governing body:

0

(Maximum is 2)

5. Does the Authority have any amounts receivable from current or former commissioners, officers, key employees, or the highest compensated employee?

No

If "yes", provide a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.

6. 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", provide 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.

7. Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract*?

No

**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.*

If "yes", provide a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.

8. Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. Attach a narrative of your Authority's procedures for all individuals listed on Page N-4 (2 of 2).

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

West New York Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

9. Did the Authority pay for meals or catering during the current fiscal year? No
If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.

10. Did the Authority pay for travel expenses for any employee of individual listed on Page N-4? No
If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

11. 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 | No |
| 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", provide a description of the transaction including the name and position of the individual and the amount expended.

12. Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? Yes

If "no", attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements, indicate that in answer).

13. Did the Authority make any payments to current or former commissioners or employees for severance or termination? No
If "yes", provide explanation, including amount paid.

14. Did the Authority make 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", provide explanation including amount paid.

15. 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", provide 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.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

West New York Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

16. 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.)?

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

17. 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?

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

18. Has the Authority been deemed "troubled" by the Department of Housing and Urban Development?

If "yes", attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.

**HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE
(CONTINUED)**

West New York Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

Use the space below to provide clarification for any Questionnaire responses.

Page N-3, Question # 8: All employee's compensation is based upon a current union agreement or board review.

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

West New York Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

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 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.
- 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 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 during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for the 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 officer as officers, if applicable. 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

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

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

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

Reportable Compensation (Use the most recent W-2 available): The aggregate compensation that is reported (or 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.

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)
West New York Housing Authority
For the Period: October 01, 2024 to September 30, 2025

Name	Title	Average Hours per Week Dedicated to Position	Position				Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
			Commissioner	Officer	Key Employee	Highest Compensated	Former	Base Salary/ Stipend	Bonus		
1 Rafael Martell	Commissioner		X							\$ -	
2 Natalia Gomez	Commissioner		X							\$ -	
3 Dasary Hernandez	Commissioner		X							\$ -	
4 Tania Fuentes	Commissioner		X							\$ -	
5 Steven M. Ferrales	Commissioner		X							\$ -	
6 Gene Martorony	Chairperson		X							\$ -	
7 Douglas Velasquez	Commissioner		X							\$ -	
8 David Hepperle	Acting Director	35		X		\$ 77,299.00			\$ 28,000.00	\$ 105,299.00	
9										\$ -	
10										\$ -	
11										\$ -	
12										\$ -	
13										\$ -	
14										\$ -	
15										\$ -	
16										\$ -	
17										\$ -	
18										\$ -	
19										\$ -	
20										\$ -	
21										\$ -	
22										\$ -	
23										\$ -	
24										\$ -	
25										\$ -	
26										\$ -	
27										\$ -	
28										\$ -	
29										\$ -	
30										\$ -	
31										\$ -	
32										\$ -	
33										\$ -	
34										\$ -	
35										\$ -	
Total:						\$ 77,299.00	\$ -	\$ -	\$ 28,000.00	\$ 105,299.00	

Schedule of Health Benefits - Detailed Cost Analysis

West New York Housing Authority

For the Period: October 01, 2024 to September 30, 2025

If no health benefits, check this box:

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	18	16,333.00	293,994.00	18	15,555.00	279,990.00	14,004.00	5.0%
Parent & Child	4	29,236.00	116,944.00	4	27,844.00	111,376.00	5,568.00	5.0%
Employee & Spouse (or Partner)	12	32,666.00	391,992.00	12	31,110.00	373,320.00	18,672.00	5.0%
Family	9	45,569.00	410,121.00	9	43,399.00	390,591.00	19,530.00	5.0%
Employee Cost Sharing Contribution (enter as negative -)			(105,000.00)			(100,000.00)	(5,000.00)	5.0%
Subtotal	43		1,108,051.00	43		1,055,277.00	52,774.00	5.0%
Commissioners - Health Benefits - Annual Cost								
Single Coverage	9	48,696.00	438,264	9	5,153.00	46,377.00	391,887.00	845.0%
Parent & Child			-			-	-	
Employee & Spouse (or Partner)	5	14,011.00	70,055	5	13,343.00	66,715.00	3,340.00	5.0%
Family	1	47,846.00	47,846	1	45,568.00	45,568.00	2,278.00	5.0%
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	
Subtotal	15		556,165	15		158,660.00	397,505.00	250.5%
Retirees - Health Benefits - Annual Cost								
Single Coverage			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	
Subtotal			-			-	-	
GRAND TOTAL	58		1,664,216.00	58		1,213,937.00	450,279.00	37.1%

