

MINUTES OF THE REGULAR MEETING OF  
THE HOUSING AUTHORITY OF THE  
BOROUGH OF LODI, HELD ON THURSDAY,  
SEPTEMBER 18, 2014 AT THE HOUSING  
AUTHORITY OF THE BOROUGH OF LODI, 50  
BROOKSIDE AVENUE, LODI, NEW JERSEY

Chairman Marra called the Regular Meeting to order at 7:00 P.M.

NOTE; Tape Recording Machine did not record Meeting, all minutes are from Executive Director's notes of meeting discussions, motions, seconds, etc....

This meeting has been publicly advertised in compliance with the Open Public Meeting Act and is being tape recorded

Upon call of the roll, the following Commissioners were found to be present and absent. Present were: Chairman Robert Marra, Commissioners Vincent Caurso, Daniel Cody, Paul Vincent Lynch, Gerald Woods, Albert Di Chiara. Also present were: Thomas DeSomma, Executive Director, Conrad M. Olear, Esq., Gary Luna, Deputy Director. Absent were: Commissioner Allen Riley, Lenore Morrell, Secretary.

BIDS:

A motion was made by Commissioner Cody and seconded by Commissioner Lynch to approve the Minutes of the Regular Meeting of July 14, 2014. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Marra	
Commissioner Di Chiara	
Commissioner Marra	

COMMUNICATIONS:

1. Submission of NJDCA- crime report 07/01/13 to 06/30/114
2. Getty Station (F. Luciano, Sr. Esq.) - Application to Planning Board  
Union/Main Street – TO BE DISCUSSED
3. HUD Approval of LHA's 2014 Annual Plan- see correspondence of 09/03/14

A motion was made by Commissioner Cody and seconded by Commissioner Di Chiara to pay the monthly bills for Public Housing and Section 8. Upon call of the roll, the Commissioners vote was as follows:

MINUTES REGULAR MEETING – SEPTEMBER 18, 2014 – Page 2:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Di Chlara	
Commissioner Marra	

REPORT OF ATTORNEY;

D' Aries & Sons v. LHA – Awaiting Executed Settlement Agreement

New Notice of Tort Claim –TO BE DISCUSSED

Request to LPD for incident report of 6/28/14– Michael Zirpoli (DVP#4-C)

Request for Sean Spruill (age 16) to move in with great grandmother, Laura Rocha, DVP, apt. 7-EA – WITHDRAWN –see attached email

Attorney stated he believes Barbara Vlachoginnas has a signed probation agreement

A motion was made by Commissioner Cody and seconded by Commissioner Caruso to go into closed session due to potential on-going litigation pertaining to Elizabeth and Michael Stellato, Apt. #13-D De Vries Park. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Di Chiara	
Commissioner Marra	

As stated by Attorney -ONGOING: Elizabeth Stellato, Apt. 13-D – Hearing scheduled for 1:30 P.M. 09/25/14 for unauthorized person in Dwelling Unit –also see Notice pertaining to unauthorized person receiving mail at apt. #13-D

- a. Refer to Executive Director' correspondence & Attorney's request for 09/12/14 incident report & related emails of 09/17/14 and Complaint signed by ED for "Defiant Trespassing" - also Notice to Evict being prepared to be served – TO BE DISCUSSED
- b. Possible identity/Theft of Services – refer to email of 09/17/14 – pertaining to verbal report on Michael Stellato/Cablevision services – TO BE DISCUSSED

Executive Director stated discussion on item above, as reported by Executive Director ,who along with Attorney answered related questions

At 7:30 P.M. a Motion was made by Commissioner Cody and seconded by Commissioner Caruso to end Closed Session and return to Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caurso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Di Chiara	
Commissioner Marra	

REPORT OF EXECUTIVE DIRECTOR:

CONTRACT REPORT

CONTRACT FOR	CONTRACT AWARDED TO:
REPAIR OF FIRE ALARM SYSTEM @ N MAIN ST.	AES FIRE LLC
-Ongoing Damage-	11 MELANIE LANE
Repairs Due to Hurricane Irene -	EAST HANOVER, NJ 07936
Funded Chargeable to FEMA	\$8140.00 – see attached

CONTRACT LISTED ABOVE DOES NOT REQUIRE APPROVAL SINCE CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR’S THRESHOLD TO AWARD

I HEREBY CERTIFY ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHED OF PROCUREMENT POLICY

Spoke to Bob Casiello, Boro of Lodi Emergency Management Coordinator – pertaining to S/C Evacuation Plan – TO BE DISCUSSED

Non-Smoking Policy – on going

LHA has implemented time clock check-in – update to be given

At 7:35 P.M. a motion was made by Commissioner Cody and Commissioner Caruso to go into closed session. –PERSONNEL - Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Marra	
Commissioner Di Chiara	
Commissioner Marra	

A verbal report on personnel was given by Executive Director

21 A Motion was made by Commissioner Cody and seconded by Commissioner Caruso to end Closed Session and return to Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Di Chiara	
Commissioner Marra	

REPORT OF DEPUTY DIRECTOR/ADMINISTRATION SECTION 8:

To date there are 445 HCV/Section 8 Participants presently on the program

'FEMA' - 2<sup>nd</sup> payment of \$10,841.23 received – see attached memo  
Section 8 Utility Allowance Schedule – submitted to Dept. of HUD

- Rennie Place gate being locked – update given

RESOLUTION NO. 13-46

PH & SECTION 8 CONSULTANT CONTRACT 10/1/14 TO 9/30/15 CJI ASSOCIATES  
\$85,000.00 PER YEAR

SEE ATTACHED COPY

The foregoing Resolution was proposed by Commissioner Di Chiara and seconded by Commissioner Cody. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE

- Commissioner Woods
- Commissioner Di Chiara
- Commissioner Marra

RESOLUTION NO. 13-47

AUTHORIZING LATE 2014 BUDGET RESOLUTION APPLIALE TO LHA BUDGET – AS  
REQUIRED BY NJDCA –FY 10/1/14 THRU 09/30/15

SEE ATTACHED COPY

The foregoing Resolution was proposed by Commissioner Cody and seconded by  
Commissioner Marra. Upon call of the roll, the Commissioner vote was as  
follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Di Chiara	
Commissioner Marra	

RESOLUTION NO. 13-48

NJDCA REQUIRED BUDGET RESOLUTION –FYE 10/01/14 TO 9/30/15

SEE ATTACHED COPY

The foregoing Resolution was proposed by Commissioner Di Chiara and seconded  
by Commissioner Woods. Upon call of the roll, the Commissioners vote was as  
follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Di Chiara	
Commissioner Marra	

RESOLUTION NO. 13-49

2014 NJDCA BUDGET & CAPITAL BUDGET – FY 10/01/14 THRU 09/30/15

SEE ATTACHED COPY

The foregoing Resolution was proposed by Commissioner Cody and seconded by Commissioner Di Chiara. Upon call of the roll, the Commissioners vote was as follows:

:	AYES	NAYS
	Commissioner Caruso	
	Commissioner Cody	
	Commissioner Lynch	NONE
	Commissioner Woods	
	Commissioner Di Chiara	
	Commissioner Marra	

RESOLUTION NO. 13-50

PHA BOARD RESOLUTION –HUD FORM APPROVING OPERATING BUDGET –FYS  
OCTOBER 1, 2014

SEE ATTACHED COPY

The foregoing Resolution was proposed by Commissioner Woods and seconded by Commissioner Marra. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Di Chiara	
Commissioner Marra	

UNFINISHED BUSJNESS:

.Executive Director stated several Commissioners and Executive Director have  
Conflict with the Regular Scheduled Meeting of 10/16/14 and asked Board of  
Commissioners to authorize to re-schedule 10/16/14 to 10/23/14 @7:00 P.M.

A motion was made by Commissioner Cody and seconded by Commissioner Di Chiara to reschedule the Regular Meeting to 10/23/14. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Di Chiara	
Commissioner Marra	

HEARING OF CITIZENS:

Eva Grecco of 15-D De Vries Park – asked if in fact the No Smoking Policy for LHA is in effect

Executive Director stated not yet due to several reports have to be given by E.D. to Board before they make a Final Decision

ALSO

Eva Grecco stated she graduated from school at which time the Board of Commissioners/E.D/Attorney congratulated Mrs. Grecco for her persistent and dedication to complete school.

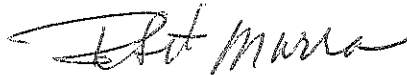
A motion was made by Commissioner Cody and seconded by Commissioner Woods at 8:00 P.M. to adjourn the Meeting. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Di Chiara	
Commissioner Marra	

The Chairman thereupon declared the meeting as closed.



