

Fiscal Year                      Start Year                      End Year  
   2026                      –                      2026

*Housing Authority Budget of:  
Gloucester County Housing Authority*

State Filing Year                      2026

*For the Period:                      January 1, 2026                      to                      December 31, 2026*

[www.hagc.org](http://www.hagc.org)  
Housing Authority Web Address



*Division of Local Government Services*

**2026 HOUSING AUTHORITY BUDGET  
CERTIFICATION SECTION**

**2026**

Gloucester County Housing Authority

**HOUSING AUTHORITY BUDGET**

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

**For Division Use Only**

**CERTIFICATION OF APPROVED BUDGET**

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

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

By: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF ADOPTED BUDGET**

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

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

By: \_\_\_\_\_ Date: 12/18/2025

# 2026 PREPARER'S CERTIFICATION

Gloucester County Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

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

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

Preparer's Signature:	gturchi@hagc.org
Name:	Grace Turchi
Title:	Finance Director
Address:	100 Pop Moylan Blvd.
	Deptford, NJ 08096
Phone Number:	856-845-4859 (214)
Fax Number:	856-384-9044
E-mail Address:	gturchi@hagc.org

# HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

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

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

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

Name of Officer Certifying Compliance:	Kimberly Gober
Title of Officer Certifying Compliance:	Executive Director
Signature:	kgober@hagc.org

# 2026 APPROVAL CERTIFICATION

Gloucester County Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Gloucester County Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on October 22, 2025.

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

<b>Officer's Signature:</b>	kgober@hagc.org
<b>Name:</b>	Kimberly Gober
<b>Title:</b>	Executive Director
<b>Address:</b>	100 Pop Moylan Blvd. Deptford, NJ 08096
<b>Phone Number:</b>	856-845-4859 (215)
<b>Fax Number:</b>	856-384-9044
<b>E-mail Address:</b>	kgober@hagc.org

# 2026 HOUSING AUTHORITY BUDGET RESOLUTION

## Gloucester County Housing Authority

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

WHEREAS, the Annual Budget for Gloucester County Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented before the governing body of the Gloucester County Housing Authority at its open public meeting of October 22, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$30,126,250.00, Total Appropriations including any Accumulated Deficit, if any, of \$34,615,850.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$4,554,400.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$752,104.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Gloucester County Housing Authority, at an open public meeting held on October 22, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Gloucester County Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026, is hereby approved; a

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 Gloucester County Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on December 17, 2025.

kgober@hagc.org

(Secretary's Signature)

10/22/2025

(Date)

**Governing Body Recorded Vote**

Member	Aye	Nay	Abstain	Absent
William W. Bain, Jr.	X			
John Giovannitti	X			
Scott Kintzing	X			
Daniel Reed	X			
Brenden Garozzo	X			

# 2026 ADOPTION CERTIFICATION

Gloucester County Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the Gloucester County Housing Authority, pursuant to N.J.A.C 5:31- on December 17, 2025.

<b>Officer's Signature:</b>	kgober@hagc.org		
<b>Name:</b>	Kimberly Gober		
<b>Title:</b>	Executive Director		
<b>Address:</b>	100 Pop Moylan Blvd. Deptford, NJ 08096		
<b>Phone Number:</b>	856-845-4859 (215)	<b>Fax:</b>	856-384-9044
<b>E-mail address:</b>	kgober@hagc.org		

# 2026 ADOPTED BUDGET RESOLUTION

## Gloucester County Housing Authority

### FISCAL YEAR: January 01, 2026 to December 31, 2026

WHEREAS, the Annual Budget and Capital Budget/Program for the Gloucester County Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented for adoption before the governing body of the Gloucester County Housing Authority at its open public meeting of December 17, 2025; and

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

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$30,126,250.00, Total Appropriations, including any Accumulated Deficit, if any, of \$34,615,850.00, and Total Unrestricted Net Position utilized of \$4,554,400.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$752,104.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Gloucester County Housing Authority at an open public meeting held on December 17, 2025 that the Annual Budget and Capital Budget/Program of the Gloucester County Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 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.

kgober@hagc.org

(Secretary's Signature)

12/17/2025

(Date)

**Governing Body Recorded Vote**

Member	Aye	Nay	Abstain	Absent
William W. Bain, Jr.	X			
John Giovannitti				X
Scott Kintzing	X			
Daniel Reed	X			
Brenden Garozzo	X			

**2026 HOUSING AUTHORITY BUDGET  
NARRATIVE AND INFORMATION SECTION**

# 2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Gloucester County Housing Authority

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

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

1. Complete a brief statement on the Fiscal Year 2026 proposed Annual Budget and make comparison to the Fiscal Year 2025 adopted budget for each Revenue and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

(F-2) Revenue:

Dwelling Rent: Rents have increase due to higher contract rents in the area.

