
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

May 20, 2021

5 p.m.

Board of Commissioners
Mario Ruiz-Mesa, Chairman
Chris Chapman
Brian Asselta
Daniel Peretti
Alexis Cartagena
Gary Forosisky
Rudolph Luisi
Charles W. Gabage, Esquire – Solicitor



**Housing Authority
of the
City of Vineland**

Administration Building
191 W. Chestnut Avenue
Vineland, New Jersey 08360

Telephone: 856-691-4099
Fax: 856-691-8404
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Jacqueline S. Jones, Executive Director

May 14, 2021

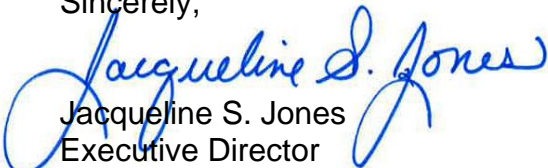
The Board of Commissioners
Housing Authority of the City of Vineland
Vineland, New Jersey 08360

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held via Zoom video/tele-conference Thursday, May 20, 2021 at **5:00 p.m.**

The Board may go into executive session to discuss personnel matters and any other housing business that meets the criteria for an executive session. Formal action may be taken.

Sincerely,



Jacqueline S. Jones
Executive Director

JSJ:gp

Enclosures

REVISED

Housing Authority *of the* City of Vineland

A G E N D A

Thursday, May 20, 2021

5:00 p.m.

Via Zoom Video/Tele-Conference

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on April 15, 2021
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
 - # 2021-21 Monthly Expenses (**updated**)
 - # 2021-22 Approving Change Order #1 for Asselta Acres Camera Project
 - # 2021-23 Approving Change Order #3 Approving Kidston/Olivio Towers Roof Project (*time extension*)
 - # 2021-24 Rejecting Bids for Kidston/Olivio Towers Exterior Renovations (*over budget*)
 - # 2021-25 Standard Board Resolution for the Congregate Housing Services Program
 - # 2021-26 Award Real Estate Sales Professionals
 - # 2021-27 Award Special Architectural and Engineering Services – Elevator Modernization Professionals
 - # 2021-28 Approving New Job Description/Revised Organization Chart
- Executive Session if required*
11. Comments from the press and/or public (*limited to 5 minutes for each speaker*)
12. Comments from Board Members
13. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, April 15, 2021
5:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order via video teleconference by Chairman Ruiz-Mesa on Thursday, April 15, 2021 at 5:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

Commissioner Chris Chapman	
Commissioner Rudolph Luisi	
Commissioner Alexis Cartagena	(absent)
Commissioner Gary Forosisky	
Commissioner Daniel Peretti	(absent)
Commissioner Brian Asselta	
Chairman Mario Ruiz-Mesa	

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomales Executive Assistant.

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on March 18, 2021. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the six months ending March 31, 2021.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided an update on her written report. She stated consultant, Rick Ginnetti from the Brooke Group will provide an update on the Kidston and Olivio renovations as well as the Scattered Site disposition process.

Mrs. Jones reported the VHA intended to have COVID vaccine clinic on Tuesday at the Brown Center as well as Olivio Towers. Unfortunately, that morning the CDC and the FDA put a halt to the use of the J&J vaccine and the clinic was cancelled. Mrs. Jones received a call back this morning from Walmart and the clinic will be rescheduled with the Moderna vaccine for the end of April and again in May. The Authority is now able to reach out to anyone who is 18 years of age and older to hopefully get a better response. The first effort was to the VHA's elderly/disabled

population consisting of approximately 460 post cards to announce the clinic for Vineland, Buena and Ocean City. There was no response from Buena. Two responses were two received from Ocean City. Thirty responses were received from Vineland. The VHA's nurse, Donna did an outreach via phone and was able to get fifty participants including 4-5 employees. Not a real high response, but the VHA will try to get more cooperation with getting a vaccine since we are able to offer it to a wider range of ages now.

Mrs. Jones stated everything is a smooth as it can be right now regarding operations and dealing with the pandemic. The VHA has seen a couple additional cases in the last few weeks with employees contracting the virus. CDC guidelines are still in effect in the administrative, maintenance and congregate departments. The VHA is going to start introducing more people back into the office and try to get back to somewhat of a normal schedule in the next few months.

Committee Report: None.

Old Business: Rick Ginnetti provided an update on Kidston and Olivio Towers. RAD transaction closed in November. The Authority has been working on bidding out the various construction projects. The replacement of the roof at Olivio and Kidston is underway. Olivio Tower's roof is finished except for the metal capping and Kidston Towers is about 50% complete. The entire roof project should be completed within the next 30 days. The lighting in units and the parking area is 90% complete. The electrical lighting should be complete in 30-60 days. Two major projects out for bid are the exterior for the replacement of all the windows at Olivio except for the community room windows and the replacement of the common area windows and elevator area windows at Kidston that were not replaced a few years ago when Kidston's windows were replaced. This same bid package includes repointing the brick work at Kidston. This bid is due the beginning of May. The other project is the interior and plumbing at Kidston and Olivio. The plumbing consists of replacing all the plumbing in all the risers as well as replacing the bathrooms at Kidston. The common area kitchens at both Olivio and Kidston being modified. The common area bathrooms will be modernized and be made fully accessible. This bid package is due back in May. While the units are being worked on in Kidston, the residents will have to temporarily move. The Authority has been meeting with the residents in the G & H risers which will empty about 24 units. The ground floor units will be emptied as well. There will be no water in these units for 4-6 weeks. The residents will be given the option to temporarily relocate or permanently relocate off site. It is their choice. Everyone has the right to return to the building if they want to, but a lot of residents seem to want to move to some of the other housing authority properties. Once these units are done in these two risers they will be used as temporary "hotel suites" for the other residents of the building to continue until the next two risers and so forth. This project will probably take 12-14 months to complete. All the expenses involved with this relocation and temporary moves are all in the budget and part of the approved relocation plan the board approved several months ago. While the Kidston units are vacant, the interiors will be painted. If there is money remaining, additional work may be done such as the elevators.

Commissioner Forsosky asked if the kitchens were being redone. Rick Ginnetti stated the kitchens are not being done at this time. The kitchens are in pretty good shape. The reason the bathrooms are being done is because the tubs need to be ripped out to get to the risers. The kitchens can be done during turnover if they need to be redone.

The Scattered Sites project began in 2016. At that time, the Authority started analyzing the Scattered Sites to see if they were viable for a RAD conversion. The 20-year operation of the Scattered Sites to maintain would be more money than the Authority brought in with all its properties out of the Capital Program. Some of the houses are over 100 years old and there are about 27 on septic systems and 11 or 12 have wells. When you go to HUD for authorization to dispose of properties you need a justification. The Authority used the justification that the cost to maintain them over 20 years was more money than the Authority had and essentially would

bankrupt the Authority. The application to dispose of the homes was submitted in April of 2017 HUD denied the application and stated it was no longer a viable option. They would rather the properties be in worse condition. In March of 2018, HUD sent a notice out stating they changed their disposition ruling. They had a special category for scattered sites that an allowable justification is a long term 20-year plan that indicated it would cost more than they are worth to maintain the scattered sites. HUD contacted the VHA to resubmit the application. The application was resubmitted along with all new required forms. An appraisal of all the sites was previously completed and were required to be appraised again. In January 2020, HUD approved the disposition plan for Scattered Sites. The problem with the approval was some of the conditions of the approval were not acceptable based on what was discussed with the Board and the Residents. Some dealt with the use of the sale proceeds and allowing residents to purchase the sites. HUD rejected this but agreed that the Authority could do whatever needed to be done for the property to pass a city inspection, appraisal inspection or environmental conditions. The most important thing was HUD stated the Authority was not allowed to sell the properties to any of the Authority's residents. The Authority argued this for a year. The Authority felt it was a Fair Housing Violation. In January 2021, HUD decided to allow the Authority to sell the properties to its residents at Fair Market value. The Authority is permitted to provide the residents, pursuant to its homeownership plan, down payment assistance and allowed to let the residents use a Section 8 Tenant Protection Voucher to pay the mortgage payment if the price of the house is such that they cannot afford the mortgage payment. The VHA has to market to the open public. Pursuant to the Relocation Plan and Disposition Plan, the homes will be marketed for a 14-day period. If there are no offers after 14 days, the next offer that meets the VHA's price guideline can be negotiated individually. If there are multiple offers in that 14-day period, the Authority will ask for the highest and best offer. The residents will be provided homeownership counseling. They will be preapproved for their mortgage and will be given \$5,250 for down payment and closing cost assistance pursuant to the relocation regulation. The Authority can help them with their mortgage by using a Section 8 Voucher. The resident will stay in their property if they want to buy it. The Authority will meet with all the residents to discuss their options. The Authority will help the residents prepare for homeownership through homeownership counseling and credit repair.