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

Yes

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

Yes

**West New York Housing Authority
ACCUMULATED ABSENCE LIABILITY**

If no accumulated absences, check this box:

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
JOHANA BENITEZ	0.25	\$16.36	2.25	\$294.51							X	X	
ALINA CASTILLO	(0.25)	-\$16.90	(1.00)	-\$135.18							X	X	
JOSEFINA CERDA	9.75	\$1,259.51	-	\$0.00							X	X	
ANGELA DUVAL	17.75	\$1,524.39	9.25	\$1,588.80							X	X	
JORGE FUJITA	36.25	\$4,518.35	6.75	\$1,682.70							X	X	
DAVID HEPPERLE	59.75	\$8,843.69	3.50	\$1,036.08							X	X	
HECTOR HERNANDEZ	6.75	\$843.75	2.50	\$625.00							X	X	
MARGARITA HERNANDEZ	0.25	\$16.65	(4.75)	-\$632.70							X	X	
MELANIE HERNANDEZ	2.50	\$134.62	4.50	\$484.61							X	X	
NELLY HUAMAN	0.25	\$29.97	(5.75)	-\$1,378.63							X	X	
MAYRET LEON	19.75	\$2,479.08	0.50	\$125.52							X	X	
MARIA MARTIN	0.56	\$47.66	2.25	\$383.02							X	X	
CHARLENE OTHA	7.75	\$998.02	11.50	\$2,961.87							X	X	
DESTINY PORTILLO	0.06	\$4.37	1.19	\$173.22							X	X	
JOYCE RICCI	42.25	\$7,858.74	10.25	\$3,813.12							X	X	
NANCY RUIZ	39.75	\$4,765.64	14.75	\$3,536.77							X	X	
RUBEN VARGAS	105.75	\$9,464.84	9.25	\$1,655.79							X	X	
MILAGROS VAZQUEZ	0.38	\$38.58	(7.50)	-\$1,522.70							X	X	
LUIS ALVAREZ MACHADO	(1.13)	-\$72.43	2.25	\$288.45							X	X	
HARRY BURGOS-ROBALINO	8.00	\$452.15	(1.00)	-\$113.04							X	X	
JOHAN DE LA CRUZ	6.25	\$386.53	4.00	\$494.76							X	X	
HAIRO GOMEZ	20.25	\$1,144.51	(3.00)	-\$339.12							X	X	
DAVID GONZALEZ	216.75	\$21,101.83	(2.75)	-\$535.46							X	X	
CESAR GUZMAN	55.75	\$3,277.03	(3.75)	-\$440.86							X	X	
FELIX GUZMAN	18.25	\$1,345.30	2.75	\$405.43							X	X	
RAMON HENRIQUEZ	73.50	\$6,070.25	(13.25)	-\$2,188.59							X	X	
BERNARDO LOPEZ	28.75	\$2,493.02	6.25	\$1,083.92							X	X	
PEDRO MARRERO	7.25	\$583.79	(5.75)	-\$926.02							X	X	
SAMUEL OBERGH	4.25	\$329.58	(4.00)	-\$620.38							X	X	
DAGOBERTO PEREZ	-	\$0.00	-	\$0.00							X	X	
JAIMÉ POLO	21.25	\$1,312.19	1.25	\$154.38							X	X	
RICARDO SAEZ	17.75	\$1,451.10	6.25	\$1,021.90							X	X	
TOTALS (THIS PAGE ONLY)	826.37	\$82,702.17	48.69	\$12,977.17	-	\$0.00	-	\$0.00	-	\$0.00	X	X	

