

ADOPTED COPY

Authority Budget of:
Housing Authority of the City of Camden

State Filing Year
For the Period:

2021

ADOPTED COPY

January 1, 2021 to December 31, 2021

www.camdenhousing.org
Authority Web Address



Division of Local Government Services

2021 (2021-2022) HOUSING AUTHORITY BUDGET

Certification Section

2021 (2021-2022)

Housing Authority of the City of Camden

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM January 1, 2021 TO December 31, 2021

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

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

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

By: Paul D. Cwert CPA, RMA Date: 5/26/2021

CERTIFICATION OF ADOPTED BUDGET

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

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

By: Paul D. Cwert CPA, RMA Date: 6/30/2021

2021 (2021-2022) PREPARER'S CERTIFICATION

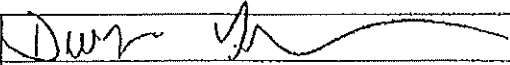
Housing Authority of the City of Camden

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: January 1, 2021 TO: December 31, 2021

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

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

Preparer's Signature:			
Name:	Dwayne Tucker		
Title:	Director of Finance		
Address:	2021 Watson Street 2 nd Floor Camden, NJ 08105		
Phone Number:	856-968-2726	Fax Number:	856-968-2722
E-mail address	dtucker@camdenhousing.org		

2021 (2021-2022) APPROVAL CERTIFICATION


Housing Authority of the City of Camden

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: January 1, 2021 TO: December 31, 2021

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the Camden Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 6th day of January, 2021.

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:	Victor D. Figueroa		
Title:	Executive Director		
Address:	2021 Watson Street 2 nd Floor Camden, NJ 08105		
Phone Number:	856-968-2700	Fax Number:	856-968-2754
E-mail address	vfigueroa@camdenhousing.org		

2021 (2021-2022) HOUSING AUTHORITY BUDGET RESOLUTION

Housing Authority of the City of Camden

FISCAL YEAR: FROM: January 1, 2021 **TO:** December 31, 2021

WHEREAS, the Annual Budget and Capital Budget for the Housing Authority of the City of Camden for the fiscal year beginning, January 1, 2021 and ending, December 31, 2021 has been presented before the governing body of the Housing Authority of the City of Camden at its open public meeting of Commissioner; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$26,256,305, Total Appropriations, including any Accumulated Deficit if any, of \$26,226,407 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$1,593,398 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0; and

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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Housing Authority of the City of Camden, at an open public meeting held on January 6, 2021 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Housing Authority of the City of Camden for the fiscal year beginning, January 1, 2021, and ending, December 31, 2021 is hereby approved; and

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

BE IT FURTHER RESOLVED, that the governing body of the Housing Authority of the City of Camden will consider the Annual Budget and Capital Budget/Program for adoption on June 16, 2021.

Victor J. Figueroa
(Secretary's Signature)

1/6/21
(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Deborah Person-Polk	X			
Deborah Keys Frazier				X
Cameron Hudson	X			
Alan Miller		X		
Nohemi Soria-Perez	X			
Luis Quinones	X			

2021 (2021-2022) ADOPTION CERTIFICATION

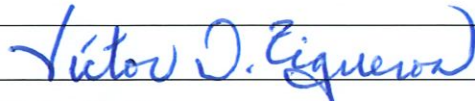
Housing Authority of the City of Camden

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: January 1, 2021 TO: December 31, 2021

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

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Housing Authority of the City of Camden, pursuant to N.J.A.C. 5:31-2.3, on the 16th day of June 2021.

Officer's Signature:			
Name:	Victor D. Figueroa		
Title:	Executive Director		
Address:	2021 Watson Street, 2 nd Floor Camden, NJ 08104		
Phone Number:	(856) 968-2700	Fax Number:	(856) 968-2754
E-mail address	vfigueroa@camdenhousing.org		

2021 (2021-2022) ADOPTED BUDGET RESOLUTION
Important --The Amounts on this page need to agree with budget pages F-1 and CB-3. Fill these amounts in after you finalize the amounts on pages F-1 and CB-3. Re-check before this resolution is adopted.