In April of 2017, the Board approved the relocation plan for the Scattered Sites. The plan needed to be updated to describe the process for homeownership. The plan is essentially the same. One of the things that has changed is the public housing units that converted to RAD. The resident's options for relocation are to accept a Section 8 Voucher, Section 8 Homeownership Voucher or move to another Housing Authority site. If they choose a Section 8 voucher or move to another Housing Authority site moving services will be available to them. The Authority would prefer they move themselves. If the Authority moves them the Authority will have to pay for it. If they choose to move themselves they will receive a fixed payment moving expense check. The Housing Authority will pay for all the utility transfers. If the resident moves with a voucher to a private rental, the housing authority will pay up to one and half month's security deposit. All the residents will have the opportunity to receive supportive services such as credit/budget counseling. HUD will provide vouchers in June, but not all 72 vouchers will be received at once. They will be provided in phases. The Authority had three Zoom meetings in March with the Residents. Two were in English and one in Spanish. The relocation plan was explained advising them a relocation specialist will reach out and set up individual meetings with everyone and go over their options. The residents at that time will give the Authority an idea on what direction they would like to proceed and the Authority will set up an individual family plan for each of them. One last benefit in the relocation plan, is for working adult children living in the residents. If there are vouchers remaining, the working adult children can receive a voucher. No additional benefits are paid to the adult child.

Rick Ginnetti asked if the Board had any questions. No questions from the Board.

New Business: None.

With no other discussion in related matters the Chairman moved to the Resolutions.

Resolution #2021-18
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa has reviewed the expenses and recommends them for payment in the sum of \$1,113,208.91. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-19
Resolution to Authorizing Leave of Absence (Edwin Gomez – FMLA)

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-19. Chairman Ruiz-Mesa stated the employee has exhausted his accrued time and he applied for FMLA due to health issues. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-20
Resolution Approving Scattered Site Relocation Plan – updated April 2021

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-20. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Yes)
Commissioner Alexis Cartagena	(Absent)
Commissioner Gary Forosisky	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for Executive Session.

Chairman Ruiz-Mesa asked for comments from the press and/or public. No additional comments from Board Members.

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 5:35 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jacqueline S. Jones". The signature is written in a cursive, flowing style.

Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE SEVEN MONTHS ENDED APRIL 30, 2021

	ANNUAL BUDGET	BUDGET THRU APRIL	ACTUAL THRU APRIL	FROM BUDGET (+OVER/-UNDER)
<u>INCOME</u>				
TENANT RENT	964,500	608,792	573,104	(35,688)
UTILITY REIMB.	(1,000)	(583)	616	1,199
EXCESS UTILITIES	600	600	555	(45)
LAUNDRY AND VENDING	3,550	3,154	4,890	1,736
OTHER INCOME MISC.	7,560	4,802	(4,609)	(9,411)
PHA OPERATING SUBSIDY	458,020	319,812	357,392	37,580
SECTION 8 ADMIN. FEE INCOME	790,000	460,833	393,651	(67,182)
CAPITAL FUNDS	324,990	189,578	0	(189,578)
ROSS GRANT	90,000	52,500	0	(52,500)
FSS GRANT-PH	70,000	40,833	40,833	0
CSP-CONGREGATE SERVICES INCOME	87,070	51,353	47,580	(3,773)
INVESTMENT INCOME	12,760	7,677	3,558	(4,119)
CF MANAGEMENT FEE	155,430	90,668	0	(90,668)
MGMT FEE-PH	301,000	175,583	111,168	(64,415)
MGMT FEE-SEC 8	133,200	77,700	69,504	(8,196)
MGMT FEE-MELROSE	12,000	7,000	10,005	3,005
MGMT FEE-RAD	106,000	61,833	147,744	85,911
BOOKKEEPING FEE	33,330	19,443	11,220	(8,223)
BOOKKEEPING FEE-SEC 8	83,250	48,563	43,440	(5,123)
ASSET MGMT FEE	45,000	26,250	16,100	(10,150)
ROOFTOP RENTALS	9,000	9,000	9,115	115
SHOP RENT	64,800	37,800	37,800	0
INCOME FROM OTHER AUTHORITIES	241,910	141,114	165,425	24,311
SERVICE INCOME FROM MELROSE	34,000	19,833	31,060	11,227
MISCELLANEOUS INCOME	200	117	11,226	11,109
TRANSFERS IN	1,680	980	0	(980)
TOTAL INCOME	4,028,850	2,455,235	2,081,377	(373,858)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	836,050	494,642	440,218	(54,424)
PAYROLL TAXES	140,490	83,119	34,860	(48,259)
HEALTH BENEFITS	273,960	162,243	122,827	(39,416)
PENSION EXPENSE	56,530	33,568	39,456	5,888
CRIMINAL BACKGROUND CHECKS	6,000	3,500	490	(3,010)
TNT/EMPL SCREENING	1,000	583	6,264	5,681
LEGAL-GABAGE	25,830	15,205	9,922	(5,283)
LEGAL-OTHER	5,000	2,917	2,150	(767)
STAFF TRAINING	17,500	10,417	696	(9,721)
TRAVEL	3,420	2,066	0	(2,066)
ACCOUNTING	85,000	49,583	49,583	0
AUDITING	32,900	19,817	19,817	0
PORT OUT ADMIN FEES	4,000	2,333	2,082	(251)
MANAGEMENT FEES	297,380	184,876	180,672	(4,204)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE SEVEN MONTHS ENDED APRIL 30, 2021

	ANNUAL BUDGET	BUDGET THRU APRIL	ACTUAL THRU APRIL	FROM BUDGET (+OVER/-UNDER)
BOOKKEEPING FEES	105,580	63,255	54,660	(8,595)
ASSET MGMT FEES	20,640	13,290	16,100	2,810
CONSULTANTS	8,000	4,667	1,006	(3,661)
IT CONSULTANTS	90,670	53,587	25,995	(27,592)
CONSULTANTS-RAD	8,000	4,667	0	(4,667)
RAD CONVERSION EXPENSES	6,000	3,500	0	(3,500)
MEMBERSHIP DUES/FEES	7,370	4,370	3,042	(1,328)
PUBLICATIONS	2,470	1,512	0	(1,512)
ADVERTISING	5,030	3,072	3,130	58
OFFICE SUPPLIES	9,920	5,962	4,103	(1,859)
COMPUTER & SOFTWARE EXPENSES	110,170	64,753	78,416	13,663
FUEL-ADMIN	4,670	2,795	0	(2,795)
PHONE AND INTERNET	44,870	26,453	18,299	(8,154)
POSTAGE	9,800	5,925	6,415	490
COPIER SUPPLIES	6,170	3,878	4,018	140
SMALL OFFICE EQUIPMENT	2,000	1,167	1,618	451
APPLICATION FEES	1,000	583	0	(583)
INSPECTION FEES	17,710	11,389	10,745	(644)
MISCELLANEOUS EXPENSES	59,350	34,933	11,360	(23,573)
TOTAL ADMINISTRATION EXPENSES	<u>2,304,480</u>	<u>1,374,627</u>	<u>1,147,944</u>	<u>(226,683)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,600	26,600	21,172	(5,428)
PAYROLL TAXES	3,650	2,129	1,685	(444)
MEALS	44,000	25,667	22,360	(3,307)
FSS ESCROWS-PH	4,800	2,800	2,204	(596)
OTHER	11,370	6,632	3,494	(3,138)
TOTAL TENANT SERVICES	<u>109,420</u>	<u>63,828</u>	<u>50,915</u>	<u>(12,913)</u>
UTILITIES:				
WATER	39,630	25,026	24,883	(143)
ELECTRIC	182,940	116,023	113,477	(2,546)
GAS	48,400	36,775	23,032	(13,743)
GARBAGAE/TRASH REMOVAL	19,870	11,591	11,664	73
SEWER	73,530	48,447	46,193	(2,254)
TOTAL UTILITIES EXPENSE	<u>364,370</u>	<u>237,862</u>	<u>219,249</u>	<u>(18,613)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	242,870	151,008	126,220	(24,788)
PAYROLL TAXES	28,900	18,429	9,794	(8,635)
HEALTH BENEFITS	60,190	38,378	35,675	(2,703)
PENSION EXPENSE	31,280	19,326	11,890	(7,436)
MAINT. TRAVEL/TRAINING	200	117	0	(117)
VEHICLE GAS, OIL, GREASE	13,300	7,758	9,564	1,806
VEHICLE PURCHASES	35,000	20,417	31,142	10,725
MATERIALS	163,370	104,095	44,835	(59,260)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE SEVEN MONTHS ENDED APRIL 30, 2021