Operating Subsidy has decreased due to the projected calculation for 2026. This is an estimate due to the government shutdown and due to no passed appropriations budget.

Voucher: We currently do not have the appropriations budget for 2026. This is estimated based on higher contract rent in the area as well as new PBVs coming on-line at the end of 2025.

(F-4) Appropriations:

Legal: The Housing Authority has been experiencing more evictions as well as more civil rights violations.

Accounting Fees: This was underbudgeted in the prior year. The Housing Authority has been taking on more projects which need more accounting expertise.

Maintenance & Operations has been underbudgeted in prior years and there have been increased costs due to prevailing wage and increased costs for supplies.

Collection Loss: Due to the increased evictions, we expect increased write offs.

Rents: These are estimated based on higher contract rents in the area.

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

Staffing has been affected by higher turnover. There have been many issues with the supply chain making things more difficult to find and purchase, as well as higher costs. In the HCV program, contract rents have been increasing in the area.

The government is currently shutdown so there hasn't been a passed appropriations budget for 2026.

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.

To balance the budget.

# 2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Gloucester County Housing Authority

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

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

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

N/A

5. The proposed budget must not reflect an anticipated deficit from 2026 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

We are currently under-leased in the Housing Choice Voucher Program and have been diligently working to increase this number. However, in 2025 we were in Shortfall for both the HCV and Mainstream programs and had to cease issuing vouchers. Insufficient supply of housing has been a Nationwide issue. We are currently approved to pay 110% of the newly published SFMR.

In the most recent audit YE 2024, we have a deficit to Unrestricted Net Position of \$12,803,267 due to GASB75 liabilities in the amount of \$15,969,538.

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

# HOUSING AUTHORITY CONTACT INFORMATION

## 2026

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

<b>Name of Authority:</b>	Gloucester County Housing Authority		
<i>Federal ID Number:</i>	22-2120143		
<i>Address:</i>	100 Pop Moylan Blvd.		
<i>City, State, Zip:</i>	Deptford	NJ	08096
<i>Phone: (ext.)</i>	856-845-4959	<i>Fax:</i>	856-384-9044

<b>Preparer's Name:</b>	Grace Turchi		
<i>Preparer's Address:</i>	100 Pop Moylan Blvd.		
<i>City, State, Zip:</i>	Deptford	NJ	08096
<i>Phone: (ext.)</i>	856-845-4959 (214)	<i>Fax:</i>	856-384-9044
<i>E-mail:</i>	<a href="mailto:gturchi@hagc.org">gturchi@hagc.org</a>		

<b>Chief Executive Officer*</b>	Kimberly Gober		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	856-845-4959 (215)	<i>Fax:</i>	856-384-9044
<i>E-mail:</i>	<a href="mailto:kgober@hagc.org">kgober@hagc.org</a>		

<b>Chief Financial Officer*</b>	Grace Turchi		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	856-845-4959 (214)	<i>Fax:</i>	856-384-9044
<i>E-mail:</i>	<a href="mailto:gturchi@hagc.org">gturchi@hagc.org</a>		

<b>Name of Auditor:</b>	Michael Thilker		
<i>Name of Firm:</i>	Bowman & Company, LLP		
<i>Address:</i>	601 White Horse Road		
<i>City, State, Zip:</i>	Voorhees	NJ	08043-2493
<i>Phone: (ext.)</i>	856-441-0217	<i>Fax:</i>	
<i>E-mail:</i>	<a href="mailto:mthilker@bowman.cpa">mthilker@bowman.cpa</a>		

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

## Gloucester County Housing Authority

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

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

85

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

\$ 3,974,266.31

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

7

(5 or 7 per State statute)

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

0

(Maximum is 2)

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

No

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

6. Was the Authority a party to a business transaction with one of the following parties:

a. A current or former commissioner, officer, key employee, or highest compensated employee?

No

b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee?

No

c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner?