**2025 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

West New York Housing Authority
For the Period: October 01, 2024 to September 30, 2025

	FY 2025 Proposed Budget					FY 2024 Adopted Budget	<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
REVENUES								
Total Operating Revenues	\$ 9,225,000	\$ -	\$ 11,487,000	\$ 770,194	\$ 21,482,194	\$ 19,655,156	\$ 1,827,038	9.3%
Total Non-Operating Revenues	275,000	-	48,000	-	323,000	244,000	79,000	32.4%
Total Anticipated Revenues	9,500,000	-	11,535,000	770,194	21,805,194	19,899,156	1,906,038	9.6%
APPROPRIATIONS								
Total Administration	1,190,591	-	603,144	504,023	2,297,758	2,571,613	(273,855)	-10.6%
Total Cost of Providing Services	7,256,587	-	10,169,500	266,171	17,692,258	16,048,862	1,643,396	10.2%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	302,833	205,543	97,290	47.3%
Total Operating Appropriations	8,447,178	-	10,772,644	770,194	20,292,849	18,826,018	1,466,831	7.8%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	613,756	442,401	171,355	38.7%
Total Other Non-Operating Appropriations	243,570	-	-	-	243,570	243,570	-	0.0%
Total Non-Operating Appropriations	243,570	-	-	-	857,326	685,971	171,355	25.0%
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	8,690,748	-	10,772,644	770,194	21,150,175	19,511,989	1,638,186	8.4%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	8,690,748	-	10,772,644	770,194	21,150,175	19,511,989	1,638,186	8.4%
ANTICIPATED SURPLUS (DEFICIT)	\$ 809,252	\$ -	\$ 762,356	\$ -	\$ 655,019	\$ 387,167	\$ 267,852	69.2%

Appropriations Schedule

West New York Housing Authority
For the Period: October 01, 2024 to September 30, 2025