Housing Authority of the City of Camden

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: January 1, 2021 TO: December 31, 2021

WHEREAS, the Annual Budget and Capital Budget/Program for the Housing Authority of the City of Camden for the fiscal year beginning, January 1, 2021, and ending, December 31, 2021 has been presented for adoption before the governing body of the Housing Authority of the City of Camden, at its open public meeting of June 16, 2021; and

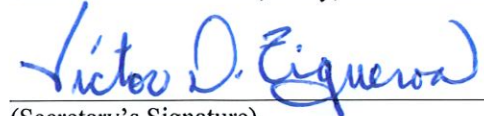
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of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

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$26,256,305, Total Appropriations, including any Accumulated Deficit, if any, of \$26,226,407 and Total Unrestricted Net Position utilized of \$0; and

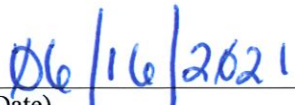
WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$1,593,398 and Total Unrestricted Net Position planned to be utilized of \$0; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Housing Authority of the City of Camden, at an open public meeting held on June 16, 2021, that the Annual Budget and Capital Budget/Program of the Housing Authority of the City of Camden for the fiscal year beginning, January 1, 2021, and ending, December 31, 2021, is hereby adopted and shall constitute appropriations for the purposes stated; and

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



 (Secretary's Signature)



 (Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Deborah Person-Polk	X			
Deborah Keys Frazier				X
Cameron Hudson	X			
Alan Miller	X			
Nohemi Soria-Perez	X			
Luis Quinones				X

2021 (2021-2022) HOUSING AUTHORITY BUDGET

Narrative and Information Section

2021 (2021-2022) HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Housing Authority of the City of Camden

AUTHORITY BUDGET

FISCAL YEAR: FROM: January 1, 2021 TO: December 31,
2021

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

1. Complete a brief statement on the 2021/2021-2022 proposed Annual Budget and make comparison to the 2020/2020-2021 adopted budget for each *Revenues and Appropriations*. Explain any variances over +/-10% (As shown on budget pages F-2 and F-4 explain the reason for changes for each revenue and appropriation changing more than 10%) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item. (Example Rate Increase authorized by resolution or by HUD).

The Housing Authority of the City of Camden expects significant changes in 2021. We expect to retire additional apartments units temporarily with rebuilding to occur. Those units will become Project Based Vouchers subsidized units under the HUD rental Assistance Demonstration Program. We expect to add 225 units through acquisition from associated parties for units that are being transferred from LIHTC partnerships. Accordingly, while overall revenues and expenditures appear to be generally comparable between 2020 and 2021, differences in site composition are expected.

See attached sheet for variance explanation.

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Budget/Program. **Example would be effect on a recession in the economy on the housing Authority**

While a variety of improvements to the business and civic environment of Camden are underway, the City of Camden continues to exhibit patterns of poverty and unemployment. Demand for the services of the Housing Authority remain high. We are maintaining our ongoing subsidization from the U.S. Government and do not see any pending changes in our funding status for 2021.

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

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

N/A

5. The proposed budget must not reflect an anticipated deficit from 2021/2021-2022 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

(Prepare a response to deficits 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).

The proposed budget reflects the projected sources and uses of funds for activities during 2021. Those activities include sufficient resources to cover payment of all current liabilities driven by participation in the state pension plan. The mandated implementation of accounting for actuarial current value estimates of discounted future values do not represent payments immediately due while the Authority remains a going concern. These future liabilities are expected to be managed jointly by all participants by increasing funding sources and/or reducing future benefit payment requirements. While the unrestricted net position in other financial reports may reflect a deficit in the Unrestricted Net Position, the overall net position is positive.

Page N-1 question 1

Explain reasons why Revenues: See page F-2 Tenant Charge /Other reduced by more than 10%
(Actual-32%)

- Tenant Charge / Other Revenue will decrease due to the reduction of Public Housing Units.
- Legal fees will increase due to RAD conversion legal expenses
- Travel will decrease due to the COVID-19 pandemic.
- PILOT will decrease because no PILOT will be due for our units.
- Collection lost will increase due to anticipate rent write-offs due to the COVID-19 pandemic.
- Other General expenses will increase due to outside private management fee payment increases.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Housing Authority of the City of Camden