No

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

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

No

*\*A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor.*

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

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

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

## Gloucester County Housing Authority

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

**9.** Did the Authority pay for meals or catering during the current fiscal year? Yes  
*If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.*

**10.** Did the Authority pay for travel expenses for any employee of individual listed on Page N-4? Yes  
*If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.*

**11.** Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?

a. First class or charter travel	No
b. Travel for companions	No
c. Tax indemnification and gross-up payments	No
d. Discretionary spending account	No
e. Housing allowance or residence for personal use	No
f. Payments for business use of personal residence	No
g. Vehicle/auto allowance or vehicle for personal use	Yes
h. Health or social club dues or initiation fees	No
i. Personal services (i.e. maid, chauffeur, chef)	No

*If the answer to any of the above is "yes", provide a description of the transaction including the name and position of the individual and the amount expended.*

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

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

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

**14.** Did the Authority make payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? No

*If "yes", provide explanation including amount paid.*

**15.** Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No

*If "yes", provide explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.*

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Gloucester County Housing Authority

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

**16.** Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e. sewer overflow, etc.)?

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

**17.** Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations?

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

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

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

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Gloucester County Housing Authority

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

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

- 8} The Chairman and all board members are unpaid. The Executive Director has a negotiated employment contract.
- 9} Approxiamtely \$75 is spent on sandwiches or pizza at the monthly board meetings.
- 10} Travel for YE 2025: See attached.

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

## Gloucester County Housing Authority

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

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

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

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

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

**Key Employee:** An employee or independent contractor of the authority (other than a commissioner or officer) who meets

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

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

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

**Reportable Compensation** (Use the most recent W-2 available): The aggregate compensation that is reported (or required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year.

**Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)**  
**Gloucester County Housing Authority**  
**For the Period: January 01, 2026 to December 31, 2026**

Name	Title	Average Hours per Week Dedicated to Position	Position					Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
			Commissioner	Officer	Key Employee	Highest Compensated	Former	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)		
1 W. Bain	Chairman	1	X								\$ -	-
2 J. Giovannitti	Vice-Chairman		X								\$ -	-
3 S. Kintzing	Treasurer		X								\$ -	-
4 B. Garozzo	2nd Vice-Chairman		X								\$ -	-
5 D. Reed	Commissioner		X								\$ -	-
6											\$ -	-
7											\$ -	-
8 G. Turchi	Finance Director			X			\$ 106,203.00			\$ 23,556.00	\$ 129,759.00	
9 K. Gober	Executive Director			X	X	X	\$ 169,228.00		\$ 3,100.00	\$ 33,140.00	\$ 205,468.00	
10 P. Letizia	AHO Director				X		\$ 115,584.00		\$ 4,900.00		\$ 120,484.00	
11 J. Daniels	Deputy ED/In-House Counsel				X		\$ 110,227.00			\$ 7,700.00	\$ 117,927.00	
12 A. Asllanaj	IT Director				X		\$ 105,258.00			\$ 13,487.00	\$ 118,745.00	
13											\$ -	-
14											\$ -	-
15											\$ -	-
16											\$ -	-
17											\$ -	-
18											\$ -	-
19											\$ -	-
20											\$ -	-
21											\$ -	-
22											\$ -	-
23											\$ -	-
24											\$ -	-
25											\$ -	-
26											\$ -	-
27											\$ -	-
28											\$ -	-
29											\$ -	-
30											\$ -	-
31											\$ -	-
32											\$ -	-
33											\$ -	-
34											\$ -	-
35											\$ -	-
<b>Total:</b>							\$ 606,500.00	\$ -	\$ 8,000.00	\$ 77,883.00	\$ 692,383.00	



## Schedule of Health Benefits - Detailed Cost Analysis

Gloucester County Housing Authority

For the Period: January 01, 2026 to December 31, 2026

If no health benefits, check this box:

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
<b>Active Employees - Health Benefits - Annual Cost</b>								
Single Coverage	17	12,450.00	211,650.00	15	12,450.00	186,750.00	24,900.00	13.3%
Parent & Child	14	19,000.00	266,000.00	14	19,000.00	266,000.00	-	
Employee & Spouse (or Partner)	10	24,900.00	249,000.00	10	24,900.00	249,000.00	-	
Family	19	32,800.00	623,200.00	16	32,800.00	524,800.00	98,400.00	18.8%
Employee Cost Sharing Contribution (enter as negative - )			(159,000.00)			(159,000.00)	-	
<b>Subtotal</b>	<b>60</b>		<b>1,190,850.00</b>	<b>55</b>		<b>1,067,550.00</b>	<b>123,300.00</b>	<b>11.5%</b>
<b>Commissioners - Health Benefits - Annual Cost</b>								
Single Coverage			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative - )			-			-	-	
<b>Subtotal</b>			<b>-</b>			<b>-</b>	<b>-</b>	
<b>Retirees - Health Benefits - Annual Cost</b>								
Single Coverage	6	4,600.00	27,600.00	6	4,600.00	27,600.00	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)	5	8,900.00	44,500.00	5	8,900.00	44,500.00	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative - )			-			-	-	
<b>Subtotal</b>	<b>11</b>		<b>72,100.00</b>	<b>11</b>		<b>72,100.00</b>	<b>-</b>	
<b>GRAND TOTAL</b>	<b>71</b>		<b>1,262,950.00</b>	<b>66</b>		<b>1,139,650.00</b>	<b>123,300.00</b>	<b>10.8%</b>