	ANNUAL BUDGET	BUDGET THRU APRIL	ACTUAL THRU APRIL	FROM BUDGET (+OVER/-UNDER)
CONTRACT-COSTS	206,820	129,495	56,910	(72,585)
REPAIRS-VEHICLES	3,410	2,092	5,647	3,555
RENT EXPENSE	22,230	14,488	14,488	0
EXTERMINATION	10,680	6,930	3,449	(3,481)
TRASH REMOVAL	8,770	6,020	7,079	1,059
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>827,020</u>	<u>518,553</u>	<u>356,693</u>	<u>(161,860)</u>
GENERAL EXPENSES:				
BAD DEBTS	2,000	1,167	1,167	0
COMPENSATED ABSENCES	28,480	17,059	16,208	(851)
FSS ESCROWS-SEC 8	19,350	11,288	15,119	3,831
INSURANCE	103,050	65,296	67,113	1,817
INTEREST EXPENSE	15,000	8,750	4,375	(4,375)
OTHER GENERAL EXPENSES	1,500	875	875	0
PAYMENTS IN LIEU OF TAXES	64,800	39,883	37,646	(2,237)
PORT-IN HAP EXPENSE	500	292	0	(292)
REPLACEMENT RESERVES	95,000	55,417	55,418	1
RETIREE HEALTH BENEFITS	63,240	38,348	32,258	(6,090)
TOTAL GENERAL EXPENSES	<u>392,920</u>	<u>238,375</u>	<u>230,179</u>	<u>(8,196)</u>
TOTAL OPERATING EXPENSES	<u>3,998,210</u>	<u>2,433,245</u>	<u>2,004,980</u>	<u>(428,265)</u>
PROFIT (LOSS) EXCLUDING HAP	<u>30,640</u>	<u>21,990</u>	<u>76,397</u>	<u>54,407</u>
		0		
HAP REVENUES	6,026,990	3,515,744	3,620,225	104,481
HAP EXPENSES	6,007,640	3,504,457	3,421,427	(83,030)
NET HAP (LOSS)	<u>19,350</u>	<u>11,287</u>	<u>198,798</u>	<u>187,511</u>
GRAND TOTAL PROFIT (LOSS)	<u>49,990</u>	<u>33,277</u>	<u>275,195</u>	<u>241,918</u>

Housing Authority of the City of Vineland

Administrative Report

DATE: May 13, 2021

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for March 2021)

PERIOD: April 7, 2021 to May 12, 2021

COVID-19 Pandemic – Operating Status

The COVID-19 Operating Status as reported last month remains in effect. This status will remain in effect for the foreseeable future as we continue to monitor information from the Governor's daily updates. The goal is to maintain a safe environment for Authority residents and staff to live and work.

Update: COVID Vaccine Clinics – On-Site

4/26 5/24

The Authority on-site COVID Vaccine Clinics scheduled for Tuesday, April 13, 2021 was cancelled due to the withdrawal of the J&J vaccine.

The clinic was rescheduled for April 26, 2021 and May 24, 2021 with the Moderna vaccine.

This clinic is being conducted in conjunction with Market Health & Wellness Director, Pharmacists and Technicians from Walmart.

Rental Assistance Demonstration (RAD) Conversions - Status

Below is a table with the RAD Conversion Status for each property. Tarkiln Asselta Acres, Parkview Apartments, Kidston Towers and Olivio Towers have been converted to RAD. These properties are no longer considered “Public Housing” and are now known as Project Based Section 8 properties.

Development	CHAP Award Date	RAD Closing Date	RAD Effective Date
Kidston/Olivio	02/13/2018	11/06/2020	12/01/2020
Tarkiln/Asselta	03/25/2015	11/16/2018	12/01/2018
Parkview	03/25/2015	11/16/2018	12/01/2018
D’Orazio	12/07/2018	TBD	TBD

Tarkiln & Asselta – Renovation Projects

Scope of Work	Work Status	Comments
Asselta Acres – New Cameras & Recording System	Awarded at March 2021 Meeting	
Asselta Acres – Roof Replacements	In Planning Stage	

Kidston & Olivio Towers – Renovation Projects

The following renovation projects are part of the improvements as a result of the RAD conversion:

Scope of Work	Work Status	Comments
KT/OT Roof Replacements	Contract Awarded/In Progress/	5/2021 Change Order for Time Extension – No Cost Change
<p>KT/OT Exterior Renovations (Façade caulking/sealing & selective repointing);</p> <p>KT – New elevator lobby windows; stair tower window replacement;</p> <p>OT – Complete window replacement in units & common areas; painting of A/C sleeves; replace window unit stools throughout;</p>	Contract Award Expected April 2021	5/2021 – Resolution to Reject Bids; Bids are Over Budget; Re-bidding project under consideration;
<p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades common area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to common area restrooms;</p>	July-August 2021 Award Anticipated	Pre-bid meeting was held on site May 11, 2021 with potential contractors;

KT/OT – Elevator Refurbishment;	In Planning Stage	
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D’Orazio Terrace - Redevelopment

Update: The board discussion regarding the D’Orazio Terrace will continue. The Scattered Site homes are to be sold prior to the redevelopment of D’Orazio Terrace; The proceeds from the sale of the Scattered Site homes will be used in the D’Orazio Terrace redevelopment, but the sales must occur prior to redevelopment or the Authority must return the sales proceeds to HUD.

Scattered Site Disposition - Status

Update: The Scattered Site disposition application was approved; An RFP for Realtors has been published; Award for Realtors is anticipated for April 2021 to begin to sell the Scattered Site homes.

Zoom meetings as a group were conducted with the Scattered Site residents to update all on the status of the disposition and their options under this disposition plan.

Meetings will be scheduled with each Scattered Site resident to review their housing situation and intent to purchase or rent a home. Each qualified resident will receive a Section 8 Voucher.

There is a resolution on the Agenda for the board to consider for Real Estate Sales Professionals to sell the Scattered Site homes.

Melrose Court

The property currently has one vacancy and is financially sound. An intent to vacate has been received by a resident that is purchasing a home. This will create another vacancy. The waiting list is strong with applicants.

**Board of Commissioners
NJ Local Housing Authority Training Program Status**

Commissioner	Training Program Status
Brian Asselta	Completed
Chris Chapman	Completed
Alexis C. Cartagena	Completed
Gary Forosisky	In Progress – To be Completed by 7/15/2021*
Skip Luisi	Completed
Mario Ruiz-Mesa	Completed
Daniel J. Peretti, Jr.	Completed

- The Spring 2021 Schedule for the NJ Local Housing Authority and Redevelopment Training Program classes is now available online at: <https://cgs.rutgers.edu/programs/housing> and the courses are listed below. Please contact Gloria Pomales at (856) 691-4099 x 106 to Register for these courses.

**NJ Local Housing Authority and Redevelopment Agency
Training Program**

Course Schedule

All registrations for online/distant learning and in-person courses must be received NO LATER than two business days before the class begins. Late registrations will not be accepted.

Please visit the [Registration page](#) for important information regarding online course expectations and registration.

ETHICS

Course Code	Dates	Time	Instructor	Fee	Location
HA-3002-SP21-1	3/5	9am-4pm	Walter McNeil	\$205	Online Webex
HA-3002-SP21-2	4/10	9am-4pm	John Clarke	\$205	Online Webex

EXECUTIVE HOUSING MANAGEMENT

Course Code	Dates	Time	Instructor	Fee	Location
HA-3005-SP21-1	2/23, 2/24	9am-4pm	Jacqueline Jones	\$390	Online Webex

FINANCIAL ISSUES & PROCEDURES

Course Code	Dates	Time	Instructor	Fee	Location
HA-3003-SP21-1	3/20	9am-4pm	Vernon Lawrence	\$205	Online Webex
HA-3003-SP21-2	5/12	9am-4pm	Eric Chubenko	\$205	Online Webex

MAINTENANCE MANAGEMENT

Course Code	Dates	Time	Instructor	Fee	Location
HA-3008-SP21-1	4/15	9am-4pm	Walter McNeil	\$205	Online Webex

NEGOTIATING REDEVELOPER AGREEMENTS

Course Code	Dates	Time	Instructor	Fee	Location
HA-3017-SP21-1	2/27	9am-12pm	Philip Abramson	\$113	Course Canceled

PHAS/SEMAP

Course Code	Dates	Time	Instructor	Fee	Location
HA-3004-SP21-1	2/19	9am-3pm	Vernon Lawrence	\$175	Online Webex
HA-3004-SP21-2	4/30	9am-3pm	John Clarke	\$175	Online Webex
HA-3004-SP21-3	5/15	9am-3pm	John Mahon	\$175	Online Webex

PLANNING & DEVELOPMENT OF AFFORDABLE HOUSING

Course Code	Dates	Time	Instructor	Fee	Location
HA-3013-SP21-1	4/9, 4/10	9am-12pm	Philip Abramson	\$205	Online Webex

PRINCIPLES OF REDEVELOPMENT

Course Code	Dates	Time	Instructor	Fee	Location
HA-3010-SP21-1	6/5	9am-4pm	Tyrone Garrett	\$205	Online Webex