FISCAL YEAR: FROM: January 1, 2021 TO: December 31,
2021

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

- 1) Provide the number of individuals employed in (Use Most Recent W-3 Available 2019 or 2020) as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 165
- 2) Provide the amount of total salaries and wages as reported on the Authority's Form W-3, (Use Most Recent W-3 Available 2019 or 2020) Transmittal of Wage and Tax Statements: \$4,564,724.28
- 3) Provide the number of regular voting members of the governing body: 7 (Even if not all commissioners have been appointed (Total Commissioners are either 5 or 7 as per statute for your Authority)
- 4) Provide the number of alternate voting members of the governing body: 0 (Maximum is 2)
- 5) Did any person listed on Page N-4 have a family or business relationship with any other person listed on Page N-4 during the current fiscal year? No If "yes," attach a description of the relationship including the names of the individuals involved and their positions at the Authority.
- 6) Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year (Most Recent Filing that March 31, 2020 or 2021 deadline has passed 2020 or 2021) because of their relationship with the Authority file the form as required? (Checked to see if individuals actually filed at <http://www.state.nj.us/dca/divisions/dlgs/resources/fds.html> before answering) Yes If "no," provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.
- 7) Does the Authority have any amounts receivable from current or former commissioners, officers, key employees or highest compensated employees? No If "yes," attach a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.
- 8) Was the Authority a party to a business transaction with one of the following parties:
 - a. A current or former commissioner, officer, key employee, or highest compensated employee? No
 - b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee? No
 - c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner? NoIf the answer to any of the above is "yes," attach a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.
- 9) Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract? A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor. No If "yes," attach a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.
- 10) Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. Attach a narrative of your Authority's procedures for all individuals listed on Page N-4 (2 of 2).

- 11) Did the Authority pay for meals or catering during the current fiscal year? No If "yes," attach a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.
- 12) Did the Authority pay for travel expenses for any employee or individual listed on Page N-4? No If "yes," attach a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.
- 13) Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?
- First class or charter travel No
 - Travel for companions No
 - Tax indemnification and gross-up payments No
 - Discretionary spending account No
 - Housing allowance or residence for personal use No
 - Payments for business use of personal residence No
 - Vehicle/auto allowance or vehicle for personal use No
 - Health or social club dues or initiation fees No
 - Personal services (i.e.: maid, chauffeur, chef) No
- If the answer to any of the above is "yes," attach a description of the transaction including the name and position of the individual and the amount expended.
- 14) Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? Yes If "no," attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements indicate that in answer)
- 15) Did the Authority make any payments to current or former commissioners or employees for severance or termination? No If "yes," attach explanation including amount paid.
- 16) Did the Authority make any payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? No If "yes," attach explanation including amount paid.
- 17) Did the Authority comply with its Continuing Disclosure Agreements for all debt issuances outstanding by submitting its audited annual financial statements, annual operating data, and notice of material events to the Municipal Securities Rulemaking Board's Electronic Municipal Marketplace Access (EMMA) as required? N/A If "no," attach a description of the Authority's plan to ensure compliance with its Continuing Disclosure Agreements in the future. (If no bonded Debt answer is Not Applicable) *(Loans from a Bank or State Agencies are not bonded Debt)*
- 18) Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No If "yes," attach explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.
- 19) Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e.: sewer overflow, etc.)? No If "yes," attach a description of the event or condition that resulted in the fine or assessment and indicate the amount of the fine or assessment.
- 20) Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations ? No If "yes," attach a description of the event or condition that resulted in the fine or assessment and indicate the amount of the fine or assessment.
- 21) Has the Authority been deemed "troubled" by the Department of Housing and Urban Development? No If "yes," attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.

**Housing Authority of the City of Camden
Narrative Describing Compensation Determination**

Five members of the Board of Commissioners are appointed by City Council, one by the Mayor and one by the Commissioner of the New Jersey Department of Community Affairs. They serve as volunteers and receive no compensation for their services.

The compensation of the Executive Director is established by review and approval of the Board of Commissioners. Reasonability of the compensation is established by survey of salaries of comparable positions in similar public housing enterprises. The Executive Director serves in accordance with an employment contract that contains provisions for annual performance evaluations.

Compensation for other key and non-key employees is determined on the basis of job requirements, and requisite skills and certifications. The compensation is compared to that of employees of similar public housing operations serving in similar capacities. The Board of Commissioners participates in the interview and selection process. Hiring, approval of initial salaries and subsequent compensation increases are contingent upon approval through resolution by the Board of Commissioners.

All employees participate in annual performance evaluation processes.