THOMAS DeSOMMA  
Executive Director



ROBERT MARRA  
Chairman

TRANSCRIBE  TYPED BY 



# MONTHLY BILLS AGENDA SEPTEMBER 2014

## PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	INVOICE	CHECK	EXPLANATION	AMOUNT
<b>DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD</b> <b><u>8/19/14 thru 9/1/14 AND 9/2/14 thru 9/15/14</u></b> <b>ARE HEREBY APPROVED</b>					
1	Rutgers, The State University Of NJ	09/08/14	9490	Comm training for G. Woods	1200.00
2	The Corner Nursery, LLC	09/08/14	9491	Top Soil	60.00
3	C & M Shade Corp.	09/08/14	9492	Blinds/Shades for all Complexes	1507.05
4	Siegel's Hardware	09/08/14	9493	Shower rods, etc	222.86
5	Garfield Lumber & Millworks, Inc.	09/08/14	9494	Bench Slats, Bolts, etc	1151.44
6	Wallington Plumbing & Heating Supply Co.	09/08/14	9495	Material for mult leaks, SS covers for dvp cleanouts	2153.08
7	Dor Win Mfg.	09/08/14	9496	Windows for DVP and Massey	1826.00
8	Complete Saw Service	09/08/14	9497	Tractor Repair	1207.70
9	Swift Electrical Supply Company	09/08/14	9498	Stock (Switches, receptacles, etc)	567.97
10	Fia Card Service	09/08/14	9499	DVP A/C Sleeves	335.00
11	Manzo Uniform Co.	09/08/14	9500	Comm Badge for G. Woods	98.50
12	Direct Supplies Warehouse	09/08/14	9501	3 Gas Stoves	1122.00
13	Verizon Wireless	09/08/14	9502	All employee cell phones, etc	426.44
14	U.S. Overall Cleaners	09/08/14	9503	Uniform cleaning	510.00
15	Jersey Elevator Co., Inc.	09/08/14	9504	Monthly Maint.	162.90
16	Jay Bee Flooring, LLC	09/08/14	9505	Move out floor repair in 2 D	1765.00
17	Mazteck	09/08/14	9506	New computer (Sec 8)	1842.00
18	American Messaging	09/08/14	9507	Emergency Beeper System	64.85
19	Interstate Waste Services	09/08/14	9508	S/C Dumpster Fee	842.55
20	Better Air Quality, Inc.	09/08/14	9509	Cleaned Dryer Vents (All Complexes)	5741.00
21	Millennium Mechanical, LLC	09/08/14	9510	Boiler Controls Contract	3365.70
22	Noreika Service Station	09/08/14	9512	Gas (Maint and Public Housing)	883.00
23	Rutgers, The State University Of NJ	09/08/14	2530	Comm training for G. Woods	1200.00
24	3g Software Technology, Inc.	09/08/14	2531	Sec 8 LL Hap Checks	1732.95
25	Noreika Service Station	09/08/14	2532	Sec 8 gas (Inspe.c Vehicle, etc)	125.00
26	NJ State Pensions and Benefits	09/12/14	Online	S.H.B.P. Health Payment - Active Emp	20121.74
27	NJ State Pensions and Benefits	09/12/14	Online	S.H.B.P. Health Payment - Retirees	5523.81
28	NJ State Pensions and Benefits	09/02/14	Online	Employee Contributions to PERS	6894.45
29	Peachtree Business Products	09/11/14	9513	Signs - Replaces check # 9471	3144.00
30	Home Depot Credit Service	09/15/14	9514	For Vanity and Top (DVP 2-D)	159.48
31	Complete Saw Service	09/15/14	9515	Chain Saw repair	167.65
32	Ace Lock & Key Shop	09/15/14	9516	Locks for Rennie Gate	44.88
33	Anchor Pest Control	09/15/14	9517	Squirrel removal - Massey	175.00
34	Paladino Paving & Concrete, Inc.	09/15/14	9518	Fill cracks and re-line all parking lots	5800.00
35	Verizon	09/15/14	9519	Phones	30.28
36	Jay Bee Flooring, LLC	09/15/14	9520	#4 N. Main floor re-finish	584.00
37	All American Sewer Service II, Inc	09/15/14	9521	- Massey St.	4750.00
38	Passaic Valley Water Commission	09/15/14	9522	Water / Sewer charges - All projects	5662.41
39	Wallace Nowosielecki	09/15/14	9523	PH Retainer	1166.66
40	Sgts . Maintenance, LLC	09/15/14	9524	Office Cleaning	880.00
41	Ams Ties, Inc.	09/15/14	9525	Backround Check for Contractor (CJI)	10.00
42	Strasser & Associates, P.C.	09/15/14	9526	PH Sept retainer and misc. litigation	2464.66

43	Wallace Nowosielecki	09/15/14	2533	Sec 8 Retainer	1166.67
44	Ams Ties, Inc.	09/15/14	2534	Sec 8 Background Checks	140.00
45	Strasser & Associates, P.C.	09/15/14	2535	Sec 8 Retainer	1166.66
46	Verizon	09/17/14	9527	Phones	255.25
47	Pitney Bowes	09/17/14	9528	Stamp Machine Lease Agreement	301.12
48	Ricoh Usa Inc	09/17/14	9529	Copier Lease Agreement	453.74
49	Delta Dental Plan Of NJ	09/17/14	9530	PH Employee Benefits - Dental	1,809.44
50	Delta Dental Plan Of NJ	09/17/14	2536	S-8 Employee Benefits - Dental	533.48
51	W.B. Mason Co., Inc.	09/18/14	2537	S-8 Office Stock	489.29
52	Peckar & Abramson	09/17/14	9531	Ongoing Litg. D'Aries & Sons	5000.00

- JULY, 2014

## MONTHLY BILLS AGENDA - AUGUST, 2014

### **PUBLIC HOUSING & SECTION 8**

	Check payable to	INVOICE DATE	CHECK #	EXPLANATION	AMOUNT
	<b>Disbursement as reflected in payroll period 7/20/14 to 8/2/14 &amp; 8/3/14 to 8/16/14 are hereby approved</b>				
1	IDA PLESS	7/25/14	2518	PART B MEDICARE	\$314.70
2	CAROLYNN CAPABIANCA	7/25/14	2519	PART B MEDICARE	\$314.70
3	SAVERIO SAULINO	7/25/14	2820	PART B MEDICARE	\$ 314.70
4	LORRAINE HASKOOR	7/25/14	2521	PART B MEDICARE	\$ 314.70
5	JOAN MASTROFILOPO	7/25/14	9397	PART B MEDICARE	\$ 314.70
6	JAMES SEDITA	7/25/14	9398	PART B MEDICARE	\$ 314.00
7	JOHN'S SERVICE	6/11/14	9289	OIL CHANGE,BELTS -PICK UP	\$ 702.17
8	U.S. OVERALL	7/31/14	9411	CLEANING MAINT UNIFORM	\$ 525.00
9	VERIZON	7/23/14	9412	OFFICE PHONE	\$ 423.26
10	CHIEF FIRE EQUIPMENT	7/29/14	9413	SPRINKLER SYSTEM TESTED	\$ 225.00
11	SIEGEL'S HARDWARE	7/25/14	9414	PAINT, NAILS, RUSTOLEUM	\$ 150.08
12	AMERICAN MESSAGING	8/1/14	9415	BEEPERS	\$ 64.85
13	CABLEVISION	7/23/14	9416	FOR DE VRIES,RENNIE, N. MAIN	\$ 539.85
14	W.B. MASON	7/24/14	9417	OFFICE SUPPLIES	\$ 590.62
15	RUSSELL REID	7/17/14	9418	CLEANED SEWER EJECTORS	\$ 313.81
16	C&M SHADE	7/24/14	9419	SHADES	\$ 1,358.70
17	COMPLETE SAW	7/21/04	9420	NEW WHIP & HEAD	\$ 338.00
18	NOREIKA'S	7/30/14	9421	GAS FOR TRUCKS & EQUIPMENT	\$ 692.00
19	NOREIKA'S	7/23/14	9422	GAS FOR CAR - PFJ45N	\$ 196.00
20	VERIZON	7/25/14	9423	ELEVATOR PHONE - 2 MONTHS	\$ 60.56
21	3G SOFTWEAR	8/1/14	2522	HAP CHECK PROCESSING	\$ 1,733.93
22	NOREIKA'S	7/24/14	2523	GAS FOR RJP56G & PDA37N	\$ 128.00
23	NJ DIVISION OF PENSIONS	8/1/14/	TEPS	PH SHPB COST ACTIVE EMP	\$ 13,979.23
24	NJ DIVISION OF PENSIONS	8/1/14	TEPS	S8 SHPB COST ACTIVE EMP.	\$ 6,142.51
25	NJ DIVISION OF PENSIONS	8/1/14	TEPS	PH SHPB RETIRED COST	\$ 3,391.15
26	NJ DIVISION OF PENSIONS	8/1/14	TEPS	S8 SHPB RETIRED COST.	\$ 2,132.66
27	NJ DIVISION OF PENSIONS	8/1/14	TEPS	EMPLOYEES PERS CONTR.	\$ 6,894.45
28	ACE LOCK & KEY SHOP	7/4/14	9424	LOCK FOR RENNIE GATE	\$ 28.80
29	GARFIELD LUMBER	7/31/14	9425	DRYWALL SCREWS, NAILS ETC.	\$ 570.98
30	JERSEY ELEVATOR	7/30/14	9426	ELEVATOR CONTRACT	\$ 162.90
31	WILMAR	7/30/14	9427	CABINET HANDLES, BULBS	\$ 409.80
32	SGTS. MAINTENANCE	8/1/14	9428	OFFICE CLEANING	\$ 880.00
33	AMS TIES, INC.	8/1/14	9429	PH BACKGROUND CHECKS	\$ 135.00
34	AMS TIES, INC.	8/1/14	2524	S/8 BACKGROUND CHECKS	\$ 60.00
35	MILLENNIUM MECHANICAL	7/16/14	9430	BOILER VENT REPLACED	\$ 1,575.00
36	DOR-WIN MFG.	5/16/14	9431	GLASS REPAIRED	\$ 95.00