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

No

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

No

**Gloucester County Housing Authority  
ACCUMULATED ABSENCE LIABILITY**

If no accumulated absences, check this box:

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
Administrative Specialist	0.30	\$66.00	0.40	\$79.00							X		
IT Director	5.00	\$2,821.00	22.00	\$11,479.00								X	
Security Guard	2.00	\$324.00	3.00	\$463.00							X		
Senior Cook	6.00	\$1,422.00	10.00	\$2,165.00							X		
Building Maintenance Worker	1.00	\$165.00	2.00	\$395.00							X		
Congregate Aide	0.90	\$154.00	2.00	\$332.00							X		
Congregate Service Coordinator	8.00	\$2,937.00	21.00	\$7,715.00								X	
Tenant Interviewer - Level 1	0.15	\$31.00	1.00	\$262.00							X		
Receptionist /Typist	1.00	\$192.00	0.70	\$106.00							X		
Tenant Interviewer - Level 3	0.80	\$190.00	16.00	\$3,625.00							X		
Maintenance Repairer	1.00	\$354.00	9.00	\$1,985.00							X		
Resident Relations Coordinator	21.00	\$6,076.00	16.00	\$4,788.00								X	
Senior Housing Inspector	8.00	\$1,858.00	18.00	\$4,249.00							X		
Maintenance Repairer	4.00	\$715.00	5.00	\$812.00							X		
Accounts Payable Clerk	7.00	\$1,661.00	7.00	\$1,632.00							X		
Super/ Sr. Maint. Rep.	2.00	\$685.00	10.00	\$2,841.00								X	
Security Supervisor	5.00	\$1,006.00	3.00	\$666.00								X	
Painter	0.80	\$171.00	1.00	\$206.00							X		
Senior Housing Specialist	5.00	\$1,078.00	20.00	\$4,728.00							X		
Super/ Sr. Maint. Rep.	19.00	\$5,513.00	14.00	\$3,985.00								X	
Deputy Executive Director/ In-House Counsel	2.00	\$1,250.00	2.00	\$1,250.00								X	
Maintenance Repairer	3.00	\$694.00	6.00	\$1,806.00							X		
Tenant Interviewer - Level 1	6.00	\$1,118.00	8.00	\$1,382.00							X		
Congregate Aide	1.00	\$211.00	9.00	\$1,442.00							X		
Tenant Interviewer - Level 3	1.00	\$117.00	7.00	\$1,784.00							X		
Administrative Specialist	3.00	\$594.00	8.00	\$1,906.00								X	
Intake Supervisor	3.00	\$947.00	13.00	\$4,312.00							X		
Maintenance Repairer	0.60	\$146.00	8.00	\$1,962.00							X		
FSS Coordinator	3.00	\$816.00	30.00	\$9,533.00								X	
Facilities Manager / Inspections	14.00	\$4,462.00	9.00	\$2,795.00								X	
Section 8 Supervisor	8.00	\$2,705.00	25.00	\$8,568.00							X		
Senior Maintenance Repairer	13.00	\$3,383.00	18.00	\$4,832.00							X		
<b>TOTALS (THIS PAGE ONLY)</b>	<b>155.55</b>	<b>\$43,862.00</b>	<b>324.10</b>	<b>\$94,085.00</b>	<b>-</b>	<b>\$0.00</b>	<b>-</b>	<b>\$0.00</b>	<b>-</b>	<b>\$0.00</b>			