2021 (2022) HOUSING AUTHORITY BUDGET

Financial Schedules Section

2021 (2021-2022)

Housing Authority of the City of Camden

HOUSING
AUTHORITY
CAPITAL
BUDGET/
PROGRAM

2021 (2021-2022) CERTIFICATION OF HOUSING AUTHORITY CAPITAL BUDGET/PROGRAM

Housing Authority of the City of Camden

FISCAL YEAR: FROM: January 1, 2021 **TO:** December 31,
2021

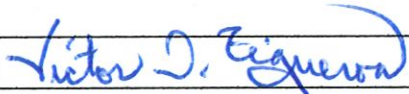
[X] enter X to the left if this paragraph is applicable

It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, by the governing body of the Camden Housing Authority, on the 6th day of January, 2021.

OR

[] enter X to the left if this paragraph is applicable

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

Officer's Signature:			
Name:	Victor D. Figueroa		
Title:	Executive Director		
Address:	2021 Watson Street 2 nd Floor Camden, NJ 08105		
Phone Number:	856-968-2700	Fax Number:	856-968-2754
E-mail address	vfigueroa@camdenhousing.org		

2021 (2021-2022) CAPITAL BUDGET/PROGRAM MESSAGE

Housing Authority of the City of Camden

FISCAL YEAR: FROM: January 1, 2021 TO: December 31,
2021

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

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

Yes

2. Has each capital project/project financing been developed from a specific plan or report and have the full life cycle costs of each been calculated?

Yes

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

Yes

4. If amounts are on Page CB-3 in the column Debt Authorizations. Indicate the primary source of funding the debt service for the Debt Authorizations (Example HUD Funding or Other sources)

N/A

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

Yes

Add additional sheets if necessary.

SUMMARY

Housing Authority of the City of Camden
 For the Period January 1, 2021 to December 31, 2021

	FY 2021 Proposed Budget				FY 2020 Adopted Budget	All Operations	All Operations	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs				
REVENUES								
Total Operating Revenues	\$ 9,630,528	\$ -	\$ 15,511,361	\$ 1,114,416	\$ 25,892,691	\$ 26,256,305	\$ 363,614	1.4%
Total Non-Operating Revenues	-	-	-	-	=	-	-	#DIV/0!
Total Anticipated Revenues	9,630,528	-	15,511,361	1,114,416	25,892,691	26,256,305	363,614	1.4%
APPROPRIATIONS								
Total Administration	3,574,289	-	1,097,741	1,114,416	5,772,541	5,786,446	213,905	3.8%
Total Cost of Providing Services	6,054,721	-	14,385,240	-	20,282,572	20,439,951	157,389	0.8%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	9,629,010	-	15,482,981	1,114,416	25,855,113	26,226,407	371,294	1.4%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	9,629,010	-	15,482,981	1,114,416	25,855,113	26,226,407	371,294	1.4%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	9,629,010	-	15,482,981	1,114,416	25,855,113	26,226,407	371,294	1.4%
ANTICIPATED SURPLUS (DEFICIT)	\$ 1,518	\$ -	\$ 28,380	\$ -	\$ 37,578	\$ 29,898	\$ (7,680)	-20.4%

Revenue Schedule

Housing Authority of the City of Camden
 For the Period January 1, 2021 to December 31, 2021

	<i>FY 2021 Proposed Budget</i>				<i>FY 2020 Adopted Budget</i>	<i>Proposed vs. Adopted</i>	<i>Proposed vs. Adopted</i>	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
OPERATING REVENUES								
<i>Rental Fees</i>								
Homebuyers' Monthly Payments					\$ -	\$ -	\$ -	#DIV/0!
Dwelling Rental	2,245,829				2,245,829	2,310,112	(64,283)	-2.8%
Excess Utilities	17,000				17,000	16,086	914	5.7%
Non-Dwelling Rental	47,500				47,500	45,000	2,500	5.6%
HUD Operating Subsidy	6,495,701				6,495,701	5,924,120	571,581	9.6%
New Construction - Acc Section 8 Voucher - Acc Housing Voucher			15,511,361		15,511,361	15,316,227	195,134	1.3%
Total Rental Fees	8,806,030	-	15,511,361	-	24,317,391	23,611,545	705,846	3.0%
<i>Other Operating Revenues (List)</i>								
Tenant Charge / Other	730,524				730,524	1,073,943	(343,419)	-32.0%
Other Revenue	93,974				93,974	96,337	(2,363)	-2.5%
Youth Build / ABS			321,657		321,657	320,674	983	0.3%
Camden City School District Grant			88,257		88,257	87,112	1,145	1.3%
VESTA Fund			95,257		95,257	94,753	504	0.5%
ROSS			103,258		103,258	104,529	(1,271)	-1.2%
Choice Neighborhoods Grant			505,987		505,987	503,798	2,189	0.4%
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
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Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Total Other Revenue	824,498	-	-	1,114,416	1,938,914	2,281,146	(342,232)	-15.0%
Total Operating Revenues	9,630,528	-	15,511,361	1,114,416	26,256,305	25,892,691	363,614	1.4%
NON-OPERATING REVENUES								
<i>Other Non-Operating Revenues (List)</i>								
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Total Other Non-Operating Revenues	-	-	-	-	-	-	-	#DIV/0!
<i>Interest on Investments & Deposits (List)</i>								
Interest Earned					-	-	-	#DIV/0!
Penalties					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Interest	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Revenues	-	-	-	-	-	-	-	#DIV/0!
TOTAL ANTICIPATED REVENUES	\$ 9,630,528	\$ -	\$ 15,511,361	\$ 1,114,416	\$ 26,256,305	\$ 25,892,691	\$ 363,614	1.4%