37	ACUITY SPECIALTY PROD.	7/14/2014	9437	CLEANING SUPPLIES	\$ 2,114.52
38	SEARS COMMERCIAL ONE	7/29/14	9433	S/C CARPET CLEANING	\$ 1,770.00
39	RICCARDI BROS.	7/31/14	9434	PAINT, BRUSHES	\$ 751.83
40	TRINO ASSOCIATES,LLC	7/31/14	9435	CONCRETE/CURBS	\$ 23,345.00
41	BIOCHEM SUPPLY LLC	7/31/14	9436	BASEMENT DISINFECTANT	\$ 415.00
42	HOME DEPOT CREDIT	8/5/14	9439	TILE NIPPER,COMPACT BATTERY	\$ 830.70
43	PSE&G	5/1/14	9440	DUSK TO DAWN LIGHTING	\$ 234.54
44	ALL AMERICAN SEWER	8/4/14	9441	PUMPED OUT SEWER EJECTOR	\$ 1,530.00
45	A&A PAINTING	8/4/14	9442	PAINTING OF MOVE-OUTS	\$ 4,560.00
46	PASSAIC VALLEY WATER	8/5/14	9443	WATER ALL PROJECTS	\$ 5,513.91
47	NORTH JERSEY MEDIA	7/28/14	9444	ADVERTISE CONSULTANT	\$ 87.38
48	MAZTECK	7/23/14	9445	HARD DRIVE CRASHED SERVER	\$ 985.00
49	JUST WINDOWS & DOORS	8/11/14	9446	INSTALLED WINDOWS RENNIE	\$ 9,100.00
50	POLAND SPRING	7/16/14	9456	WATER,COFFEE,CUPS	\$ 270.62
51	WILMAR	8/6/14	9448	CO DETECTORS/SMOKE ALARM	\$ 459.00
52	GRAINGER	8/5/14	9449	PLATE FOR SEWER CLEAN OUT	\$ 322.30
53	RICCARDI BROS.	8/7/14	9450	PAINT- CAST IRON RADIATORS	\$ 355.45
54	JAY BEE FLOORING	8/8/14	9451	FLOORS 18-B MOVE OUT	\$ 898.00
55	SEARS COMMERCIAL ONE	8/1/14	9452	CRAFTSMAN BATTERIES	\$ 93.47
56	PEACH TREE BUSINESS	8/8/14	9453	SIGNS FOR PROJECTS	\$ 3,835.00
57	DOR-WIN MFG.	7/31/14	9454	APT. 8 WINDOW SASH	\$ 1,115.00
58	ACE LOCK & KEY SHOP	8/15/2014	9459	LOCKS FOR RENNIE GATE	\$ 90.39
59	VERIZON	8/7/2014	9460	OFFICE PHONE	\$ 255.25
60	PECKAR & ABRAMSON	8/12/2014	9461	FOR D'ARIES & SONS LITIGATION	\$ 5,000.00
61	DIRECT SUPPLIES	6/20/2014	9462	3 STOVES	\$ 1,140.04
62	DOR-WIN MFG.	8/15/2014	9463	WINDOW & SCREEN REPAIRS	\$ 711.25
63	WALLINGTON PLUMBING	8/6/2014	9468	FOR RENNIE PL.COMMUNITY RM. 1	\$ 1,408.88
64	PAULHUS & ASSOCIATES	8/1/2014	9465	PUBLIC HOUSING 50058'S	\$ 152.25
65	PAULHUS & ASSOCIATES	8/1/2014	2526	SECTION 8 50058'S	\$ 420.00
66	DELTA DENTAL PLAN	9/1/2014	9466	PUBLIC HOUSING DENTAL	\$ 1,544.88
67	DELTA DENTAL PLAN	8/1/2014	2527	SECTION 8 DENTAL	\$ 798.04
68	WALLINGTON PLUMBING	8/6/2014	9467	FOR COMMUNITY ROOM	\$ 264.98
69	RICOH USA INC.	8/9/2014	9460	FOR COPY MACHINE	\$ 453.74
70	PSE&G	8/11/2014	9470	GAS & ELECTRIC ALL PROJECTS	\$ 36,701.50
71	THE HOME DEPOT	8/18/2014	9487	TILES, CLOSET POLES, ETC.	\$ 1,158.03
72	COMPLETE SAW	8/14/2014	9473	WHIP STRING, TOOL WRENCH	\$ 108.50
73	W.B. MASON	8/14/2014	9474	OFFICE SUPPLIES	\$ 567.04
74	GENERAL ELECTRIC CO.	8/15/2014	9475	2 REFRIGERATORS	\$ 962.00
75	POLAND SPRING	8/14/2014	9476	WATER, COFFEE, CUPS	\$ 565.06
76	WILMAR	8/21/2014	9478	DRYER HOSES,BATTERIES ETC	\$ 1,772.71
77	CABLEVISION	8/22/2014	9479	CABLE DE VRIES,N.MAIN RENNIE	\$ 538.85
78	PURCHASE POWER	8/15/2014	9480	FOR STAMP MACHINE	\$ 320.99
79	ANCHOR PEST CONTROL	8/19/2014	9482	FOR DE VRIES PARK	\$ 275.00
80	RICCARDI BROS.	9/18/2014	9484	PAINT	\$ 417.92
81	MAZZOLA'S AUTO BODY	8/25/2014	9785	MIRROR FOR PFJ45N	\$ 418.40
82	CONRAD M. OLEAR	8/22/2014	2528	MOHAMMED ROUF FORMER S/8	\$ 815.00
83	NORTHERN UTILITY	8/20/2014	2529	ANNUAL UTILITY SURVEY	\$ 695.00
84	DIRECT SUPPLIES	8/14/2014	9486	MINI BLINDS	\$ 566.88

[illegible]

## RESOLUTION NO. 13-46

## Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner D. Cody	✓			
Commissioner A. Di Chiara	✓			
Commissioner P. Lynch	✓			
Commissioner A. Riley	✓			
Commissioner G. Woods	✓			✓
Commissioner V. Caruso	✓			
Commissioner R. Marra	✓			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

  
 LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

## PUBLIC HOUSING & SECTION 8 CONSULTING CONTRACT OCTOBER 1, 2014 – SEPTEMBER 30, 2015

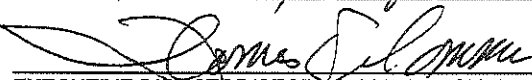
As the Secretary-Treasurer of the Housing Authority of the Borough of Lodi, I hereby certify that the Lodi Housing Authority has complied with the Department of Housing & Urban Development "Competitive Process" required under 24 CFR 85.36 Procurement and NJ Statutes governing Professional Service Contracts.

Therefore, as Executive Director, I hereby recommend Carmen J. Irizarry of CJI Associates, Inc., 9 Woodbine Road, New City, New York 10956 be appointed as Consultant for the Authority's Public Housing and Section 8 Rental Assistance Programs for a one-year period commencing on October 1, 2014 through September 30, 2015. Said contract shall be for the Annual Fee Not to Exceed \$85,000.00.

**NOW, THEREFORE BE IT RESOLVED**, by the Housing Authority, Carmen J. Irizarry be and is hereby appointed to said position as "Consultant" at Annual Fee Not to Exceed \$85,000.00, for the term(s) as described in the preceding paragraph. Said Annual Fee shall be paid/pro-rate to such Programs under the Authority's jurisdiction, such as Public Housing, Section 8, Capital Fund Program (CFP), BCCD, as deemed appropriate by the Executive Director; and

**NOW, BE IT FURTHER RESOLVED**, the Executive Director is hereby authorized to review, amend, and execute any and all related contract documents pertaining to said appointment of Carmen J. Irizarry as Consultant.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED  
BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE  
MEETING HELD ON:

Thursday September 18, 2014  
  
 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

## AGREEMENT FOR CONSULTANTING SERVICES

Agreement made this 19<sup>th</sup> day of Sept 2014 between the Housing Authority of the Borough of Lodi, Lodi New Jersey, hereinafter referred to as the Client, and Carmen J. Irizarry (DBA) CJI Associates of New City, New York, hereinafter referred to as the Consultant.