PUBLIC RELATIONS/COMMUNICATIONS

Course Code	Dates	Time	Instructor	Fee	Location
HA-3015-SP21-1	3/27	9am-4pm	Jacqueline Jones	\$205	Online Webex

SKILLS FOR COMMISSIONERS

Course Code	Dates	Time	Instructor	Fee	Location
HA-3001-SP21-1	3/13	9am-4pm	John Clarke	\$205	Online Webex
HA-3001-SP21-2	5/21	9am-4pm	Walter McNeil	\$205	Online Webex

STRATEGIC PLANNING

Course Code	Dates	Time	Instructor	Fee	Location
HA-3007-SP21-1	6/10, 6/11	9am-12pm	Vernon Lawrence	\$205	Online Webex

Program Statistics Report

10/2020 - 10/2021

Apr2021

Mar2021

Feb2021

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	0	0	0
Tenant Relations			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	0	2	0
Total number of units inspected year-to-date - all sites	222	222	220
City Inspections	0	0	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	N/A	362	N/A
Annual Unit Turnaround Time (For Fiscal Year)	288	288	214
Monthly - Number of Vacancies Filled (this month)	0	1	0
Monthly - Average unit turnaround time in days for Lease Up	N/A	300	N/A
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	N/A	27	N/A
PIC Score	98.04%	94.30%	97.46%
Occupancy Rate	88.83%	89.33%	90.00%
Public Housing & RAD Waiting List Applicants			
Families - OPEN FOR 3,4,5 & 6 Bedrooms; 2 Bedroom List Remains Closed;	379	379	379
Elderly (Seniors - 62+)/Disabled - OPEN FOR 0 & 1 Bedrooms	443	443	443
Average work order turnaround time in days - Tenant Generated	0.16	0.97	0.16
Number of routine work orders written this month	513	474	347
Number of outstanding work orders from previous month	240	201	18
Total number of work orders to be addressed this month	753	675	365
Total number of work orders completed this month	539	444	365
Total number of work orders left outstanding	214	231	0
Number of emergency work orders written this month	0	2	1
Total number of work orders written year-to-date	2,869	2,356	1,882
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	5	4	4
Section 8			
Level of leased units of previous month was:	704	707	711
Level of leased units this month is:	706	704	707
Number of increased leased-units over last month	2	-3	-4
Total number of units inspected this month	2	3	0
Programs (Voucher):			
ABA Utilization %	98%	101%	108%
Repayment Agreements	7	7	7
Total repayments due YTD	\$ 21,745	\$ 21,745	\$ 21,745
Total repayments received YTD	\$ 10	\$ 10	\$ 10
PIC Score (Oakview added 10/13)	97.48%	99.02%	95.89%
Section 8 Housing Choice Voucher Waiting List Applicants - CLOSED	4132	4,132	4,132
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	394	276	276
Section 8 Project Based Waiting List Applicants- Buena HA - OPEN - to Close 12/31/19	134	176	176
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	81%/19%	73%/27%	73%/27%
Department of Social Services - FSS			
Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined			
The number of residents that received "outreach" information about FSS	9	8	4
The number of residents signed on to the program. (FSS Contracts).	30	30	31
The number of FSS Participants with established escrow accounts.	16	14	13
Number of residents in need of employment skills (GED, DL, Job Training.)	2	2	2
The number of meetings, workshops and case management services	5	7	6
Congregate Services			
Number of Clients in the Congregate Program	32	30	31
Number of clients on Meal Program	19	17	18
Number of clients on Homemaking Program	20	20	22
Number of clients on Laundry Services (This service is included in housekeeping)	11	13	13

Program Statistics Report

10/2020 - 10/2021

Apr2021

Mar2021

Feb2021

Number of clients on Shopping Services (This service is included in housekeeping)	7	7	7
Registered Nurse			
Number of clients served this month	90	101	99
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	3	6	3
Meds Supervision	37	45	36
VHA - ROSS (FAMILY)			
Number of Resident on ROSS (Family)	42	42	42
Number of residents that received case management services	75	12	10
Number of Meetings	7	0	0
Number of residents enrolled in academic/employment workshops (FSS)	2	2	2
VHA - ROSS (MEDICAL)			
Number of residents received health assessments for the month	3	7	3
Number of residents - health activities of daily living assessments	3	6	4
ROSS - residents medical monitoring for the month	37	45	36
ROSS / self-sufficiency - improve living conditions	3	7	4
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	72	72	72
Total clients currently being served this month	7	12	10
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	29%	29%	29%
Low 50%-31% (MFI)	23%	23%	23%
Very Low 30%-0% (MFI)	20%	20%	20%
Client Demographics			
White	9	9	9
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	57	57	57
Non-Hispanic	15	15	15

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2021-21

A Resolution Approving Regular Monthly Expenses

WHEREAS, the Housing Authority of the City of Vineland incurred various financial obligations since the last meeting; and it is the desire of the Commissioners of said Authority to have their obligations kept current; and,

WHEREAS, prior to the Board meeting, a member of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment of the expenses on the Check List in the amount of **\$1,071,189.17**.

NOW, THEREFORE, BE IT RESOLVED that the Secretary-Treasurer be and is hereby authorized to pay the monthly bills that are presented to the Board of Commissioners for consideration on this date.

ADOPTED: May 20, 2021

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Rudolph Luisi				
Alexis Cartagena				
Gary Forosisky				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on May 20, 2021 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
 BOARD MEETING
LIST OF CHECKS
 05/20/21

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 522,717.00
3040 - 3063	LANDLORD/TENANT CHECKS AND OTHER	\$ 11,450.00
15630 - 15769	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 511,267.00
	SECTION 8 ADM FEE ACCOUNT	\$ 33,943.46
571- 577	COMPUTER CHECKS- Ocean First	\$ 33,943.46
-	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NHOP	
-	COMPUTER CHECKS	\$ 0.00
	NHOP INVESTMENTS	\$ 0.00
-	COMPUTER CHECKS- Ocean First	\$0.00
-	COMPUTER CHECKS- BB&T	\$0.00
	CAPITAL BANK SECURITY DEPOSIT	
-	COMPUTER CHECKS	\$ 0.00
	CAPITAL BANK FSS ESCROW	
-	COMPUTER CHECKS	\$ 0.00
	CAPITAL BANK GEN/FUND PH	
2247 - 2260	COMPUTER CHECKS	\$ 107,117.63
	COCC CASH ACCOUNT	
9463 - 9580	COMPUTER CHECKS	\$ 290,237.82
	COCC EXPENDITURES	
	PAYROLL/PAYCHEX INVOICES	4/16/21 - 5/14/21 1,089.50
	PAYROLL TAX LIABILITY	4/16/21 - 5/14/21 51,001.82
	HEALTH BENEFITS PAID	May-21 50,923.92
	PENSION PAYMENTS	Apr-21 14,158.02
	TOTAL	\$ 1,071,189.17