**Gloucester County Housing Authority  
ACCUMULATED ABSENCE LIABILITY**

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
Congregate Aide	4.00	\$547.00	8.00	\$1,283.00							X		
Executive Director	31.00	\$22,161.00	35.00	\$24,828.00									X
Senior Building Maintenance Worker	3.00	\$480.00	9.00	\$1,619.00							X		
Tenant Interviewer - Level 1	0.20	\$44.00	2.00	\$375.00							X		
Super / Maintenance Repairer	4.00	\$1,201.00	7.00	\$2,185.00								X	
Congregate Aide	1.00	\$214.00	5.00	\$763.00							X		
Tenant Interviewer - Level 3	3.00	\$630.00	11.00	\$2,302.00							X		
Accountant	7.00	\$1,888.00	38.00	\$9,836.00								X	
Waitlist Coordinator	0.60	\$124.00	0.30	\$60.00							X		
AHO Director	16.00	\$8,387.00	29.00	\$15,399.00								X	
Purchasing Agent	5.00	\$1,295.00	7.00	\$1,837.00								X	
Pmt. & Inspections Coordinator	3.00	\$435.00	2.00	\$314.00							X		
Occupancy Specialist Manager	0.50	\$178.00	6.00	\$2,047.00								X	
Building Maintenance Worker	0.90	\$144.00	0.90	\$139.00							X		
Senior Building Maintenance Worker	9.00	\$1,651.00	4.00	\$713.00							X		
Building Maintenance Worker	0.80	\$149.00	2.00	\$430.00							X		
Senior Housing Specialist	5.00	\$1,068.00	7.00	\$1,685.00							X		
GHA Site Manager	2.00	\$775.00	11.00	\$3,350.00								X	
Human Resource Director	15.00	\$5,740.00	16.00	\$6,342.00								X	
Accounts Receivable Clerk	0.40	\$77.00	1.00	\$220.00							X		
Property & Mod Manager	5.00	\$1,957.00	28.00	\$11,812.00								X	
Security Guard	5.00	\$784.00	5.00	\$791.00							X		
Executive Assistant	6.00	\$1,927.00	15.00	\$4,611.00								X	
Tenant Interviewer - Level 3	1.00	\$209.00	10.00	\$2,053.00							X		
IT Support Specialist	1.00	\$242.00	1.00	\$289.00								X	
Security Guard	3.00	\$520.00	2.00	\$419.00							X		
Finance Director	0.80	\$401.00	7.00	\$3,190.00								X	
Tenant Interviewer - Level 3	1.00	\$431.00	10.00	\$3,069.00							X		
Building Maintenance Worker	0.80	\$125.00	2.00	\$304.00							X		
Administrative Assistant - AHO	3.00	\$574.00	0.80	\$164.00								X	
Security Guard	10.00	\$1,486.00	5.00	\$872.00							X		
Congregate Aide	1.00	\$239.00	8.00	\$1,353.00							X		
<b>TOTALS (THIS PAGE ONLY)</b>	<b>149.00</b>	<b>\$56,083.00</b>	<b>295.00</b>	<b>\$104,654.00</b>	<b>-</b>	<b>\$0.00</b>	<b>-</b>	<b>\$0.00</b>	<b>-</b>	<b>\$0.00</b>			







**2026 HOUSING AUTHORITY BUDGET  
FINANCIAL SCHEDULES SECTION**

# SUMMARY

Gloucester County Housing Authority  
For the Period: January 01, 2026 to December 31, 2026

	<b>FY 2026 Proposed Budget</b>					<b>FY 2025 Adopted Budget</b>	<i>\$ Increase (Decrease)</i>	<i>% Increase (Decrease)</i>
	<b>Public Housing Management</b>	<b>Section 8</b>	<b>Housing Voucher</b>	<b>Other Programs</b>	<b>Total All Operations</b>	<b>Total All Operations</b>	<i>Proposed vs. Adopted</i>	<i>Proposed vs. Adopted</i>
<b>REVENUES</b>								
Total Operating Revenues	\$ 2,793,500	\$ 1,350,000	\$ 24,861,250	\$ 1,121,500	\$ 30,126,250	\$ 25,924,500	\$ 4,201,750	16.2%
Total Non-Operating Revenues	-	-	-	-	-	42,500	(42,500)	-100.0%
Total Anticipated Revenues	2,793,500	1,350,000	24,861,250	1,121,500	30,126,250	25,967,000	4,159,250	16.0%
<b>APPROPRIATIONS</b>								
Total Administration	1,971,200	82,700	2,432,700	3,130,000	7,616,600	7,379,800	236,800	3.2%
Total Cost of Providing Services	2,166,500	1,202,500	23,080,000	550,250	26,999,250	21,963,700	5,035,550	22.9%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	4,137,700	1,285,200	25,512,700	3,680,250	34,615,850	29,343,500	5,272,350	18.0%
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	4,137,700	1,285,200	25,512,700	3,680,250	34,615,850	29,343,500	5,272,350	18.0%
Less: Total Unrestricted Net Position Utilized	1,344,200	-	651,450	2,558,750	4,554,400	3,396,400	1,158,000	34.1%
Net Total Appropriations	2,793,500	1,285,200	24,861,250	1,121,500	30,061,450	25,947,100	4,114,350	15.9%
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	\$ -	\$ 64,800	\$ -	\$ -	\$ 64,800	\$ 19,900	\$ 44,900	225.6%





# Appropriations Schedule

Gloucester County Housing Authority  
For the Period: January 01, 2026 to December 31, 2026