### WITNESSETH:

WHEREAS, the LHA has entered into an Annual Contributions Contract with the United States of America, providing for assistance in the operation of (a) Low-rent Public Housing Program; (b) Section 8 Certificate/Voucher Program;

NOW THEREFORE BE IT RESOLVED that the "Consultant" and "Client" do mutually agree as follows:

#### 1. TERMS:

The duties, responsibilities, and obligations of both the Client and Consultant shall commence on the 1st day of **October 2014**, and shall end on the completion of work or on a date to be mutually established.

#### 2. SCOPE OF CONSULTANTS SERVICES:

The Consultant shall perform all necessary services provided under this contract. The Consultant shall do, perform and carry-out, in a satisfactory and proper manner, as determined by the LHA, the following:

- (a) Maintain Client apprised of latest HUD regulations.
- (b) Provide interpretation and guidance as to implementation of HUD regulations.
- (c) Prepare and assist in the development of any forms/format or applications applicable to new regulations and/or programs.
- (d) Prepare Low-income Operating Budget for submission to HUD/Section 8 HCV Operating Budget for submission to HUD & NJDCA.
- (e) Prepare Funding Formula for submission to HUD.
- (f) Prepare and develop on a yearly basis Annual Plan and modifications if any to Five Year Plan.
- (g) Work with Deputy Director on SEMAP, as required by the Executive Director.
- (h) Prepare and assist in the development of any revisions to the Low-Income Operating Budget.
- (i) Prepare State of New Jersey Housing Authority Budget in its entirety.
- (j) Prepare and assist in the development of any revisions of the State of NJ Housing Authority Budget.
- (k) Prepare and assist in the development of Capital Fund Budget (CIAP, Comp Grant) and revisions if applicable.
- (l) Prepare and development Board Resolutions applicable to the Programs and as required by the Department of HUD and DCA.
- (m) Prepare and develop changes to all housing authority policies as required by The Quality Housing and Work Responsibility Act of 1998 (QHWRA).
- (n) Prepare and develop revision to Conventional Programs Admissions & Continued Occupancy Policy to comply with Final rules March 29, 2000 and Asset Management re: Admissions, rent schedule, screening etc.
- (o) Prepare & develop changes to Section 8 Administrative Plan and revisions in accordance with HUD's Final rule on Vouchers, admissions, screening, etc. and to comply with QHWRA and Asset Management.

- (p) Prepare & develop changes to Lease (**revisions**) Grievance Policy (**revision**), etc. to comply with QHWRRA and Asset Management.
- (q) Work with staff and assist in the transmission of submissions electronically to HUD/HUD REAC, PIC, Upfront, and Enterprise System, WASS.
- (r) Advise staff as to changes in policies and impact on LHA, its residents and employees.
- (s) Advise as to the changes in response to the Quality Housing & Work Responsibility Act pertaining to: admissions & occupancy, income mixing, flat rents, ceiling rents, operating & capital funding, community service, self-sufficiency, deregulation and more.
- (t) Advise and assist in the implementation of HQS Inspections Vs Uniform Physical Condition Standards and its application to Public Housing Assessment System (PHAS).
- (u) Prepare and assist in the development of correspondence to and from LHA to HUD Newark, New York, Washington and /or to the Department of Community Affairs State of New Jersey.
- (v) Prepare and develop for electronic submission PHAS Certification, Annual/Five Year Plan, unaudited Financial Statements in coordination with Fee Accountant.
- (w) **NOTE Additional services added to contract:** Consultant shall develop/coordinate with HCV employees/ Deputy director and Accountant all data relating to submission of VMS Monthly report, which includes but not limited to: maintaining monthly log of all applicants on program, log of monthly HAP payments port out and pot in, final run of HAP checks, HAP disbursements received from HUD, etc.
- (x) Attend and/or conduct meetings when determined by the Executive Director.
- (y) The Consultant shall act as a liaison between the LHA Executive Director and HUD, in particular, at the HUD Area Office in Newark, New Jersey, and at its Regional Office in New York, on all financial management matters; and the Consultant shall promptly and without delay respond to all communications, including telephone calls, from HUD.
- (z) Consultant shall meet with Accountant and Auditor as to latest HUD regulations.
- (aa) Consultant shall develop and design all required forms to meet Asset Management requirements.

### 3. **DUTIES OF THE CLIENT:**

Client will provide the Consultant with the use of the Client's resources, including but not limited to, the use of files, computer (if applicable), staff, copier, etc. and any pertinent information essential to the task on hand.

### **PAYMENT OF FEE:**

(a)The Client shall pay the Consultant for the above-mentioned scope of services, for the period of October 1, 2014 through September 30, 2015, the sum of \$ **85,000.00** per annum, payable every two weeks.

(b)The Consultant shall be paid, **in addition to the annual fee, at the rate of \$185.00 per hour or \$975.00 per diem for any services not included in paragraph 2 – Scope Of Consultants Services,** provided however that the Consultant first receives from L.H.A.'s Executive Director written approval, prior to commencement of services.



4. **TERMINATION OF SERVICES:**

LHA may terminate this agreement for failure or refusal of the Consultant to perform any of the services agreed upon herein. Should this contract be so terminated prior to the date of termination, and given 30 days notice, the Consultant shall be entitled to compensation to the date of the termination, in the amount equal to the pro-rata annual compensation then unpaid.

The Consultant may terminate this agreement for failure or refusal of the LHA Executive Director and/or staff to provide the Consultant with the necessary supporting documentation to enable the Consultant to perform the Scope of Services to the satisfaction of the Executive Director and in accordance with HUD regulations. The Consultant shall give the LHA 30 days notice prior to the termination of contract. Should this contract be so terminated prior to the date of termination, the Consultant shall be entitled to compensation to the date of the termination, in the amount equal to the pro-rata annual compensation then unpaid.

5. **MISCELLANEOUS PROVISIONS:**

- (a) LHA and the Consultant agree to be bound and to hereby bind themselves as far as duties required from the Consultant and payment therefore by LHA, to the applicable regulations of HUD and DCA, provided that such regulations are binding upon LHA under the law.
- (b) Notwithstanding anything to the contrary herein, the parties specifically agree that this "Agreement" shall not be deemed to create the relationship of employer and employee between Client and the Consultant, respectively, and no rights or privileges of an employee of LHA shall inure to the Consultant hereby.
- (c) No member, officer, or employee of LHA during his/her tenure or for one (1) year thereafter shall have any interest, direct or indirect, in this contract or the proceeds thereof.
- (d) No member of or delegate of the Congress of the United States of America or Resident Commissioner shall be admitted to any share or part of this contract or to any benefits, which may arise there from.
- (e) Except for disclosure to the Government, the Comptroller General, the LHA Auditor, and LHA, any information and data, prepared or assembled by the Consultant under the contract, shall be held confidential by the Consultant and shall not be made available or otherwise disclosed to any person without the prior written approval of LHA.
- (f) The Consultant shall provide LHA during the Contract period, **a minimum of two (2) days a week, including work done at Consultants Office; and/or as much time that is required to complete task at hand.**

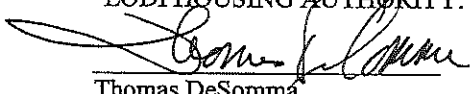
IN WITNESS THEREOF, the parties whose signatures appear below have executed this agreement.

CONSULTANT:

Carmen J. Irizarry  
President

                      
Date

LODI HOUSING AUTHORITY:

  
Thomas DeSomma  
Executive Director

9-19-14  
Date



# LODI HOUSING AUTHORITY

A H.U.D. SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Ave, De Vries Park, Lodi, New Jersey 07644-3256

**THOMAS DeSOMMA**  
Executive Director/ Secretary Treasurer  
[973] 470-3650 – Fax [973] 778-1429

## CONSULTING SERVICES PROFESSIONAL QUALIFICATIONS AND SELECTION CRITERIA

Each proposal submitted will be evaluated on the basis of the following Selection Criteria. A rating score will be assigned to each item. The maximum rating score for this assessment is 100 points with the highest score being the most desirable.