Payment Summary

rt=.all AND Bank=sec8hap AND mm/yy=04/2021-05/2021 AND Check Date=04/16/2021-05/20/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	3040	0caguas - CAGUAS OF MUNICIPALITY	5/3/2021	05-2021	739.00	
sec8hap - Section 8 HAP	3041	0canell - CANDELARIA	5/3/2021	05-2021	194.00	
sec8hap - Section 8 HAP	3042	0osccos8 - OSCEOLA COUNTY HOUSING	5/3/2021	05-2021	1,287.00	
sec8hap - Section 8 HAP	3043	t0000482 - SUAREZ	5/3/2021	05-2021	37.00	
sec8hap - Section 8 HAP	3044	t0000613 - ALEJANDRO	5/3/2021	05-2021	18.00	
sec8hap - Section 8 HAP	3045	t0000627 - BRAGG	5/3/2021	05-2021	47.00	
sec8hap - Section 8 HAP	3046	t0001053 - MEDINA	5/3/2021	05-2021	84.00	
sec8hap - Section 8 HAP	3047	t0001469 - RAMIREZ	5/3/2021	05-2021	49.00	
sec8hap - Section 8 HAP	3048	t0001548 - SOTO	5/3/2021	05-2021	11.00	
sec8hap - Section 8 HAP	3049	t0002922 - LANE	5/3/2021	05-2021	37.00	
sec8hap - Section 8 HAP	3050	t0005188 - MELENDEZ	5/3/2021	05-2021	45.00	
sec8hap - Section 8 HAP	3051	t0005571 - CARABALLO	5/3/2021	05-2021	126.00	
sec8hap - Section 8 HAP	3052	t0005666 - BALDWIN	5/3/2021	05-2021	75.00	
sec8hap - Section 8 HAP	3053	t0005731 - HAROLD	5/3/2021	05-2021	153.00	
sec8hap - Section 8 HAP	3054	t0008506 - HARRIS	5/3/2021	05-2021	66.00	
sec8hap - Section 8 HAP	3055	t0008553 - CARLO	5/3/2021	05-2021	77.00	
sec8hap - Section 8 HAP	3056	t0010164 - RIVERA MARTINEZ	5/3/2021	05-2021	41.00	
sec8hap - Section 8 HAP	3057	t0010166 - ORTIZ	5/3/2021	05-2021	195.00	
sec8hap - Section 8 HAP	3058	t0010665 - ORTIZ	5/3/2021	05-2021	16.00	
sec8hap - Section 8 HAP	3059	t0012395 - DAVIS	5/3/2021	05-2021	39.00	
sec8hap - Section 8 HAP	3060	vf033 - SEMINOLE COUNTY	5/3/2021	05-2021	1,148.00	
sec8hap - Section 8 HAP	3061	vf093 - ORANGE COUNTY HOUSING & C D	5/3/2021	05-2021	1,422.00	
sec8hap - Section 8 HAP	3062	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	5/3/2021	05-2021	2,282.00	
sec8hap - Section 8 HAP	3063	0housin - VINELAND HOUSING AUTHORITY	5/7/2021	05-2021	3,262.00	
sec8hap - Section 8 HAP	15770	0hcrealt - H & C REALTY LLC	4/16/2021	04-2021	744.00	4/30/2021
sec8hap - Section 8 HAP	15771	02llbtw - BTW 2 LLC	5/4/2021	05-2021	950.00	
sec8hap - Section 8 HAP	15772	0537grap - 529-537 GRAPE STREET,LLC	5/4/2021	05-2021	517.00	
sec8hap - Section 8 HAP	15773	0abrawi - ABRAHAN & AWILDA HEREDIA	5/4/2021	05-2021	1,036.00	
sec8hap - Section 8 HAP	15774	0acojor - ACOSTA	5/4/2021	05-2021	1,480.00	
sec8hap - Section 8 HAP	15775	0ahcpv - AFFORDABLE HOUSING CORPORATION	5/4/2021	05-2021	9,712.00	
sec8hap - Section 8 HAP	15776	0ahctaaa - AFFORDABLE HOUSING CORPORATION	5/4/2021	05-2021	64,576.00	
sec8hap - Section 8 HAP	15777	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	5/4/2021	05-2021	66,701.00	
sec8hap - Section 8 HAP	15778	0albreb - REBECCA C THOMPSON-ALBERT	5/4/2021	05-2021	319.00	
sec8hap - Section 8 HAP	15779	0andcar - ANDUJAR	5/4/2021	05-2021	747.00	
sec8hap - Section 8 HAP	15780	0andron - RONALD ANDRO	5/4/2021	05-2021	466.00	
sec8hap - Section 8 HAP	15781	0aparab - AB APARTMENTS LLC	5/4/2021	05-2021	585.00	
sec8hap - Section 8 HAP	15782	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	5/4/2021	05-2021	5,610.00	
sec8hap - Section 8 HAP	15783	0barric - RICHARD BARSUGLIA	5/4/2021	05-2021	953.00	
sec8hap - Section 8 HAP	15784	0behhar - HARRY & BARBARA BEHRENS	5/4/2021	05-2021	563.00	
sec8hap - Section 8 HAP	15785	0beredw - EDWIN C & SAVALYN BERGAMO	5/4/2021	05-2021	998.00	
sec8hap - Section 8 HAP	15786	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	5/4/2021	05-2021	3,934.00	
sec8hap - Section 8 HAP	15787	0berobe - OBED BERMUDEZ	5/4/2021	05-2021	997.00	
sec8hap - Section 8 HAP	15788	0blorob - BLOUGH	5/4/2021	05-2021	960.00	
sec8hap - Section 8 HAP	15789	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	5/4/2021	05-2021	1,825.00	
sec8hap - Section 8 HAP	15790	0brewst - BREWSTER GARDEN APARTMENTS LLC	5/4/2021	05-2021	1,100.00	
sec8hap - Section 8 HAP	15791	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	5/4/2021	05-2021	16,814.00	
sec8hap - Section 8 HAP	15792	0camnil - NILZA R CAMACHO	5/4/2021	05-2021	783.00	
sec8hap - Section 8 HAP	15793	0carjas - CARRIS	5/4/2021	05-2021	367.00	
sec8hap - Section 8 HAP	15794	0carjos - CARVALHO	5/4/2021	05-2021	465.00	
sec8hap - Section 8 HAP	15795	0carmar - SIMOES	5/4/2021	05-2021	1,719.00	
sec8hap - Section 8 HAP	15796	0casros - CASTILLO	5/4/2021	05-2021	567.00	

Payment Summary

rt=.all AND Bank=sec8hap AND mm/yy=04/2021-05/2021 AND Check Date=04/16/2021-05/20/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	15797	0cdgard - CD GARDENS INC.	5/4/2021	05-2021	2,068.00	
sec8hap - Section 8 HAP	15798	0chainv - CHAAD INVESTMENTS LLC	5/4/2021	05-2021	864.00	
sec8hap - Section 8 HAP	15799	0chajos - JOSEPH T CHAMBERS	5/4/2021	05-2021	950.00	
sec8hap - Section 8 HAP	15800	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	5/4/2021	05-2021	2,925.00	
sec8hap - Section 8 HAP	15801	0corjua - CORTES	5/4/2021	05-2021	325.00	
sec8hap - Section 8 HAP	15802	0cridan - DANA CRISS	5/4/2021	05-2021	657.00	
sec8hap - Section 8 HAP	15803	0cruoma - OMAR CRUZ/KIARA Y CRUZ	5/4/2021	05-2021	1,117.00	
sec8hap - Section 8 HAP	15804	0damjos - DAMATO	5/4/2021	05-2021	720.00	
sec8hap - Section 8 HAP	15805	0delsia - SIAN DELUCA	5/4/2021	05-2021	395.00	
sec8hap - Section 8 HAP	15806	0docmar - MARTINS DOCK LTD LIABILITY CO	5/4/2021	05-2021	1,198.00	
sec8hap - Section 8 HAP	15807	0dondel - DELROY T DONALDSON	5/4/2021	05-2021	723.00	
sec8hap - Section 8 HAP	15808	0douale - DOUKHNAI	5/4/2021	05-2021	391.00	
sec8hap - Section 8 HAP	15809	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	5/4/2021	05-2021	383.00	
sec8hap - Section 8 HAP	15810	0edwdip - EDWARD DIPALMA	5/4/2021	05-2021	800.00	
sec8hap - Section 8 HAP	15811	0einmar - MARTIN JAY EINSTEIN	5/4/2021	05-2021	616.00	
sec8hap - Section 8 HAP	15812	0estros - ESTATE OF LUIS A ROSADO-TORRES	5/4/2021	05-2021	532.00	
sec8hap - Section 8 HAP	15813	0farmay - MAYERFELD FARMS MANAGEMENT LLC	5/4/2021	05-2021	277.00	
sec8hap - Section 8 HAP	15814	0feleus - FELICIANO	5/4/2021	05-2021	718.00	
sec8hap - Section 8 HAP	15815	0flodor - FLOWERS	5/4/2021	05-2021	925.00	
sec8hap - Section 8 HAP	15816	0garabn - ABNER GARCIA	5/4/2021	05-2021	69.00	
sec8hap - Section 8 HAP	15817	0garitz - ITZAMAR GARCIA	5/4/2021	05-2021	1,292.00	
sec8hap - Section 8 HAP	15818	0garsal - GARCIA	5/4/2021	05-2021	2,001.00	
sec8hap - Section 8 HAP	15819	0garvin - VINELAND GARDENS LLC	5/4/2021	05-2021	875.00	
sec8hap - Section 8 HAP	15820	0glejam - JAMAL GLENN	5/4/2021	05-2021	639.00	
sec8hap - Section 8 HAP	15821	0hcrealt - H & C REALTY LLC	5/4/2021	05-2021	1,202.00	
sec8hap - Section 8 HAP	15822	0hemtom - BTW 4 LLC	5/4/2021	05-2021	1,058.00	
sec8hap - Section 8 HAP	15823	0hereri - 123 SOUTH 4TH STREET LLC	5/4/2021	05-2021	1,298.00	
sec8hap - Section 8 HAP	15824	0hersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	5/4/2021	05-2021	1,100.00	
sec8hap - Section 8 HAP	15825	0hfprop - HF PROPERTY MANAGEMENT	5/4/2021	05-2021	3,080.00	
sec8hap - Section 8 HAP	15826	0hofjoh - HOFMAN	5/4/2021	05-2021	1,145.00	
sec8hap - Section 8 HAP	15827	0holasm - ASM HOLDINGS LLC	5/4/2021	05-2021	497.00	
sec8hap - Section 8 HAP	15828	0holbull - BULLSEYE HOLDINGS LLC	5/4/2021	05-2021	998.00	
sec8hap - Section 8 HAP	15829	0homhec - HECS HOMES LLC	5/4/2021	05-2021	457.00	
sec8hap - Section 8 HAP	15830	0houriv - RIVERGROVE HOUSING PARTNERS LLC	5/4/2021	05-2021	614.00	
sec8hap - Section 8 HAP	15831	0inters - VINELAND ASSOCIATES LLC	5/4/2021	05-2021	578.00	
sec8hap - Section 8 HAP	15832	0invegh - E. G. H. R. E. INVESTMENTS LLC	5/4/2021	05-2021	2,350.00	
sec8hap - Section 8 HAP	15833	0jhorn - JOHN HORNER	5/4/2021	05-2021	121.00	
sec8hap - Section 8 HAP	15834	0josber - BERNADETTE P JOSEPH	5/4/2021	05-2021	2,269.00	
sec8hap - Section 8 HAP	15835	0kapala - PANDA REALTY GROUP LLC	5/4/2021	05-2021	1,275.00	
sec8hap - Section 8 HAP	15836	0katjay - JAY-KAT INVESTMENTS, LLC	5/4/2021	05-2021	596.00	
sec8hap - Section 8 HAP	15837	0kcrent - K C RENTAL INC.	5/4/2021	05-2021	1,013.00	
sec8hap - Section 8 HAP	15838	0kotmir - KOTZIN	5/4/2021	05-2021	913.00	
sec8hap - Section 8 HAP	15839	0landic - LANDICINI 566 LLC	5/4/2021	05-2021	919.00	
sec8hap - Section 8 HAP	15840	0lebza - LEBRON	5/4/2021	05-2021	1,554.00	
sec8hap - Section 8 HAP	15841	0legmay - MAYERFELD LEGACY TRUST	5/4/2021	05-2021	1,932.00	
sec8hap - Section 8 HAP	15842	0lhrent - L & H RENTALS	5/4/2021	05-2021	657.00	
sec8hap - Section 8 HAP	15843	0lliig - IIG-1 LLC	5/4/2021	05-2021	911.00	
sec8hap - Section 8 HAP	15844	0londav - DAVID LONGINI	5/4/2021	05-2021	549.00	
sec8hap - Section 8 HAP	15845	0lopyad - YADIRA LOPEZ	5/4/2021	05-2021	639.00	
sec8hap - Section 8 HAP	15846	0manlaw - LAWRENCE W MANN	5/4/2021	05-2021	697.00	
sec8hap - Section 8 HAP	15847	0marjoe - JOEL MARTIN	5/4/2021	05-2021	723.00	