	FY 2025 Proposed Budget				FY 2024 Adopted Budget			<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	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	327,711		373,654	242,483	\$ 943,848	\$ 967,103	\$ (23,255)		-2.4%
Fringe Benefits	346,080		30,240	125,040	501,360	853,560	(352,200)		-41.3%
Legal	110,000		38,000	11,500	159,500	165,500	(6,000)		-3.6%
Staff Training	15,000		15,000	-	30,000	30,000	-		0.0%
Travel	23,000		10,000	-	33,000	33,000	-		0.0%
Accounting Fees	68,000		18,000	15,000	101,000	100,000	1,000		1.0%
Auditing Fees	12,800		4,800	26,000	43,600	42,000	1,600		3.8%
Miscellaneous Administration*	288,000		113,450	84,000	485,450	380,450	105,000		27.6%
Total Administration	1,190,591	-	603,144	504,023	2,297,758	2,571,613	(273,855)		-10.6%
<i>Cost of Providing Services</i>									
Salary & Wages - Tenant Services					-	-	-		#DIV/0!
Salary & Wages - Maintenance & Operation	550,805			91,244	642,049	649,423	(7,374)		-1.1%
Salary & Wages - Protective Services	353,562			70,156	423,718	403,414	20,304		5.0%
Salary & Wages - Utility Labor	117,333			22,811	140,144	162,355	(22,211)		-13.7%
Fringe Benefits	1,095,920			66,960	1,162,880	1,123,440	39,440		3.5%
Tenant Services	20,000				20,000	20,000	-		0.0%
Utilities	2,248,000				2,248,000	2,335,000	(87,000)		-3.7%
Maintenance & Operation	1,750,000				1,750,000	1,400,000	350,000		25.0%
Protective Services					-	-	-		#DIV/0!
Insurance	592,500		7,500	15,000	615,000	485,000	130,000		26.8%
Payment in Lieu of Taxes (PILOT)	188,467				188,467	140,230	48,237		34.4%
Terminal Leave Payments					-	-	-		#DIV/0!
Collection Losses	20,000				20,000	20,000	-		0.0%
Other General Expense			12,000		12,000	10,000	2,000		20.0%
Rents			10,150,000		10,150,000	9,000,000	1,150,000		12.8%
Extraordinary Maintenance	270,000				270,000	250,000	20,000		8.0%
Replacement of Non-Expendible Equipment	50,000				50,000	50,000	-		0.0%
Property Betterment/Additions					-	-	-		#DIV/0!
Miscellaneous COPS*					-	-	-		#DIV/0!
Total Cost of Providing Services	7,256,587	-	10,169,500	266,171	17,692,258	16,048,862	1,643,396		10.2%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	302,833	205,543	97,290		47.3%
Total Operating Appropriations	8,447,178	-	10,772,644	770,194	20,292,849	18,826,018	1,466,831		7.8%
NON-OPERATING APPROPRIATIONS									
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	613,756	442,401	171,355		38.7%
Operations & Maintenance Reserve					-	-	-		#DIV/0!
Renewal & Replacement Reserve	243,570				243,570	243,570	-		0.0%
Municipality/County Appropriation					-	-	-		#DIV/0!
Other Reserves					-	-	-		#DIV/0!
Total Non-Operating Appropriations	243,570	-	-	-	857,326	685,971	171,355		25.0%
TOTAL APPROPRIATIONS	8,690,748	-	10,772,644	770,194	21,150,175	19,511,989	1,638,186		8.4%
ACCUMULATED DEFICIT									
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	8,690,748	-	10,772,644	770,194	21,150,175	19,511,989	1,638,186		8.4%
UNRESTRICTED NET POSITION UTILIZED									
Municipality/County Appropriation	-	-	-	-	-	-	-		#DIV/0!
Other					-	-	-		#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-		#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 8,690,748	\$ -	\$ 10,772,644	\$ 770,194	\$ 21,150,175	\$ 19,511,989	\$ 1,638,186		8.4%

* 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 \$ 422,358.90 \$ - \$ 538,632.20 \$ 38,509.70 \$ 1,014,642.45

Prior Year Adopted Appropriations Schedule

West New York Housing Authority

FY 2024 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 409,605		\$ 359,266	\$ 198,232	\$ 967,103
Fringe Benefits	401,800		350,000	101,760	853,560
Legal	125,000		30,000	10,500	165,500
Staff Training	15,000		15,000		30,000
Travel	23,000		10,000		33,000
Accounting Fees	70,000		15,000	15,000	100,000
Auditing Fees	12,800		3,200	26,000	42,000
Miscellaneous Administration*	238,000		62,450	80,000	380,450
Total Administration	1,295,205	-	844,916	431,492	2,571,613
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	550,805			98,618	649,423
Salary & Wages - Protective Services	353,562			49,852	403,414
Salary & Wages - Utility Labor	137,701			24,654	162,355
Fringe Benefits	1,033,200			90,240	1,123,440
Tenant Services	20,000				20,000
Utilities	2,335,000				2,335,000
Maintenance & Operation	1,400,000				1,400,000
Protective Services					-
Insurance	462,500		7,500	15,000	485,000
Payment in Lieu of Taxes (PILOT)	140,230				140,230
Terminal Leave Payments					-
Collection Losses	20,000				20,000
Other General Expense			10,000		10,000
Rents			9,000,000		9,000,000
Extraordinary Maintenance	250,000				250,000
Replacement of Non-Expendible Equipment	50,000				50,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	6,752,998	-	9,017,500	278,364	16,048,862
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	205,543
Total Operating Appropriations	8,048,203	-	9,862,416	709,856	18,826,018
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	442,401
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve	243,570				243,570
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	243,570	-	-	-	685,971
TOTAL APPROPRIATIONS	8,291,773	-	9,862,416	709,856	19,511,989
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	8,291,773	-	9,862,416	709,856	19,511,989
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 8,291,773	\$ -	\$ 9,862,416	\$ 709,856	\$ 19,511,989