REQUIREMENTS	INITIALS	POINTS
1. Statements demonstrating understanding of services to be provided. (Max 5 Points)		5
2. Evidence of firm's experience & ability to perform this work. Include all aspects of professional practice as it relates to the submission. <u>Be Specific.</u> (Max 20 Points)		20
3. The <u>Professional &amp; Technical Quality &amp; Competence</u> of firm, its personnel, and <u>consultants</u> for this particular submission. Include qualifications & abilities, which will be of particular importance and use. (Max 15 Points)		15
4. Evidence of firm's knowledge of Federal, State, & Local Codes, as they relate to Dept. of HUD and NJDCA Federal & State Regulations. (Max 5 Points)		5
5. Past performance in terms of cost control, quality & thoroughness of work. Compliance with performance schedules and timely response. Quality of your references. (Max 20 Points)		20
6. Capability of providing professional services within agreed <u>timeframe</u> , taking into consideration the Authority's current and planned workload. (Max 20 Points)		20
7. Familiarity of firm in working with Housing Authorities and evidence of previous PHA/HUD projects, along with evidence of computer literacy with Dept. of HUD forms. (Max 10 Points)		10
8. General response to the invitation. (Max 5 Points)		5
TOTAL RATING SCORE:		100

FIRM NAME: C.J.I. Associates

EVALUATED BY: Thomas DeSomma Executive Director

DATE: 9/8/14

THIS FORM TO BE COMPLETED BY LHA EXECUTIVE DIRECTOR.

September 18, 2014

**RESOLUTION NO. 13-47**

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner D. Cody	✓			
Commissioner A. Di Chiara	✓			
Commissioner P. Lynch	✓			
Commissioner A. Riley	✓			
Commissioner G. Woods	✓			
Commissioner V. Caruso	✓			
Commissioner R. Marra	✓			

Approved \_\_\_\_\_ Denied \_\_\_\_\_

REVIEWED AND APPROVED AS TO LEGALITY:

  
LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**AUTHORIZING LATE 2014 BUDGET RESOLUTION  
APPLICABLE TO LHA BUDGET –  
AS RECOMMENDED/REQUIRED BY NJDCA**

**WHEREAS**, pursuant to NJAC 5:31-2.5(a) and (b) Housing Authority Budgets not submitted to the Division of Local Government Services for review and certification at least 60 days prior to the beginning of each fiscal year must be accompanied by a resolution of the governing body setting forth the reasons for the delay; and

**WHEREAS**, the Lodi Housing Authority Budget was not submitted within the statutory timetable; and

**WHEREAS**, the reason for said delay in the budget schedule and process was due directly to the timing and availability of the Operating Subsidy formula from the Department of Housing and Urban Development; and

**WHEREAS**, the form HUD-52722 and form HUD-52723 UEL Excel Tool and Data Collection are still under development and are an essential and an intricate portion of the computation of LHA's Operating Subsidy; and

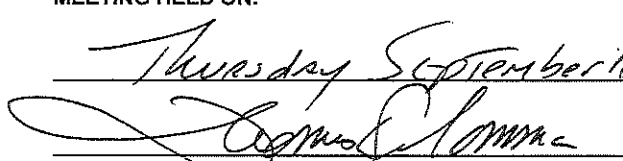
**WHEREAS**, HUD's initial obligation of Operating Subsidy funding for CY 2015 may be based on estimates, and as a result, LHA developed for budgetary purposes its proposed budget estimating operating subsidy utilizing CY 2013 factors; and

**WHEREAS**, the Board of Commissioners of the Housing Authority of the Borough of Lodi desire to approve/adopt this resolution pursuant to NJCA 5:31-2.5 (a) and (b).

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the Borough of Lodi hereby approve/adopt this resolution pursuant to NJCA 5:31-2.5 (a) and (b); and

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Secretary, Thomas DeSomma is hereby directed to submit a copy of this adopted resolution to the Director of Local Government Services for approval as part of Lodi Housing Authority's 2014 Budget.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED  
BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE  
MEETING HELD ON:

Thursday September 18, 2014  
  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Operating Budget

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.: _____		b. Fiscal Year Ending 9/30/2015	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____		d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership				
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) Housing Authority of the Borough of Lodi									
f. Address (city, State, zip code) 50 Brookside Avenue, Lodi, New Jersey 07644									
g. ACC Number NY 441			h. PAS/LOCCS Project No. NJ01100001		i. HUD Field Office NEWARK				
j. No. of Dwelling Units 220		k. No. of Unit Months Available 2640		m. No. of Projects 3					
Line No.	Acct. No.	Description (1)	Actual Last Fiscal Yr. 2013	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget 2014	Requested Budget Estimates				
			PUM (2)	PUM (3)	PHA/IHA Estimates		HUD Modifications		
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)	
<b>Homebuyers Monthly Payments for:</b>									
010	7710	Operating Expense							
020	7712	Earned Home Payments							
030	7714	Nonroutine Maintenance Reserve							
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)							
050	7716	Excess (or deficit) in Break-Even							
060	7790	Homebuyers Monthly Payments - Contra							
<b>Operating Receipts</b>									
070	3110	Dwelling Rental			498.10	1,315,010			
080	3120	Excess Utilities			32.85	86,750			
090	3190	Nondwelling Rental			11.77	31,090			
100	Total	Rental Income (sum of lines 070, 080, and 090)			542.74	1,432,850			
110	3610	Interest on General Fund Investments			1.89	5,000			
120	3690	Other Income			105.70	279,060			
130	Total	Rental Income (sum of lines 100, 110, and 120)-			650.34	1,716,910			
<b>Operating Expenditures - Administration:</b>									
140	4110	Administrative Salaries			153.03	404,020			
150	4130	Legal Expense			5.30	14,000			
160	4140	Staff Training			2.27	6,000			
170	4150	Travel			2.27	6,000			
180	4170	Accounting Fees			5.30	14,000			
190	4171	Auditing Fees			1.70	4,500			
200	4190	Other Administrative Expenses			45.54	120,250			
210	Total	Administrative Expense (sum of line 140 thru line 200)			215.44	568,770			
<b>Tenant Services:</b>									
220	4210	Salaries							
230	4220	Recreation, Publications and Other Services			2.27	6,000			
240	4230	Contract Costs, Training and Other							
250	Total	Tenant Services Expense (sum of lines 220, 230, and 240)			2.27	6,000			
<b>Utilities:</b>									
260	4310	Water			26.03	68,730			
270	4320	Electricity			81.83	216,040			
280	4330	Gas			42.33	111,770			
290	4340	Fuel			5.98	15,800			
300	4350	Labor			29.98	79,160			
310	4390	Other Utilities Expense							
320	Total	Utilities Expense (sum of line 260 thru line 310)			186.17	491,500			

form HUD-52564

Name of PHA/IHA  
Housing Authority of the Borough of Lodi

Housing Authority of the Borough of Edison			Actual		Fiscal Year Ending 9/30/2015			
Line No.	Acct. No.	Description (1)	Last Fiscal Yr.		HUD Modifications			
			PUM (2)		Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)	
Ordinary Maintenance and Operation:								
330	4410	Labor			126.03	332,730		
340	4420	Materials			25.94	68,500		
350	4430	Contract Costs			40.53	107,090		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)			192.51	508,230		
Protective Services:								
370	4460	Labor			3.78	10,000		
380	4470	Materials						
390	4480	Contract Costs						
400	Total	Protective Services Expense (sum of lines 370 to 390)			3.78	10,000		
General Expense:								
410	4510	Insurance			35.41	93,500		
420	4520	Payments in Lieu of Taxes						
430	4530	Terminal Leave Payments			9.09	24,000		
440	4540	Employee Benefits Contributions			149.61	394,980		
450	4570	Collection Losses			0.37	1,000		
460	4590	Other General Expense						
470	Total	General Expense (sum of lines 410 to 460)			194.50	513,480		
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)			794.68	2,097,980.00		
Rent for Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings						
500	Total	Operating Expense (sum of lines 480 and 490)			794.68	2,097,980		
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance			10.22	27,000		
520	7520	Replacement of Nonexpendable Equipment						
530	7540	Property Betterments and Additions			0.85	2,250		
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)			11.07	29,250.00		
550	Total	Operating Expenditures (sum of lines 500 and 540)			805.76	2,127,230.00		
Prior Year Adjustments:								
560	6010	Prior Year Adjustments Affecting Residual Receipts						
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.						
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)			805.76	2,127,230		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)			(155.42)	(410,320)		
HUD Contributions:								
600	8010	Basic Annual Contribution Earned-Leased Projects-Current Year			145.00	382,817		
610	8011	Prior Year Adjustments - (Debit) Credit						
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)						
630	8020	Contributions Earned-Op. Subsidy-Cur. Yr.(before year-end adj)			145.00	382,817		
640		Mandatory PFS Adjustments (net):						
650		Other (specify):						
660		Other (specify):						
670		Total Year-End Adjustments/Other (plus or minus lines 640 thru 660)						
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)						
690	Total	HUD Contributions (sum of lines 620 and 680)			145.00	382,817		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)						
		Enter here and on line 810			(10.41)	(27,503)		

form HUD-52564

Name of PHA/IHA Housing Authority of the Borough of Lodi		Fiscal Year Ending 9/30/2015	
		Operating Reserve	PHA/IHA Estimates
		Part I - Maximum Operating Reserve - End of Current Budget Year	HUD Modifications
740	2821	PHA/IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	1,048,990