	<b>FY 2026 Proposed Budget</b>					<b>FY 2025 Adopted Budget</b>	<b>\$ Increase (Decrease) Proposed vs. Adopted</b>	<b>% Increase (Decrease) Proposed vs. Adopted</b>
	<b>Public Housing Management</b>	<b>Section 8</b>	<b>Housing Voucher</b>	<b>Other Programs</b>	<b>Total All Operations</b>	<b>Total All Operations</b>	<b>All Operations</b>	<b>All Operations</b>
<b>OPERATING APPROPRIATIONS</b>								
<i>Administration</i>								
Salary & Wages	600,000	30,000	960,000	640,000	\$ 2,230,000	\$ 2,158,000	\$ 72,000	3.3%
Fringe Benefits	1,170,000	40,000	1,195,000	2,205,000	4,610,000	4,506,000	104,000	2.3%
Legal	55,000	2,000	25,000	36,000	118,000	93,000	25,000	26.9%
Staff Training	4,000	1,000	8,000	19,000	32,000	31,000	1,000	3.2%
Travel	14,000		18,000	20,000	52,000	48,000	4,000	8.3%
Accounting Fees	3,500		2,500	5,000	11,000	8,000	3,000	37.5%
Auditing Fees	16,700	3,700	24,200	10,000	54,600	52,800	1,800	3.4%
Miscellaneous Administration*	108,000	6,000	200,000	195,000	509,000	483,000	26,000	5.4%
Total Administration	1,971,200	82,700	2,432,700	3,130,000	7,616,600	7,379,800	236,800	3.2%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services	89,000			213,000	302,000	293,000	9,000	3.1%
Salary & Wages - Maintenance & Operation	370,000			36,000	406,000	394,500	11,500	2.9%
Salary & Wages - Protective Services	90,000				90,000	88,000	2,000	2.3%
Salary & Wages - Utility Labor					-	-	-	#DIV/0!
Fringe Benefits	130,000			1,750	131,750	126,700	5,050	4.0%
Tenant Services	10,000			110,000	120,000	113,000	7,000	6.2%
Utilities	425,000				425,000	395,000	30,000	7.6%
Maintenance & Operation	600,000			80,000	680,000	295,000	385,000	130.5%
Protective Services	21,500				21,500	20,000	1,500	7.5%
Insurance	235,000	2,500	80,000	80,000	397,500	382,500	15,000	3.9%
Payment in Lieu of Taxes (PILOT)	78,000				78,000	73,000	5,000	6.8%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	50,000				50,000	41,500	8,500	20.5%
Other General Expense				500	500	500	-	0.0%
Rents		1,200,000	23,000,000		24,200,000	19,650,000	4,550,000	23.2%
Extraordinary Maintenance	18,000				18,000	18,000	-	0.0%
Replacement of Non-Expendible Equipment	50,000			20,000	70,000	64,500	5,500	8.5%
Property Betterment/Additions				9,000	9,000	8,500	500	5.9%
Miscellaneous COPS*					-	-	-	#DIV/0!
Total Cost of Providing Services	2,166,500	1,202,500	23,080,000	550,250	26,999,250	21,963,700	5,035,550	22.9%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	4,137,700	1,285,200	25,512,700	3,680,250	34,615,850	29,343,500	5,272,350	18.0%
<b>NON-OPERATING APPROPRIATIONS</b>								
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!
<b>TOTAL APPROPRIATIONS</b>	4,137,700	1,285,200	25,512,700	3,680,250	34,615,850	29,343,500	5,272,350	18.0%
<b>ACCUMULATED DEFICIT</b>					-	-	-	#DIV/0!
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	4,137,700	1,285,200	25,512,700	3,680,250	34,615,850	29,343,500	5,272,350	18.0%
<b>UNRESTRICTED NET POSITION UTILIZED</b>								
Municipality/County Appropriation					-	-	-	#DIV/0!
Other	1,344,200		651,450	2,558,750	4,554,400	3,396,400	1,158,000	34.1%
Total Unrestricted Net Position Utilized	1,344,200		651,450	2,558,750	4,554,400	3,396,400	1,158,000	34.1%
<b>TOTAL NET APPROPRIATIONS</b>	\$ 2,793,500	\$ 1,285,200	\$ 24,861,250	\$ 1,121,500	\$ 30,061,450	\$ 25,947,100	\$ 4,114,350	15.9%

\* 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      \$ 206,885.00    \$ 64,260.00    \$ 1,275,635.00    \$ 184,012.50    \$ 1,730,792.50