* 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	\$ 402,410.15	\$ -	\$ 493,120.80	\$ 35,492.80	\$ 941,300.90
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Debt Service Schedule - Principal

West New York Housing Authority

If authority has no debt check this box:

Fiscal Year Ending in

	Date of Local Finance Board Approval	2024 (Adopted Budget)	2025 (Proposed Budget)	Fiscal Year Ending in						Total Principal Outstanding
				2026	2027	2028	2029	2030	Thereafter	
RAD Conversion Debt		\$ 95,436	\$ 100,617	\$ 105,432	\$ 110,485	\$ 111,781	\$ 116,655	\$ 127,111	\$ 3,851,277	\$ 4,523,358.00
RAD Conversion Debt		\$ 110,107	\$ 115,872	\$ 121,271	\$ 126,921	\$ 128,370	\$ 133,845	\$ 145,473	\$ 4,118,946	\$ 4,890,698.00
City RAD Loan			\$ 47,344	\$ 49,866	\$ 52,521	\$ 55,319	\$ -	\$ -	\$ -	\$ 205,050.00
City Loan - Urban I			39,000	-	-	-	-	-	-	\$ 39,000.00
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
TOTAL PRINCIPAL		205,543	302,833	276,569	289,927	295,470	250,500	272,584	7,970,223	9,658,106
LESS: HUD SUBSIDY										-
NET PRINCIPAL		<u>\$ 205,543</u>	<u>\$ 302,833</u>	<u>\$ 276,569</u>	<u>\$ 289,927</u>	<u>\$ 295,470</u>	<u>\$ 250,500</u>	<u>\$ 272,584</u>	<u>\$ 7,970,223</u>	<u>\$ 9,658,106</u>

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

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

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

West New York Housing Authority

If authority has no debt check this box:

Fiscal Year Ending in

	2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029	2030	Thereafter	Total Interest Payments Outstanding
RAD Conversion Debt	215,508	210,323	205,508	200,455	199,159	194,285	183,829	1,295,341	2,488,900
RAD Conversion Debt	226,893	221,128	215,729	210,079	208,630	203,155	191,527	2,491,597	3,741,845
City RAD Loan		9,545	7,023	4,368	1,571	-	-	-	22,507
City Loan - Urban I		172,760	-	-	-	-	-	-	172,760
									-
									-
									-
									-
TOTAL INTEREST	442,401	613,756	428,260	414,902	409,360	397,440	375,356	3,786,938	6,426,012
LESS: HUD SUBSIDY									-
NET INTEREST	\$ 442,401	\$ 613,756	\$ 428,260	\$ 414,902	\$ 409,360	\$ 397,440	\$ 375,356	\$ 3,786,938	\$ 6,426,012

Net Position Reconciliation

West New York Housing Authority
For the Period: October 01, 2024 to September 30, 2025

FY 2025 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 13,358,280.00	\$ -	\$ 490,840	\$ 7,288,087	\$ 21,137,207
Less: Invested in Capital Assets, Net of Related Debt (1)	23,176,532			19,517	23,196,049
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)	1,381,320		88,184		1,469,504
Total Unrestricted Net Position (1)	(11,199,572)	-	402,656	7,268,570	(3,528,346)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	4,469,145		452,785		4,921,930
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	10,941,700		1,108,544		12,050,244
Plus: Estimated Income (Loss) on Current Year Operations (2)					-
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	4,211,273	-	1,963,985	7,268,570	13,443,828
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)	\$ 4,211,273	\$ -	\$ 1,963,985	\$ 7,268,570	\$ 13,443,828

(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	\$ 422,359	\$ -	\$ 538,632	\$ 38,510	\$ 1,014,642
--	------------	------	------------	-----------	--------------

(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.