		Part II-Provision for and Estimated or Actual Operating Reserve at Fiscal Year End	
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): 9/30/2013	578,466
790		Provision for Operating Reserve - Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE 9/30/2014 Revision#1 <input type="checkbox"/> Actual for FYE	(55,326)
800		Operating Reserve at End of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE 9/30/2014 Revision#1 <input type="checkbox"/> Actual for FYE	523,140
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE 9/30/2015 Enter Amount from line 700	(27,503)
820		Operating Reserve at End of Requested Budget Year Estimated for FYE 9/30/2015 (Sum of lines 800 and 810)	495,637
830		Cash Reserve Requirement- 25 % Of line 480	524,495

Comments

Estimated Reserve level for FYE 9/30/2015 : 47%

PHA / IHA Approval

Name Thomas DeSomma

Title Executive Director

Signature 

Date 9/19/14

Field Office Approval

Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

form HUD-52564

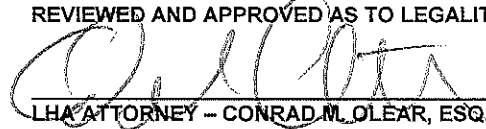
## RESOLUTION NO. 13-48

Governing Body Recorded Vote – Members:

Commissioner D. Cody  
 Commissioner A. Di Chiara  
 Commissioner P. Lynch  
 Commissioner A. Riley  
 Commissioner G. Woods  
 Commissioner V. Caruso  
 Commissioner R. Marra

AyeNavAbstainAbsentApproved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

  
 LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

## 2014 BUDGET RESOLUTION

HOUSING AUTHORITY OF THE BOROUGH OF LODI  
 FISCAL YEAR: FROM 10/01/2014 TO 09/30/2015

WHEREAS, the Annual Budget and Capital Budget for the Lodi Housing Authority for the fiscal year beginning October 1, 2014 and ending September 30, 2015 has been presented before the Members of the Lodi Housing Authority at its open public meeting of July 24, 2014; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$7,469,616, Total Appropriations, including any Accumulated Deficit, if any, of \$7,410,279 and Total Fund Balance utilized of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$220,462 (2014 CFP NJ39P01150114) and total Fund Balance planned to be utilized as funding thereof, of \$0.00; and

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

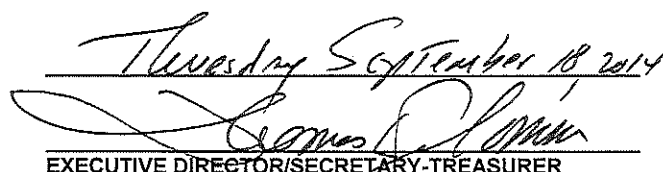
WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or spend funds; rather, it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this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

NOW, THEREFORE BE IT RESOLVED, by the Members of the Lodi Housing Authority, at an open public meeting held on September 18, 2014 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 1, 2014 and ending September 30, 2015, 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 Lodi Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on October 23, 2014.

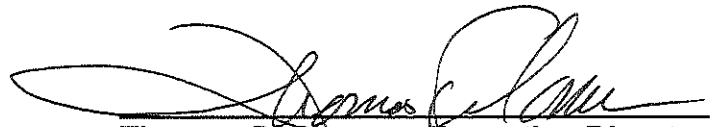
THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED  
 BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE  
 MEETING HELD ON:

Thursday September 18, 2014  
  
 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

**CLARIFICATION OF LODI HOUSING AUTHORITY'S  
PUBLIC HOUSING/SECTION 8 OPERATING BUDGETS  
FYE 09/30/15**

**Be advised Lodi Housing Authority has been presented with and has adopted its FYE 09/30/15 Operating Budgets, captioned above, based upon the In-House Format, which is a result of Congressional Approval of a Continuing Funding Resolution based upon last year's (Calendar Year 2013) Operating Funding Calculations for Operating Subsidy.**

**Therefore, these Budget Allocations (Income/Expense) will be subject to change upon LHA's notification.**



**Thomas DeSomma, Executive Director**



## Operating Budget

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.: _____		b. Fiscal Year Ending 9/30/2015	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____		d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership				
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) Housing Authority of the Borough of Lodi									
f. Address (city, State, zip code) 50 Brookside Avenue, Lodi, New Jersey 07644									
g. ACC Number NY 441			h. PAS/LOCCS Project No. NJ01100001		i. HUD Field Office NEWARK				
j. No. of Dwelling Units 220		k. No. of Unit Months Available 2640		m. No. of Projects 3					
Line No.	Acct. No.	Description (1)	Actual Last Fiscal Yr. 2013	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget 2014	Requested Budget Estimates				
			PUM (2)	PUM (3)	PHA/IHA Estimates		HUD Modifications		
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)	
Homebuyers Monthly Payments for:									
010	7710	Operating Expense							
020	7712	Earned Home Payments							
030	7714	Nonroutine Maintenance Reserve							
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)							
050	7716	Excess (or deficit) in Break-Even							
060	7790	Homebuyers Monthly Payments - Contra							
Operating Receipts									
070	3110	Dwelling Rental			498.10	1,315,010			
080	3120	Excess Utilities			32.85	86,750			
090	3190	Nondwelling Rental			11.77	31,090			
100	Total	Rental Income (sum of lines 070, 080, and 090)			542.74	1,432,850			
110	3610	Interest on General Fund Investments			1.89	5,000			
120	3690	Other Income			105.70	279,060			
130	Total	Rental Income (sum of lines 100, 110, and 120)			650.34	1,716,910			
Operating Expenditures - Administration:									
140	4110	Administrative Salaries			153.03	404,020			
150	4130	Legal Expense			5.30	14,000			
160	4140	Staff Training			2.27	6,000			
170	4150	Travel			2.27	6,000			
180	4170	Accounting Fees			5.30	14,000			
190	4171	Auditing Fees			1.70	4,500			
200	4190	Other Administrative Expenses			45.54	120,250			
210	Total	Administrative Expense (sum of line 140 thru line 200)			215.44	568,770			
Tenant Services:									
220	4210	Salaries							
230	4220	Recreation, Publications and Other Services			2.27	6,000			
240	4230	Contract Costs, Training and Other							
250	Total	Tenant Services Expense (sum of lines 220, 230, and 240)			2.27	6,000			
Utilities:									
260	4310	Water			26.03	68,730			
270	4320	Electricity			81.83	216,040			
280	4330	Gas			42.33	111,770			
290	4340	Fuel			5.98	15,800			
300	4350	Labor			29.98	79,160			
310	4390	Other Utilities Expense							
320	Total	Utilities Expense (sum of line 260 thru line 310)			186.17	491,500			

form HUD-52564

Name of PHA/IHA  
Housing Authority of the Borough of Lodi

Housing Authority of the Borough of Lodi			Actual			Fiscal Year Ending 9/30/2015			
Line No.	Acct. No.	Description (1)	Last Fiscal Yr.	PUM (2)		HUD Modifications			
						Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)	
<b>Ordinary Maintenance and Operation:</b>									
330	4410	Labor			126.03	332,730			
340	4420	Materials			25.94	68,500			
350	4430	Contract Costs			40.53	107,000			
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)			192.51	508,230			
<b>Protective Services:</b>									
370	4460	Labor			3.78	10,000			
380	4470	Materials							
390	4480	Contract Costs							
400	Total	Protective Services Expense (sum of lines 370 to 390)			3.78	10,000			
<b>General Expense:</b>									
410	4510	Insurance			35.41	93,500			
420	4520	Payments in Lieu of Taxes							
430	4530	Terminal Leave Payments			9.09	24,000			
440	4540	Employee Benefits Contributions			149.61	394,980			
450	4570	Collection Losses			0.37	1,000			
460	4590	Other General Expense							
470	Total	General Expense (sum of lines 410 to 460)			194.50	513,480			
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)			794.68	2,097,980.00			
<b>Rent for Leased Dwellings:</b>									
490	4710	Rents to Owners of Leased Dwellings							
500	Total	Operating Expense (sum of lines 480 and 490)			794.68	2,097,980			
<b>Nonroutine Expenditures:</b>									
510	4610	Extraordinary Maintenance			10.22	27,000			
520	7520	Replacement of Nonexpendable Equipment							
530	7540	Property Betterments and Additions			0.85	2,250			
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)			11.07	29,250.00			
550	Total	Operating Expenditures (sum of lines 500 and 540)			805.76	2,127,230.00			
<b>Prior Year Adjustments:</b>									
560	6010	Prior Year Adjustments Affecting Residual Receipts							
<b>Other Expenditures:</b>									
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.							
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)			805.76	2,127,230			
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)			(155.42)	(410,320)			
<b>HUD Contributions:</b>									
600	8010	Basic Annual Contribution Earned-Leased Projects:Current Year			145.00	382,817			
610	8011	Prior Year Adjustments - (Debit) Credit							
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)							
630	8020	Contributions Earned-Op. Subsidy-Cur. Yr.(before year-end adj.)			145.00	382,817			
640		Mandatory PFS Adjustments (net):							
650		Other (specify):							
660		Other (specify):							
670		Total Year-End Adjustments/Other (plus or minus lines 640 thru 660)							
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)			145.00	382,817			
690	Total	HUD Contributions (sum of lines 620 and 680)							
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810			(10.41)	(27,503)			

form HUD-52564

Name of PHA/IHA Housing Authority of the Borough of Lodi		Fiscal Year Ending 9/30/2015	
	Operating Reserve	PHA/IHA Estimates	HUD Modifications
	Part I - Maximum Operating Reserve - End of Current Budget Year		
740	2821 PHA/IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	1,048,990	