# Prior Year Adopted Appropriations Schedule

## Gloucester County Housing Authority

### FY 2026 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages	\$ 580,000	\$ 28,000	\$ 930,000	\$ 620,000	\$ 2,158,000
Fringe Benefits	1,140,000	36,000	1,170,000	2,160,000	4,506,000
Legal	50,000	2,000	6,000	35,000	93,000
Staff Training	4,000	2,000	7,000	18,000	31,000
Travel	12,000	1,000	15,000	20,000	48,000
Accounting Fees	1,000	1,000	1,000	5,000	8,000
Auditing Fees	16,700	1,600	22,500	12,000	52,800
Miscellaneous Administration*	82,000	6,000	205,000	190,000	483,000
Total Administration	1,885,700	77,600	2,356,500	3,060,000	7,379,800
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	86,000			207,000	293,000
Salary & Wages - Maintenance & Operation	360,000			34,500	394,500
Salary & Wages - Protective Services	88,000				88,000
Salary & Wages - Utility Labor					-
Fringe Benefits	125,000			1,700	126,700
Tenant Services	8,000			105,000	113,000
Utilities	395,000				395,000
Maintenance & Operation	295,000				295,000
Protective Services	10,000			10,000	20,000
Insurance	220,000	2,500	80,000	80,000	382,500
Payment in Lieu of Taxes (PILOT)	73,000				73,000
Terminal Leave Payments					-
Collection Losses	25,000			16,500	41,500
Other General Expense				500	500
Rents		1,150,000	18,500,000		19,650,000
Extraordinary Maintenance	18,000				18,000
Replacement of Non-Expendible Equipment	30,000		2,500	32,000	64,500
Property Betterment/Additions				8,500	8,500
Miscellaneous COPS*					-
Total Cost of Providing Services	1,733,000	1,152,500	18,582,500	495,700	21,963,700
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Total Operating Appropriations	3,618,700	1,230,100	20,939,000	3,555,700	29,343,500
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
<b>TOTAL APPROPRIATIONS</b>	3,618,700	1,230,100	20,939,000	3,555,700	29,343,500
<b>ACCUMULATED DEFICIT</b>					-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	3,618,700	1,230,100	20,939,000	3,555,700	29,343,500
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation	-	-	-	-	-
Other	902,200		76,000	2,418,200	3,396,400
Total Unrestricted Net Position Utilized	902,200	-	76,000	2,418,200	3,396,400
<b>TOTAL NET APPROPRIATIONS</b>	\$ 2,716,500	\$ 1,230,100	\$ 20,863,000	\$ 1,137,500	\$ 25,947,100

\* 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     \$ 180,935.00     \$ 61,505.00     \$ 1,046,950.00     \$ 177,785.00     \$ 1,467,175.00







## Debt Service Schedule - Principal

Gloucester County Housing Authority

If authority has no debt check this box:

*Fiscal Year Ending in*

	Date of Local Finance Board Approval	2025 (Adopted Budget)	2026 (Proposed Budget)	2027	2028	2029	2030	2031	Thereafter	Total Principal Outstanding
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
<b>TOTAL PRINCIPAL</b>		-	-	-	-	-	-	-	-	-
<b>LESS: HUD SUBSIDY</b>										-
<b>NET PRINCIPAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

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

If no rating, type "Not Applicable".

## Debt Service Schedule - Interest

Gloucester County Housing Authority

If authority has no debt check this box:

*Fiscal Year Ending in*

	2025 (Adopted Budget)	2026 (Proposed Budget)	2027	2028	2029	2030	2031	Thereafter	Total Interest Payments Outstanding
									-
<b>TOTAL INTEREST</b>	-	-	-	-	-	-	-	-	-
<b>LESS: HUD SUBSIDY</b>									-
<b>NET INTEREST</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

# Net Position Reconciliation

Gloucester County Housing Authority  
For the Period: January 01, 2026 to December 31, 2026

## FY 2026 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)</b>	\$ (1,112,313.00)	\$ (333,265)	\$ (5,915,369)	\$ (1,263,787)	\$ (8,624,734)
Less: Invested in Capital Assets, Net of Related Debt (1)	2,972,735	16,742	77,113	1,027,775	4,094,365
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)				84,168	84,168
Total Unrestricted Net Position (1)	(4,085,048)	(350,007)	(5,992,482)	(2,375,730)	(12,803,267)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	1,210,132	(18,866)	1,419,985	2,444,812	5,056,063
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	4,990,162	47,332	4,349,571	5,262,010	14,649,075
Plus: Estimated Income (Loss) on Current Year Operations (2)					-
Plus: Other Adjustments (attach schedule)					-
<b>UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET</b>	2,115,246	(321,541)	(222,926)	5,331,092	6,901,871
Unrestricted Net Position Utilized to Balance Proposed Budget	1,344,200	-	651,450	2,558,750	4,554,400
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	1,344,200	-	651,450	2,558,750	4,554,400
<b>PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR (4)</b>	\$ 771,046	\$ (321,541)	\$ (874,376)	\$ 2,772,342	\$ 2,347,471

(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      \$ 206,885    \$ 64,260    \$ 1,275,635    \$ 184,013    \$ 1,730,793

(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.