2025

West New York Housing Authority

(Housing Authority Name)

**2025 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2025 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

West New York Housing Authority

(Housing Authority Name)

Fiscal Year: October 01, 2024 to September 30, 2025

Place an "X" in the box for the applicable statement below:

It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the West New York Housing Authority, on July 15, 2024.

It is hereby certified that the governing body of the West New York Housing Authority have elected **NOT** to adopt and Capital Budget/Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget by the governing body of the West New York Housing for the following reason(s):

Officer's Signature:	dhepperle@wnyhousing.org
Name:	David Hepperle
Title:	Interim Director
Address:	6100 Adams Street West New York, N.J. 07093
Phone Number:	201-868-6100
Fax Number:	201-868-3393
E-mail Address:	dhepperle@wnyhousing.org

2025 CAPITAL BUDGET/PROGRAM MESSAGE

West New York Housing Authority

Fiscal Year: October 01, 2024 to September 30, 2025

Answer all questions below using the space provided.

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 fund. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for the purposes described in this section must be granted elsewhere, by a separate financing agreement, security agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, or other lawful means.

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (this may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these projects?

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?

3. Has a long-term (5 years or more) infrastructure needs and other capital items (vehicles, equipment) needs assessment been prepared?

4. If amounts are on Page CB-3 in the column "Debt Authorizations", indicate the primary source of funding the debt service for the Debt Authorizations (example - HUD).

N/A

5. Have the current capital projects been reviewed and approved by HUD?

Provide additional documentation as necessary.

Proposed Capital Budget

West New York Housing Authority

For the Period: October 01, 2024 to September 30, 2025

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Various Improvements	\$ 563,570	\$ 563,570				
	-					
	-					
Total	563,570	-	563,570	-	-	-
<i>Section 8</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 563,570	\$ -	\$ 563,570	\$ -	\$ -	\$ -

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

West New York Housing Authority
For the Period: October 01, 2024 to September 30, 2025

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget					
		Year 2025	2026	2027	2028	2029	2030
<i>Public Housing Management</i>							
Various Improvements	\$ 3,381,420	\$ 563,570	\$ 563,570	\$ 563,570	\$ 563,570	\$ 563,570	\$ 563,570
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
Total	3,381,420	563,570	563,570	563,570	563,570	563,570	563,570
<i>Section 8</i>							
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-
TOTAL	\$ 3,381,420	\$ 563,570	\$ 563,570	\$ 563,570	\$ 563,570	\$ 563,570	\$ 563,570

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

West New York Housing Authority

For the Period: October 01, 2024 to September 30, 2025

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Various Improvements	\$ 3,381,420	\$ 3,381,420				
	-					
	-					
Total	3,381,420	-	3,381,420	-	-	-
<i>Section 8</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL	\$ 3,381,420	\$ -	\$ 3,381,420	\$ -	\$ -	\$ -
Total 5 Year Plan per CB-4	\$ 3,381,420					

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.

**Annual List of Change Orders Approved
Pursuant to N.J.A.C. 5:30-11**

Contracting Unit: West New York Housing Authority Year Ending: September 30, 2023

The following is a complete list of all change orders which caused the originally awarded contract price to be exceeded by more than 20 percent. For regulatory details please consult N.J.A.C. 5:30-11.1 et seq. Please identify each change order by name of the project.

For each change order listed above, submit with introduced budget a copy of the governing body resolution authorizing the change order and an Affidavit of Publication for the newspaper notice required by N.J.A.C. 5:30-11.9(d). (Affidavit must include a copy of the newspaper notice.)

If you have not had a change order exceeding the 20 percent threshold for the year indicated above, please check here and certify below.

7/15/2024
Date

dhepperle@wnyhousing.org
Clerk/Secretary to the Governing Body

Appendix to Budget Document