	Part II-Provision for and Estimated or Actual Operating Reserve at Fiscal Year End		
780	Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): 9/30/2013	578,466	
790	Provision for Operating Reserve - Current Budget Year (check one)		
	<input checked="" type="checkbox"/> Estimated for FYE 9/30/2014 Revision#1	(55,326)	
	<input type="checkbox"/> Actual for FYE		
800	Operating Reserve at End of Current Budget Year (check one)		
	<input checked="" type="checkbox"/> Estimated for FYE 9/30/2014 Revision#1	523,140	
	<input type="checkbox"/> Actual for FYE		
810	Provision for Operating Reserve - Requested Budget Year Estimated for FYE 9/30/2015 Enter Amount from line 700	(27,503)	
820	Operating Reserve at End of Requested Budget Year Estimated for FYE 9/30/2015 (Sum of lines 800 and 810)	495,637	
830	Cash Reserve Requirement- 25 % Of line 480	524,495	

Comments

Estimated Reserve level for FYE 9/30/2015 : 47%

PHA / IHA Approval

Name Thomas DeSomma

Title Executive Director

Signature 

Date 9/19/14

Field Office Approval

Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

form HUD-52564

RESOLUTION NO. 13-49

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner D. Cody	✓			
Commissioner A. Di Chiara	✓			
Commissioner P. Lynch	✓			
Commissioner A. Riley				✓
Commissioner G. Woods	✓			
Commissioner V. Caruso	✓			
Commissioner R. Marra	✓			

Approved \_\_\_\_\_ Denied \_\_\_\_\_

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

2014 NJDCA BUDGET & CAPITAL BUDGET

HOUSING AUTHORITY OF THE BOROUGH OF LODI  
FISCAL YEAR: FROM 10/01/2014 TO 09/30/2015

WHEREAS, the Annual Budget and Capital Budget for the Lodi Housing Authority for the fiscal year beginning October 1, 2014 and ending September 30, 2015 has been presented before the Members of the Lodi Housing Authority at its meeting of July 24, 2014; 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 set forth as 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 \$7,469,616, Total Appropriations, including any Accumulated Deficit, if any, of \$7,410,279 and Total Fund Balance utilized of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$220,462 (2014 CFP NJ39P01150114) Fund Balance planned to be utilized as funding thereof, of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the Members of the Lodi Housing Authority, at an open public meeting held on September 18, 2014 that the Annual Budget and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year period beginning October 1, 2014 and ending September 30, 2015, is hereby approved 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.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED  
BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE  
MEETING HELD ON:

Tuesday September 18, 2014

Conrad M. Olear  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires: 4/30/2011

Part I: Summary				
PHA Name:  LODI HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NJ39P01150114 Replacement Housing Factor Grant No: Date of CFFP:			
FFY of Grant: 2014 FFY of Grant Approval:				
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: ) <input type="checkbox"/> Reserve for Disasters/Emergencies				
Summary by Development Account				
Line	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFF Funds			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>			
3	1408 Management Improvements	\$220,462.00		
4	1410 Administration (may not exceed 10% of line 21)			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities <sup>4</sup>			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part I: Summary		RFY of Grant: 2014	
PHA Name: LODI HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: N19P01150114 Replacement Housing Factor Grant No: Date of CFFP:	RFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$220,462.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date 3-27-14		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



Operating Budget

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

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a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.:		b. Fiscal Year Ending 9/30/2015	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify)		d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership			
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) Housing Authority of the Borough of Lodi								
f. Address (city, State, zip code) 50 Brookside Avenue, Lodi, New Jersey 07644								
g. ACC Number NY 441		h. PAS/LOCCS Project No. NJ01100001		i. HUD Field Office NEWARK				
j. No. of Dwelling Units 220	k. No. of Unit Months Available 2640	m. No. of Projects 3						

Line No.	Acct. No.	Description (1)	Actual Last Fiscal Yr. 2013 PUM (2)	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget 2014 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
<b>Homebuyers Monthly Payments for:</b>								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total Break-Even Amount (sum of lines 010, 020, and 030)							
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
<b>Operating Receipts</b>								
070	3110	Dwelling Rental			498.10	1,315,010		
080	3120	Excess Utilities			32.85	86,750		
090	3190	Nondwelling Rental			11.77	31,090		
100	Total Rental Income (sum of lines 070, 080, and 090)							
110	3610	Interest on General Fund Investments			1.89	5,000		
120	3690	Other Income			105.70	279,060		
130	Total Rental Income (sum of lines 100, 110, and 120)-							
<b>Operating Expenditures - Administration:</b>								
140	4110	Administrative Salaries			153.03	404,020		
150	4130	Legal Expense			5.30	14,000		
160	4140	Staff Training			2.27	6,000		
170	4150	Travel			2.27	6,000		
180	4170	Accounting Fees			5.30	14,000		
190	4171	Auditing Fees			1.70	4,500		
200	4190	Other Administrative Expenses			45.54	120,250		
210	Total Administrative Expense (sum of line 140 thru line 200)							
<b>Tenant Services:</b>								
220	4210	Salaries						
230	4220	Recreation, Publications and Other Services			2.27	6,000		
240	4230	Contract Costs, Training and Other						
250	Total Tenant Services Expense (sum of lines 220, 230, and 240)							
<b>Utilities:</b>								
260	4310	Water			26.03	68,730		
270	4320	Electricity			81.83	216,040		
280	4330	Gas			42.33	111,770		
290	4340	Fuel			5.98	15,800		
300	4350	Labor			29.98	79,160		
310	4390	Other Utilities Expense						
320	Total Utilities Expense (sum of line 260 thru line 310)							

form HUD-52564

Name of PHA/IHA  
Housing Authority of the Borough of Lodi

Housing Authority of the Borough of East			Actual	Fiscal Year Ending 9/30/2015			
Line No.	Acct. No.	Description (1)	Last Fiscal Yr.	HUD Modifications			
			PUM (2)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)	
Ordinary Maintenance and Operation:							
330	4410	Labor			126.03		332,730
340	4420	Materials			25.94		68,500
350	4430	Contract Costs			40.53		107,090
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)			192.51		508,230
Protective Services:							
370	4460	Labor			3.78		10,000
380	4470	Materials					
390	4480	Contract Costs					
400	Total	Protective Services Expense (sum of lines 370 to 390)			3.78		10,000
General Expense:							
410	4510	Insurance			35.41		93,500
420	4520	Payments in Lieu of Taxes					
430	4530	Terminal Leave Payments			9.09		24,000
440	4540	Employee Benefits Contributions			149.61		394,980
450	4570	Collection Losses			0.37		1,000
460	4590	Other General Expense					
470	Total	General Expense (sum of lines 410 to 460)			194.50		513,480
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)			794.68		2,097,980.00
Rent for Leased Dwellings:							
490	4710	Rents to Owners of Leased Dwellings					
500	Total	Operating Expense (sum of lines 480 and 490)			794.68		2,097,980
Nonroutine Expenditures:							
510	4610	Extraordinary Maintenance			10.22		27,000
520	7520	Replacement of Nonexpendable Equipment					
530	7540	Property Betterments and Additions			0.85		2,250
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)			11.07		29,250.00
550	Total	Operating Expenditures (sum of lines 500 and 540)			805.76		2,127,230.00
Prior Year Adjustments:							
560	6010	Prior Year Adjustments Affecting Residual Receipts					
Other Expenditures:							
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.					
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)			805.76		2,127,230
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)			(155.42)		(410,320)
HUD Contributions:							
600	8010	Basic Annual Contribution Earned-Leased Projects:Current Year			145.00		382,817
610	8011	Prior Year Adjustments - (Debit) Credit					
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)					
630	8020	Contributions Earned-Op. Subsidy-Cur. Yr.(before year-end adj)			145.00		382,817
640		Mandatory PFS Adjustments (net):					
650		Other (specify):					
660		Other (specify):					
670		Total Year-End Adjustments/Other (plus or minus lines 640 thru 660)					
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)					
690	Total	HUD Contributions (sum of lines 620 and 680)			145.00		382,817
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)			(10.41)		(27,503)
		Enter here and on line 810					

form HUD-52564

Name of PHA/IHA Housing Authority of the Borough of Lodi		Fiscal Year Ending 9/30/2015	
	Operating Reserve	PHA/IHA Estimates	HUD Modifications
	Part I - Maximum Operating Reserve - End of Current Budget Year		
740	2821 PHA/IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	1,048,990	