**2026**

**Gloucester County Housing Authority**

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(Housing Authority Name)

**2026 HOUSING AUTHORITY  
CAPITAL BUDGET / PROGRAM**

# 2026 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

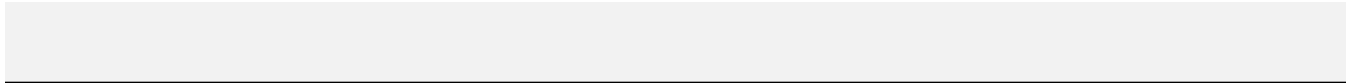
## Gloucester County Housing Authority

(Housing Authority Name)

**Fiscal Year: January 01, 2026 to December 31, 2026**

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

- It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the Gloucester County Housing Authority, on October 22, 2025.
- It is hereby certified that the governing body of the Gloucester County Housing Authority have elected **NOT** to adopt and Capital Budget/Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget by the governing body of the Gloucester County Housing for the following reason(s):



<b>Officer's Signature:</b>	kgober@hagc.org
<b>Name:</b>	Kimberly Gober
<b>Title:</b>	Executive Director
<b>Address:</b>	100 Pop Moylan Blvd.
	Deptford, NJ 08096
<b>Phone Number:</b>	856-845-4859 (215)
<b>Fax Number:</b>	856-384-9044
<b>E-mail Address:</b>	kgober@hagc.org

# 2026 CAPITAL BUDGET/PROGRAM MESSAGE

Gloucester County Housing Authority

**Fiscal Year: January 01, 2026 to December 31, 2026**

*Answer all questions below using the space provided.*

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

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

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

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

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

N/A

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

*Provide additional documentation as necessary.*

# Proposed Capital Budget

## Gloucester County Housing Authority

For the Period: January 01, 2026 to December 31, 2026

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Authority Wide	\$ 290,054				\$ 290,054	
Scattered Sites	179,664				179,664	
Carino Park	131,997				131,997	
Deptford Park	150,389				150,389	
Total	752,104	-	-	-	752,104	-
<i>Section 8</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<b>TOTAL PROPOSED CAPITAL BUDGET</b>	<b>\$ 752,104</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 752,104</b>	<b>\$ -</b>

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

## Gloucester County Housing Authority

For the Period: January 01, 2026 to December 31, 2026

*Fiscal Year Beginning in*

	Estimated Total Cost	Current Budget					
		Year 2026	2027	2028	2029	2030	2031
<i>Public Housing Management</i>							
Authority Wide	\$ 1,186,416	\$ 290,054	\$312,252	\$294,054	\$290,054		
Scattered Sites	598,823	179,664	94,311	148,843	176,004		
Carino Park	567,899	131,997	210,214	136,198	89,490		
Deptford Park	655,278	150,389	135,326	173,008	196,555		
Total	3,008,416	752,104	752,104	752,104	752,104	-	-
<i>Section 8</i>							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 3,008,416</b>	<b>\$ 752,104</b>	<b>\$ 752,104</b>	<b>\$ 752,104</b>	<b>\$ 752,104</b>	<b>\$ -</b>	<b>\$ -</b>

*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

## Gloucester County Housing Authority

For the Period: January 01, 2026 to December 31, 2026

		<i>Funding Sources</i>				
		<b>Estimated Total Cost</b>	<b>Unrestricted Net Position Utilized</b>	<b>Renewal &amp; Replacement Reserve</b>	<b>Debt Authorization</b>	<b>Capital Grants Other Sources</b>
<i>Public Housing Management</i>						
Authority Wide	\$	1,186,416	\$ 1,186,416			
Scattered Sites		598,823	598,823			
Carino Park		567,899	567,899			
Deptford Park		655,278	655,278			
Total		3,008,416	-	-	-	3,008,416
<i>Section 8</i>						
		-				
		-				
		-				
Total		-	-	-	-	-
<i>Housing Voucher</i>						
		-				
		-				
		-				
Total		-	-	-	-	-
<i>Other Programs</i>						
		-				
		-				
		-				
Total		-	-	-	-	-
<b>TOTAL</b>		<u>\$ 3,008,416</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,008,416</u>
Total 5 Year Plan per CB-4		<u>\$ 3,008,416</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.