Payment Summary

rt=.all AND Bank=sec8hap AND mm/yy=04/2021-05/2021 AND Check Date=04/16/2021-05/20/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	15848	0melrose - MELROSE COURT LP	5/4/2021	05-2021	16,530.00	
sec8hap - Section 8 HAP	15849	0menbre - MENDEZ	5/4/2021	05-2021	330.00	
sec8hap - Section 8 HAP	15850	0millvil - MILLVILLE REALTY CORPORATION	5/4/2021	05-2021	2,460.00	
sec8hap - Section 8 HAP	15851	0miryar - MIRANDA	5/4/2021	05-2021	1,341.00	
sec8hap - Section 8 HAP	15852	0morgen - GENESIS X MORCELO	5/4/2021	05-2021	600.00	
sec8hap - Section 8 HAP	15853	0negcar - CARLOS NEGRON JR	5/4/2021	05-2021	959.00	
sec8hap - Section 8 HAP	15854	0oakview - OAKVIEW APARTMENTS LLC	5/4/2021	05-2021	122,636.00	
sec8hap - Section 8 HAP	15855	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	5/4/2021	05-2021	15,355.00	
sec8hap - Section 8 HAP	15856	0ochapn - OCEAN CITY HSING AUTH - PECKS NORTH	5/4/2021	05-2021	10,529.00	
sec8hap - Section 8 HAP	15857	0olilui - LUIS A OLIVERAS	5/4/2021	05-2021	684.00	
sec8hap - Section 8 HAP	15858	0ortdan - DANNY ORTIZ	5/4/2021	05-2021	580.00	
sec8hap - Section 8 HAP	15859	0orteli - ELIEZER ORTIZ	5/4/2021	05-2021	1,000.00	
sec8hap - Section 8 HAP	15860	0paeast - EAST PARK APARTMENTS	5/4/2021	05-2021	5,337.00	
sec8hap - Section 8 HAP	15861	0parkto - PARK TOWNE APTS LLC	5/4/2021	05-2021	11,939.00	
sec8hap - Section 8 HAP	15862	0proexc - EXCEL PROPERTY MANAGEMENT LLC	5/4/2021	05-2021	181.00	
sec8hap - Section 8 HAP	15863	0profai - FAIOLA PROPERTY MANAGEMENT AND MAINT	5/4/2021	05-2021	603.00	
sec8hap - Section 8 HAP	15864	0protim - TIMARIA PROPERTIES LLC	5/4/2021	05-2021	1,500.00	
sec8hap - Section 8 HAP	15865	0quince - QUINCE REALTY LLC	5/4/2021	05-2021	514.00	
sec8hap - Section 8 HAP	15866	0rafbar - RAFES	5/4/2021	05-2021	1,000.00	
sec8hap - Section 8 HAP	15867	0ramchr - RAMOS	5/4/2021	05-2021	850.00	
sec8hap - Section 8 HAP	15868	0ramnic - NICHOLAS P RAMBONE	5/4/2021	05-2021	1,058.00	
sec8hap - Section 8 HAP	15869	0reasar - SARA REAVES	5/4/2021	05-2021	625.00	
sec8hap - Section 8 HAP	15870	0reasun - SUNFLOWER REALTY LLC	5/4/2021	05-2021	476.00	
sec8hap - Section 8 HAP	15871	0redres - A4 RESIDENTIAL REDEVELOPMENT	5/4/2021	05-2021	951.00	
sec8hap - Section 8 HAP	15872	0regche - REGENCY CHESTNUT COURT	5/4/2021	05-2021	9,166.00	
sec8hap - Section 8 HAP	15873	0regeas - REGENCY EAST LLC	5/4/2021	05-2021	2,052.00	
sec8hap - Section 8 HAP	15874	0renaco - ACOSTA RENTAL LLC	5/4/2021	05-2021	619.00	
sec8hap - Section 8 HAP	15875	0renokg - K G RENOVATIONS LLC	5/4/2021	05-2021	1,024.00	
sec8hap - Section 8 HAP	15876	0rivdie - DIEGO A RIVERA	5/4/2021	05-2021	465.00	
sec8hap - Section 8 HAP	15877	0rivivr - ISREAL J RIVERA	5/4/2021	05-2021	956.00	
sec8hap - Section 8 HAP	15878	0rivvic - VICTORIANO RIVERA JR	5/4/2021	05-2021	584.00	
sec8hap - Section 8 HAP	15879	0roceli - ELIZABETH ROCHE	5/4/2021	05-2021	649.00	
sec8hap - Section 8 HAP	15880	0rodhen - HENRY RODRIGUEZ	5/4/2021	05-2021	837.00	
sec8hap - Section 8 HAP	15881	0rogsal - SALVATORE W ROGGIO	5/4/2021	05-2021	835.00	
sec8hap - Section 8 HAP	15882	0romvic - VICTOR M ROMAN	5/4/2021	05-2021	799.00	
sec8hap - Section 8 HAP	15883	0rpjpro - RPJ PROPERTIES LLC	5/4/2021	05-2021	10,389.00	
sec8hap - Section 8 HAP	15884	0ruppab - RUPERTO	5/4/2021	05-2021	899.00	
sec8hap - Section 8 HAP	15885	0rusnic - RUSSO JR	5/4/2021	05-2021	456.00	
sec8hap - Section 8 HAP	15886	0salasda - DAMIAN & ELAINE SALAS	5/4/2021	05-2021	795.00	
sec8hap - Section 8 HAP	15887	0schowr - W R SCHOCK LLC	5/4/2021	05-2021	1,142.00	
sec8hap - Section 8 HAP	15888	0simseb - SIMONE	5/4/2021	05-2021	572.00	
sec8hap - Section 8 HAP	15889	0skgcom - SKG & CO	5/4/2021	05-2021	1,532.00	
sec8hap - Section 8 HAP	15890	0slinco - 1890 S LINCOLN ASSOCIATES LLC	5/4/2021	05-2021	895.00	
sec8hap - Section 8 HAP	15891	0solpro - ASSURED PROPERTY SOLUTIONS LLC	5/4/2021	05-2021	738.00	
sec8hap - Section 8 HAP	15892	0spring - SPRING GARDENS ASSOCIATES LLC	5/4/2021	05-2021	8,078.00	
sec8hap - Section 8 HAP	15893	0squlan - LANDIS SQUARE SR APTS	5/4/2021	05-2021	1,721.00	
sec8hap - Section 8 HAP	15894	0swaway - WAYNE SWANSON	5/4/2021	05-2021	915.00	
sec8hap - Section 8 HAP	15895	0tarkpp - TARKILN PARK PARTNERS LLC	5/4/2021	05-2021	6,394.00	
sec8hap - Section 8 HAP	15896	0tayver - TAYLOR	5/4/2021	05-2021	645.00	
sec8hap - Section 8 HAP	15897	0thapau - ALBERTA A QUAIROLI ESTATE	5/4/2021	05-2021	1,054.00	
sec8hap - Section 8 HAP	15898	0timsus - SUSAN V TIMMRECK	5/4/2021	05-2021	726.00	