Prior Year Adopted Revenue Schedule

Housing Authority of the City of Camden

FY 2020 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING REVENUES					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments					\$ -
Dwelling Rental	2,310,112				2,310,112
Excess Utilities	16,086				16,086
Non-Dwelling Rental	45,000				45,000
HUD Operating Subsidy	5,924,120				5,924,120
New Construction - Acc Section 8 Voucher - Acc Housing Voucher			15,316,227		15,316,227
Total Rental Fees	8,295,318	-	15,316,227	-	23,611,545
<i>Other Revenue (List)</i>					
Tenant Charges/Other	1,073,943				1,073,943
Other Revenue	96,337				96,337
Youthbulld/ABS				320,674	320,674
Camden City School District Grant				87,112	87,112
VESTA Fund				94,753	94,753
ROSS				104,529	104,529
Choice Neighborhoods Grant				503,798	503,798
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Total Other Revenue	1,170,280	-	-	1,110,866	2,281,146
Total Operating Revenues	9,465,598	-	15,316,227	1,110,866	25,892,691
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
Type In					-
Type In					-
Type In					-
Type In					-
Type In					-
Total Other Non-Operating Revenues	-	-	-	-	-
<i>Interest on Investments & Deposits</i>					
Interest Earned					-
Penalties					-
Other					-
Total Interest	-	-	-	-	-
Total Non-Operating Revenues	-	-	-	-	-
TOTAL ANTICIPATED REVENUES	\$ 9,465,598	\$ -	\$ 15,316,227	\$ 1,110,866	\$ 25,892,691

Appropriations Schedule

Housing Authority of the City of Camden
For the Period January 1, 2021 to December 31, 2021