	Part II-Provision for and Estimated or Actual Operating Reserve at Fiscal Year End		
780	Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date):	9/30/2013	578,466
790	Provision for Operating Reserve - Current Budget Year (check one)		
	<input checked="" type="checkbox"/> Estimated for FYE	9/30/2014 Revision#1	(55,326)
	<input type="checkbox"/> Actual for FYE		
800	Operating Reserve at End of Current Budget Year (check one)		
	<input checked="" type="checkbox"/> Estimated for FYE	9/30/2014 Revision#1	523,140
	<input type="checkbox"/> Actual for FYE		
810	Provision for Operating Reserve - Requested Budget Year Estimated for FYE	9/30/2015	
	Enter Amount from line 700		(27,503)
820	Operating Reserve at End of Requested Budget Year Estimated for FYE	9/30/2015	
	(Sum of lines 800 and 810)		495,637
830	Cash Reserve Requirement- 25 % Of line 480		524,495

Comments

Estimated Reserve level for FYE 9/30/2015 : 47%

PHA / IHA Approval

Name Thomas DeSomma

Title Executive Director

Signature  Date 9/19/14

Field Office Approval

Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

form HUD-52564

RESOLUTION #13-50

PHA Board Resolution  
Approving Operating Budget

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing -  
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026  
(exp. 10/31/2009)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: LODI HOUSING AUTHORITY PHA Code: NJ011

PHA Fiscal Year Beginning: OCTOBER 1, 2014 Board Resolution Number: 13-50

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):


- |   | <u>DATE</u>       |
|---|-------------------|
| <input checked="" type="checkbox"/> Operating Budget approved by Board resolution on:   | <u>09/18/2014</u> |
| <input type="checkbox"/> Operating Budget submitted to HUD, if applicable, on:          | <u></u>           |
| <input type="checkbox"/> Operating Budget revision approved by Board resolution on:     | <u></u>           |
| <input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on: | <u></u>           |

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
ROBERT MARRA		09/18/2014

Operating Budget

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.: _____		b. Fiscal Year Ending 9/30/2015	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____		d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership				
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) Housing Authority of the Borough of Lodi					i. HUD Field Office NEWARK				
f. Address (city, State, zip code) 50 Brookside Avenue, Lodi, New Jersey 07644									
g. ACC Number NY 441		h. PAS/LOCCS Project No. NJ01100001							
j. No. of Dwelling Units 220		k. No. of Unit Months Available 2640		m. No. of Projects 3					
Line No.	Acct. No.	Description (1)	Actual Last Fiscal Yr. 2013	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget 2014	Requested Budget Estimates				
			PUM (2)	PUM (3)	PHA/IHA Estimates PUM (4)	Amount (to nearest \$10) (5)	HUD Modifications PUM (6)	Amount (to nearest \$10) (7)	
<b>Homebuyers Monthly Payments for:</b>									
010	7710	Operating Expense							
020	7712	Earned Home Payments							
030	7714	Nonroutine Maintenance Reserve							
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)							
050	7716	Excess (or deficit) in Break-Even							
060	7790	Homebuyers Monthly Payments - Contra							
<b>Operating Receipts</b>									
070	3110	Dwelling Rental			498.10	1,315,010			
080	3120	Excess Utilities			32.85	86,750			
090	3190	Non dwelling Rental			11.77	31,090			
100	Total	Rental Income (sum of lines 070, 080, and 090)			542.74	1,432,850			
110	3610	Interest on General Fund Investments			1.89	5,000			
120	3690	Other income			105.70	279,060			
130	Total	Rental Income (sum of lines 100, 110, and 120)			650.34	1,716,910			
<b>Operating Expenditures - Administration:</b>									
140	4110	Administrative Salaries			153.03	404,020			
150	4130	Legal Expense			5.30	14,000			
160	4140	Staff Training			2.27	6,000			
170	4150	Travel			2.27	6,000			
180	4170	Accounting Fees			5.30	14,000			
190	4171	Auditing Fees			1.70	4,500			
200	4190	Other Administrative Expenses			45.54	120,250			
210	Total	Administrative Expense (sum of line 140 thru line 200)			215.44	568,770			
<b>Tenant Services:</b>									
220	4210	Salaries							
230	4220	Recreation, Publications and Other Services			2.27	6,000			
240	4230	Contract Costs, Training and Other							
250	Total	Tenant Services Expense (sum of lines 220, 230, and 240)			2.27	6,000			
<b>Utilities:</b>									
260	4310	Water			26.03	68,730			
270	4320	Electricity			81.83	216,040			
280	4330	Gas			42.33	111,770			
290	4340	Fuel			5.98	15,800			
300	4350	Labor			29.98	79,160			
310	4390	Other Utilities Expense							
320	Total	Utilities Expense (sum of line 260 thru line 310)			186.17	491,500			

form HUD-52564

Name of PHA/IHA  
Housing Authority of the Borough of Lodi

Line No.	Acct. No.	Description (1)	Actual Last Fiscal Yr. PUM (2)	Fiscal Year Ending 9/30/2015			
				HUD Modifications			
					Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
<b>Ordinary Maintenance and Operation:</b>							
330	4410	Labor		126.03	332,730		
340	4420	Materials		25.94	68,500		
350	4430	Contract Costs		40.53	107,090		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)		192.51	508,230		
<b>Protective Services:</b>							
370	4460	Labor		3.78	10,000		
380	4470	Materials					
390	4480	Contract Costs					
400	Total	Protective Services Expense (sum of lines 370 to 390)		3.78	10,000		
<b>General Expense:</b>							
410	4510	Insurance		35.41	93,500		
420	4520	Payments in Lieu of Taxes					
430	4530	Terminal Leave Payments		9.09	24,000		
440	4540	Employee Benefits Contributions		149.61	394,980		
450	4570	Collection Losses		0.37	1,000		
460	4590	Other General Expense					
470	Total	General Expense (sum of lines 410 to 460)		194.50	513,480		
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)		794.68	2,097,980.00		
<b>Rent for Leased Dwellings:</b>							
490	4710	Rents to Owners of Leased Dwellings					
500	Total	Operating Expense (sum of lines 480 and 490)		794.68	2,097,980		
<b>Nonroutine Expenditures:</b>							
510	4610	Extraordinary Maintenance		10.22	27,000		
520	7520	Replacement of Nonexpendable Equipment					
530	7540	Property Betterments and Additions		0.85	2,250		
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)		11.07	29,250.00		
550	Total	Operating Expenditures (sum of lines 500 and 540)		805.76	2,127,230.00		
<b>Prior Year Adjustments:</b>							
560	6010	Prior Year Adjustments Affecting Residual Receipts					
<b>Other Expenditures:</b>							
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.					
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)		805.76	2,127,230		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)		(155.42)	(410,320)		
<b>HUD Contributions:</b>							
600	8010	Basic Annual Contribution Earned-Leased Projects:Current Year		145.00	382,817		
610	8011	Prior Year Adjustments - (Debit) Credit					
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)					
630	8020	Contributions Earned-Op. Subsidy-Cur. Yr.(before year-end adj)		145.00	382,817		
640		Mandatory PFS Adjustments (net):					
650		Other (specify):					
660		Other (specify):					
670		Total Year-End Adjustments/Other (plus or minus lines 640 thru 660)					
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)		145.00	382,817		
690	Total	HUD Contributions (sum of lines 620 and 680)					
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)		(10.41)	(27,503)		
				Enter here and on line 810			

Name of PHA/IHA Housing Authority of the Borough of Lodi		Fiscal Year Ending 9/30/2015	
Operating Reserve		PHA/IHA Estimates	HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year			
740	2821 PHA/IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	1,048,990	

Part II-Provision for and Estimated or Actual Operating Reserve at Fiscal Year End			
780	Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): 9/30/2013	578,466	
790	Provision for Operating Reserve - Current Budget Year (check one)		
	<input checked="" type="checkbox"/> Estimated for FYE 9/30/2014 Revision#1	(55,326)	
	<input type="checkbox"/> Actual for FYE		
800	Operating Reserve at End of Current Budget Year (check one)		
	<input checked="" type="checkbox"/> Estimated for FYE 9/30/2014 Revision#1	523,140	
	<input type="checkbox"/> Actual for FYE		
810	Provision for Operating Reserve - Requested Budget Year Estimated for FYE 9/30/2015 Enter Amount from line 700	(27,503)	
820	Operating Reserve at End of Requested Budget Year Estimated for FYE 9/30/2015 (Sum of lines 800 and 810)	495,637	
830	Cash Reserve Requirement- 25 % Of line 480	524,495	

Comments

Estimated Reserve level for FYE 9/30/2015 : 47%

PHA / IHA Approval

Name Thomas DeSomma

Title Executive Director

Signature  Date 9/19/14

Field Office Approval

Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

form HUD-52564