Payment Summary

ty=.all AND Bank=sec8hap AND mm/yy=04/2021-05/2021 AND Check Date=04/16/2021-05/20/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	15899	Ovasdap - DAPHNE VASSALOTTI	5/4/2021	05-2021	791.00	
sec8hap - Section 8 HAP	15900	Ovinlan - VINELAND VILLAGE APTS	5/4/2021	05-2021	5,305.00	
sec8hap - Section 8 HAP	15901	Ovitdor - VITALO	5/4/2021	05-2021	952.00	
sec8hap - Section 8 HAP	15902	Owaca - WACA INVESTMENTS LLC	5/4/2021	05-2021	1,045.00	
sec8hap - Section 8 HAP	15903	Owalnut - WALNUT REALTY ASSOCIATES LLC	5/4/2021	05-2021	7,870.00	
sec8hap - Section 8 HAP	15904	Owassey - SEYMOUR WASSERSTRUM	5/4/2021	05-2021	554.00	
sec8hap - Section 8 HAP	15905	Owatrob - ROBERT H WATSON	5/4/2021	05-2021	1,350.00	
sec8hap - Section 8 HAP	15906	Owayest - ESTATE OF WAYNE F ST AUBYN	5/4/2021	05-2021	976.00	
sec8hap - Section 8 HAP	15907	Owhejon - WHEELER	5/4/2021	05-2021	512.00	
sec8hap - Section 8 HAP	15908	Owrialf - ALFRED WRIGHT	5/4/2021	05-2021	720.00	
sec8hap - Section 8 HAP	15909	Oyangli - LI YING YANG	5/4/2021	05-2021	221.00	
sec8hap - Section 8 HAP	15910	Olebzai - LEBRON	5/18/2021	05-2021	1,198.00	
sec8hap - Section 8 HAP	15911	Owrialf - ALFRED WRIGHT	5/18/2021	05-2021	705.00	
					522,717.00	

Payment Summary

ty=.all AND Bank=sec8admn AND mm/yy=04/2021-05/2021 AND Check Date=04/16/2021-05/20/2021 AND All Checks=Yes AND Include Voids=All

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8admn - Section 8 Admi	571	njdmv - NJ Motor Vehicle Commission	4/23/2021	04-2021	60.00	
sec8admn - Section 8 Admi	572	Ocaguas - CAGUAS OF MUNICIPALITY	5/3/2021	05-2021	54.78	
sec8admn - Section 8 Admi	573	Oosccos8 - OSCEOLA COUNTY HOUSING	5/3/2021	05-2021	54.78	
sec8admn - Section 8 Admi	574	vf1033 - SEMINOLE COUNTY	5/3/2021	05-2021	54.78	
sec8admn - Section 8 Admi	575	vf1093 - ORANGE COUNTY HOUSING & C D	5/3/2021	05-2021	54.78	
sec8admn - Section 8 Admi	576	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	5/3/2021	05-2021	164.34	
sec8admn - Section 8 Admi	577	vha - HOUSING AUTHORITY CITY OF VINELAND	5/7/2021	05-2021	33,500.00	
					33,943.46	

Payment Summary

ty=.all AND Bank=capgenfd AND mm/yy=04/2021-05/2021 AND Check Date=04/16/2021-05/20/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing C	2247	sjgas - South Jersey Gas Company	4/16/2021	04-2021	755.59	4/30/2021
capgenfd - Public Housing C	2248	vmu - Vineland Municipal Utilities	4/16/2021	04-2021	14,812.68	4/30/2021
capgenfd - Public Housing C	2249	sjgas - South Jersey Gas Company	4/23/2021	04-2021	65.63	4/30/2021
capgenfd - Public Housing C	2250	vmu - Vineland Municipal Utilities	4/23/2021	04-2021	550.55	4/30/2021
capgenfd - Public Housing C	2251	vmu - Vineland Municipal Utilities	4/30/2021	04-2021	257.50	
capgenfd - Public Housing C	2252	vha - HOUSING AUTHORITY CITY OF VINELAND	4/30/2021	04-2021	10,832.50	
capgenfd - Public Housing C	2253	vha - HOUSING AUTHORITY CITY OF VINELAND	5/7/2021	05-2021	76,000.00	
capgenfd - Public Housing C	2254	vha - HOUSING AUTHORITY CITY OF VINELAND	5/7/2021	05-2021	1,547.50	
capgenfd - Public Housing C	2255	sjgas - South Jersey Gas Company	5/7/2021	05-2021	69.35	
capgenfd - Public Housing C	2256	vmu - Vineland Municipal Utilities	5/7/2021	05-2021	976.56	
capgenfd - Public Housing C	2257	vha - HOUSING AUTHORITY CITY OF VINELAND	5/7/2021	05-2021	257.00	
capgenfd - Public Housing C	2258	t0012578 - REYES	5/14/2021	05-2021	50.00	
capgenfd - Public Housing C	2259	t0003795 - MORALES	5/14/2021	05-2021	188.55	
capgenfd - Public Housing C	2260	vmu - Vineland Municipal Utilities	5/14/2021	05-2021	754.22	
					107,117.63	

Payment Summary

erty=.all AND Bank=cocc AND mm/yy=04/2021-05/2021 AND Check Date=04/16/2021-05/20/2021 AND All Checks=Yes AND Include Voids=All Ch

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	9463	axaequ - Equitable	4/16/2021	04-2021	2,225.00	4/30/2021