	FY 2021 Proposed Budget				FY 2020 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted	
	Public Housing Management	Section B	Housing Voucher	Other Programs				Total All Operations
OPERATING APPROPRIATIONS								
<i>Administration</i>								
Salary & Wages	1,695,900		281,578	559,631	\$ 2,537,109	\$ 2,425,192	\$ 111,917	4.6%
Fringe Benefits	1,152,923		227,483	333,419	1,713,825	1,610,086	103,739	6.4%
Legal	117,822		8,358		126,180	113,706	12,474	11.0%
Staff Training	25,000			25,000	50,000	51,000	(1,000)	-2.0%
Travel	17,500			15,000	32,500	65,934	(33,434)	-50.7%
Accounting Fees	135,000				135,000	135,000	-	0.0%
Auditing Fees	38,767		14,161		52,928	52,374	554	1.1%
Miscellaneous Administration*	391,377		566,161	181,366	1,138,904	1,119,249	19,655	1.8%
Total Administration	3,574,289	-	1,097,741	1,114,416	5,786,446	5,572,541	213,905	3.8%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services	205,896		242,941		448,837	420,934	27,903	6.6%
Salary & Wages - Maintenance & Operation	907,247		48,017		955,264	926,598	28,666	3.1%
Salary & Wages - Protective Services	299,093				299,093	290,381	8,712	3.0%
Salary & Wages - Utility Labor					-	-	-	#DIV/0!
Fringe Benefits	1,097,496		193,022		1,290,518	1,304,017	(13,499)	-1.0%
Tenant Services	24,081				24,081	23,859	222	0.9%
Utilities	1,668,735		19,200		1,687,935	1,638,219	49,716	3.0%
Maintenance & Operation	875,168				875,168	890,599	(15,431)	-1.7%
Protective Services					-	-	-	#DIV/0!
Insurance	573,864		12,958		586,822	579,449	7,373	1.3%
Payment In Lieu of Taxes (PILOT)					-	65,500	(65,500)	-100.0%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	113,141				113,141	54,234	58,907	108.6%
Other General Expense	290,600		644		290,644	224,528	66,116	29.4%
Rents			13,868,458		13,868,458	13,864,254	4,204	0.0%
Extraordinary Maintenance					-	-	-	#DIV/0!
Replacement of Non-Expendible Equipment					-	-	-	#DIV/0!
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COP's*					-	-	-	#DIV/0!
Total Cost of Providing Services	6,054,721	-	14,385,240	-	20,439,961	20,282,572	157,389	0.8%
Total Principal Payments on Debt Service In Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	9,629,010	-	15,482,981	1,114,416	26,226,407	25,855,113	371,294	1.4%
NON-OPERATING APPROPRIATIONS								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Operations & Maintenance Reserve					-	-	-	#DIV/0!
Renewal & Replacement Reserve					-	-	-	#DIV/0!
Municipality/County Appropriation					-	-	-	#DIV/0!
Other Reserves					-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
TOTAL APPROPRIATIONS	9,629,010	-	15,482,981	1,114,416	26,226,407	25,855,113	371,294	1.4%
ACCUMULATED DEFICIT								
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	9,629,010	-	15,482,981	1,114,416	26,226,407	25,855,113	371,294	1.4%
UNRESTRICTED NET POSITION UTILIZED								
Municipality/County Appropriation					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 9,629,010	\$ -	\$ 15,482,981	\$ 1,114,416	\$ 26,226,407	\$ 25,855,113	\$ 371,294	1.4%

* 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 \$ 481,450.50 \$ - \$ 774,149.05 \$ 55,720.80 \$ 1,311,320.35

Prior Year Adopted Appropriations Schedule

Housing Authority of the City of Camden

FY 2020 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 1,608,364		\$ 268,170	\$ 548,658	\$ 2,425,192
Fringe Benefits	1,112,466		173,912	323,708	1,610,086
Legal	112,656		1,050		113,706
Staff Training	26,000			25,000	51,000
Travel	50,934			15,000	65,934
Accounting Fees	135,000				135,000
Auditing Fees	37,374		15,000		52,374
Miscellaneous Administration*	413,316		507,433	198,500	1,119,249
Total Administration	3,496,110	-	965,565	1,110,866	5,572,541
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	199,898		221,036		420,934
Salary & Wages - Maintenance & Operation	880,882		45,716		926,598
Salary & Wages - Protective Services	290,381				290,381
Salary & Wages - Utility Labor					-
Fringe Benefits	1,151,776		152,241		1,304,017
Tenant Services	23,859				23,859
Utilities	1,619,313		18,906		1,638,219
Maintenance & Operation	890,599				890,599
Protective Services					-
Insurance	567,669		11,780		579,449
Payment in Lieu of Taxes (PILOT)	65,500				65,500
Terminal Leave Payments					-
Collection Losses	54,234				54,234
Other General Expense	223,853		675		224,528
Rents			13,864,254		13,864,254
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	5,967,964	-	14,314,608	-	20,282,572
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Total Operating Appropriations	9,464,074	-	15,280,173	1,110,866	25,855,113
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	9,464,074	-	15,280,173	1,110,866	25,855,113
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	9,464,074	-	15,280,173	1,110,866	25,855,113
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 9,464,074	\$ -	\$ 15,280,173	\$ 1,110,866	\$ 25,855,113

* 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 \$ 473,203.70 \$ - \$ 764,008.65 \$ 55,543.30 \$ 1,292,755.65

Debt Service Schedule - Principal

Housing Authority of the City of Camden

If Authority has no debt X this box

	Fiscal Year Ending in							Total Principal Outstanding
	Proposed Budget Year 2021	2022	2023	2024	2025	2026	Thereafter	
Type in Issue Name	\$ 415,000	\$ 440,000	\$ 465,000	\$ 485,000	\$ 510,000	\$ 40,000	\$ -	\$ 2,355,000
Type in Issue Name	415,000	440,000	465,000	485,000	510,000	40,000	-	2,355,000
Type in Issue Name	415,000	440,000	465,000	485,000	510,000	40,000	-	2,355,000
TOTAL PRINCIPAL								
LESS: RIUD SUBSIDY								
NET PRINCIPAL								

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

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

If no Rating type in Not Applicable

Debt Service Schedule - Interest

Housing Authority of the City of Camden

If Authority has no debt, X this box

Type in Issue Name	Fiscal Year Ending in						Total Interest Payments Outstanding
	Proposed Budget Year 2021	2022	2023	2024	2025	2026	
Type in Issue Name	103,988	84,248	63,215	41,125	18,095	-	310,671
Type in Issue Name	103,988	84,248	63,215	41,125	18,095	-	310,671
Type in Issue Name	103,988	84,248	63,215	41,125	18,095	-	310,671
TOTAL INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LESS: SUBSIDY	-	-	-	-	-	-	-
NET INTEREST	-	-	-	-	-	-	-

Net Position Reconciliation

Housing Authority of the City of Camden
 For the Period January 1, 2021 to December 31, 2021

FY 2021 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)					
Less: Invested in Capital Assets, Net of Related Debt (1)	\$ (1,817,567)	\$ -	\$ -	\$ -	\$ (1,817,567)
Less: Restricted for Debt Service Reserve (1)	11,305,017				11,305,017
Less: Other Restricted Net Position (1)	21,174,549				21,174,549
Total Unrestricted Net Position (1)	(34,297,133)	-	-	-	(34,297,133)
Less: Designated for Non-Operating Improvements & Repairs					
Less: Designated for Rate Stabilization					
Less: Other Designated by Resolution					
Plus: Accrued Unfunded Pension Liability (1)	11,784,647				11,784,647
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	32,285,395				32,285,395
Plus: Estimated Income (Loss) on Current Year Operations (2)					
Plus: Other Adjustments (attach schedule)					
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	9,772,909	-	-	-	9,772,909
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)	\$ 9,772,909	\$ -	\$ -	\$ -	\$ 9,772,909

(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 \$ 481,451 \$ - \$ 774,149 \$ 55,721 \$ 1,311,320

(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.

Proposed Capital Budget

Housing Authority of the City of Camden
For the Period January 1, 2021 to December 31, 2021

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorizatlon	Capital Grants Other Sources
<i>Public Housing Management</i>					
CFP 2017	\$ 339,767				\$ 339,767
CFP 2018	617,112				617,112
CFP 2019	636,519				636,519
CFP 2020	-				-
Total	1,593,398	-	-	-	1,593,398
<i>Section 8</i>					
Type In Description	-				
Type In Description	-				
Type In Description	-				
Type In Description	-				
Total	-	-	-	-	-
<i>Housing Voucher</i>					
Type In Description	-				
Type In Description	-				
Type In Description	-				
Type In Description	-				
Total	-	-	-	-	-
<i>Other Programs</i>					
Type In Description	-				
Type In Description	-				
Type In Description	-				
Type In Description	-				
Total	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 1,593,398	\$ -	\$ -	\$ -	\$ 1,593,398

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

Housing Authority of the City of Camden
 For the Period January 1, 2021 to December 31, 2021

Fiscal Year Beginning In

	Estimated Total Cost	Current Budget					2026
		Year 2021	2022	2023	2024	2025	
Public Housing Management							
Modernization of units	\$ 6,331,606	\$ 1,593,398	\$ 1,557,236	\$ 1,253,629	\$ 1,277,096	\$ 650,247	
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Total	6,331,606	1,593,398	1,557,236	1,253,629	1,277,096	650,247	-
Section B							
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Total	-	-	-	-	-	-	-
Housing Voucher							
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Total	-	-	-	-	-	-	-
Other Programs							
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 6,331,606	\$ 1,593,398	\$ 1,557,236	\$ 1,253,629	\$ 1,277,096	\$ 650,247	\$ -

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 Camden
For the Period January 1, 2021 to December 31, 2021

Funding Sources

	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Modernization of units	\$ 6,331,606				\$ 6,331,606	
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	6,331,606	-	-	-	6,331,606	-
Section 8						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
Housing Voucher						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
Other Programs						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
TOTAL	\$ 6,331,606	\$ -	\$ -	\$ -	\$ 6,331,606	\$ -
Total 5 Year Plan per CB-4	<u>\$ 6,331,606</u>					
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.