Payment Summary

rtty=.all AND Bank=sec8hap AND mm/yy=04/2021-05/2021 AND Check Date=04/16/2021-05/20/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check	Post	Total Date	
			Date	Month	Amount	Reconciled
cocc - Central Office Cost	9464	browco - Robert M Browne Court Officer	4/16/2021	04-2021	122.29	4/30/2021
cocc - Central Office Cost	9465	browco - Robert M Browne Court Officer	4/16/2021	04-2021	27.68	4/30/2021
cocc - Central Office Cost	9466	haldon - Haley Donovan LLC	4/23/2021	04-2021	6,200.00	4/30/2021
cocc - Central Office Cost	9467	babbit - Babbitt Manufacturing Co, Inc.	4/23/2021	04-2021	450.00	4/30/2021
cocc - Central Office Cost	9468	bottin - Bottinos Supermarkets Inc	4/23/2021	04-2021	49.99	4/30/2021
cocc - Central Office Cost	9469	brihou - Bridgeton Housing Authority	4/23/2021	04-2021	1,120.00	4/30/2021
cocc - Central Office Cost	9470	brownc - Brown and Connery	4/23/2021	04-2021	180.00	4/30/2021
cocc - Central Office Cost	9471	daily - The Daily Journal	4/23/2021	04-2021	491.97	4/30/2021
cocc - Central Office Cost	9472	getrai - G & E Trailer Sales LLC	4/23/2021	04-2021	1,305.34	4/30/2021
cocc - Central Office Cost	9473	homede - Home Depot Credit Services	4/23/2021	04-2021	1,894.74	4/30/2021
cocc - Central Office Cost	9474	hompro - The Home Depot Pro - SupplyWorks	4/23/2021	04-2021	1,762.86	4/30/2021
cocc - Central Office Cost	9475	mason - W B Mason Co Inc	4/23/2021	04-2021	92.83	4/30/2021
cocc - Central Office Cost	9476	pdq - PDQ Supply Inc	4/23/2021	04-2021	1,560.90	4/30/2021
cocc - Central Office Cost	9477	sirspe - Sir Speedy Printing	4/23/2021	04-2021	399.75	4/30/2021
cocc - Central Office Cost	9478	sjglas - South Jersey Glass & Door Company	4/23/2021	04-2021	30.00	4/30/2021
cocc - Central Office Cost	9479	standard - Standard Elevator Corporation	4/23/2021	04-2021	2,348.00	4/30/2021
cocc - Central Office Cost	9480	weaequ - Weaver Equipment Sales & Service	4/23/2021	04-2021	474.56	
cocc - Central Office Cost	9481	sjgas - South Jersey Gas Company	4/23/2021	04-2021	933.66	4/30/2021
cocc - Central Office Cost	9482	vmu - Vineland Municipal Utilities	4/23/2021	04-2021	2,254.22	4/30/2021
cocc - Central Office Cost	9483	aflac - AFLAC	4/30/2021	04-2021	667.59	
cocc - Central Office Cost	9484	axaequ - Equitable	4/30/2021	04-2021	2,225.00	
cocc - Central Office Cost	9485	browco - Robert M Browne Court Officer	4/30/2021	04-2021	122.29	
cocc - Central Office Cost	9486	browco - Robert M Browne Court Officer	4/30/2021	04-2021	27.68	
cocc - Central Office Cost	9487	cwa - Communications Workers of America	4/30/2021	04-2021	388.98	
cocc - Central Office Cost	9488	amacap - Amazon Capital Services Inc	4/30/2021	04-2021	1,364.47	
cocc - Central Office Cost	9489	ambcom - Ambient Comfort	4/30/2021	04-2021	140.00	
cocc - Central Office Cost	9490	canfin - Canon Financial Services Inc	4/30/2021	04-2021	313.00	
cocc - Central Office Cost	9491	ccia - Cumberland Co Improvement Auth	4/30/2021	04-2021	38.13	
cocc - Central Office Cost	9492	combus - COMCAST	4/30/2021	04-2021	243.35	
cocc - Central Office Cost	9493	himinha - H I MINHAS LLC	4/30/2021	04-2021	28.75	
cocc - Central Office Cost	9494	mall - MALL CHEVROLET INC	4/30/2021	04-2021	31,081.85	
cocc - Central Office Cost	9495	nelbud - Nelbud Services Group, Inc.	4/30/2021	04-2021	499.80	
cocc - Central Office Cost	9496	presso - The Press of Atlantic City	4/30/2021	04-2021	493.40	
cocc - Central Office Cost	9497	sherwi - Sherwin Williams Company	4/30/2021	04-2021	22.14	
cocc - Central Office Cost	9498	vidhea - City of Vineland Health Department	4/30/2021	04-2021	275.00	
cocc - Central Office Cost	9499	sirspe - Sir Speedy Printing	4/30/2021	04-2021	142.75	
cocc - Central Office Cost	9500	ccia - Cumberland Co Improvement Auth	5/7/2021	05-2021	131.85	
cocc - Central Office Cost	9501	custom - Custom Graphics Inc	5/7/2021	05-2021	483.78	
cocc - Central Office Cost	9502	ekrise - ERIC M. KRISSE ELECTRICAL CONTRACTOR LLC	5/7/2021	05-2021	380.00	
cocc - Central Office Cost	9503	hdsupp - HD Supply Facilities Maintenance LTD	5/7/2021	05-2021	293.56	
cocc - Central Office Cost	9504	hompro - The Home Depot Pro - SupplyWorks	5/7/2021	05-2021	51.47	
cocc - Central Office Cost	9505	jccupa - JC'S Custom Painting	5/7/2021	05-2021	793.00	
cocc - Central Office Cost	9506	lowes - Lowes Business Account	5/7/2021	05-2021	571.62	
cocc - Central Office Cost	9507	miles - Miles Technologies	5/7/2021	05-2021	915.69	
cocc - Central Office Cost	9508	sherwi - Sherwin Williams Company	5/7/2021	05-2021	202.90	
cocc - Central Office Cost	9509	shred - Shred-It USA LLC	5/7/2021	05-2021	57.16	
cocc - Central Office Cost	9510	standard - Standard Elevator Corporation	5/7/2021	05-2021	570.00	
cocc - Central Office Cost	9511	thyele - TK ELEVATOR CORPORATION	5/7/2021	05-2021	5,052.60	
cocc - Central Office Cost	9512	veriwi - Verizon Wireless	5/7/2021	05-2021	1,083.60	
cocc - Central Office Cost	9513	axaequ - Equitable	5/14/2021	05-2021	2,145.00	
cocc - Central Office Cost	9514	browco - Robert M Browne Court Officer	5/14/2021	05-2021	122.29	

Payment Summary

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Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
cocc - Central Office Cost	9515	browco - Robert M Browne Court Officer	5/14/2021	05-2021	27.68	
cocc - Central Office Cost	9516	carahsoft - Carahsoft Technology Corporation	5/14/2021	05-2021	1,612.69	
cocc - Central Office Cost	9517	ccia - Cumberland Co Improvement Auth	5/14/2021	05-2021	3,078.87	
cocc - Central Office Cost	9518	coloni - Colonial Electrical Supply	5/14/2021	05-2021	629.64	
cocc - Central Office Cost	9519	drainv - Copperwood Capital	5/14/2021	05-2021	0.00	
cocc - Central Office Cost	9520	pbrese - Reserve Account	5/14/2021	05-2021	1,000.00	
cocc - Central Office Cost	9521	riggin - Riggins Inc	5/14/2021	05-2021	95.64	
cocc - Central Office Cost	9522	wex - WEX Bank	5/14/2021	05-2021	2,131.43	
cocc - Central Office Cost	9523	xpress - Xpress Electronic Services, Inc.	5/14/2021	05-2021	180.00	
cocc - Central Office Cost	9524	acehar - Vineland Ace Hardware East	5/20/2021	05-2021	233.11	
cocc - Central Office Cost	9525	aceplu - Ace Plumbing and Electrical Supplies Inc	5/20/2021	05-2021	733.98	
cocc - Central Office Cost	9526	ahcvktot - AFFORDABLE HOUSING CORPORATION	5/20/2021	05-2021	68,512.50	
cocc - Central Office Cost	9527	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	5/20/2021	05-2021	1,875.00	
cocc - Central Office Cost	9528	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	5/20/2021	05-2021	9,724.91	
cocc - Central Office Cost	9529	amacap - Amazon Capital Services Inc	5/20/2021	05-2021	439.62	
cocc - Central Office Cost	9530	ascinv - Copperwood Capital LLC	5/20/2021	05-2021	925.00	
cocc - Central Office Cost	9531	avena - Linda M Avena CPA	5/20/2021	05-2021	9,731.33	
cocc - Central Office Cost	9532	brihou - Bridgeton Housing Authority	5/20/2021	05-2021	3,060.00	
cocc - Central Office Cost	9533	bulbwor - Bulb World Electrical Supply	5/20/2021	05-2021	207.00	
cocc - Central Office Cost	9534	callexp - Call Experts New Jersey	5/20/2021	05-2021	657.19	
cocc - Central Office Cost	9535	canbus - Canon Solutions America Inc	5/20/2021	05-2021	76.40	
cocc - Central Office Cost	9536	ccia - Cumberland Co Improvement Auth	5/20/2021	05-2021	3,135.68	
cocc - Central Office Cost	9537	cintas - Cintas Corporation #100	5/20/2021	05-2021	486.40	
cocc - Central Office Cost	9538	coloni - Colonial Electrical Supply	5/20/2021	05-2021	330.12	
cocc - Central Office Cost	9539	combus - COMCAST	5/20/2021	05-2021	243.35	
cocc - Central Office Cost	9540	conser - County Conservation Company LLC	5/20/2021	05-2021	1,008.00	
cocc - Central Office Cost	9541	cullig - South Jersey Culligan Water	5/20/2021	05-2021	33.00	
cocc - Central Office Cost	9542	daily - The Daily Journal	5/20/2021	05-2021	260.21	
cocc - Central Office Cost	9543	filevis - FileVision USA, LLC	5/20/2021	05-2021	1,350.00	
cocc - Central Office Cost	9544	flotim - Floor Time, LLC.	5/20/2021	05-2021	1,999.99	
cocc - Central Office Cost	9545	gabage - Eisenstat Gabage and Furman PC	5/20/2021	05-2021	2,066.67	
cocc - Central Office Cost	9546	genelec - Gen X Electrical Contractors LLC	5/20/2021	05-2021	902.50	
cocc - Central Office Cost	9547	hdsupp - HD Supply Facilities Maintenance LTD	5/20/2021	05-2021	4,728.65	
cocc - Central Office Cost	9548	hill - Ronald Hill	5/20/2021	05-2021	1,125.00	
cocc - Central Office Cost	9549	himinha - H I MINHAS LLC	5/20/2021	05-2021	357.50	
cocc - Central Office Cost	9550	homede - Home Depot Credit Services	5/20/2021	05-2021	1,174.38	
cocc - Central Office Cost	9551	homest - HP Homestead Plumbing and Heating Inc	5/20/2021	05-2021	865.75	
cocc - Central Office Cost	9552	hompro - The Home Depot Pro - SupplyWorks	5/20/2021	05-2021	2,811.25	
cocc - Central Office Cost	9553	intsys - Integrated Systems Associates Inc	5/20/2021	05-2021	218.75	
cocc - Central Office Cost	9554	johnst - Johnstone Supply	5/20/2021	05-2021	633.97	
cocc - Central Office Cost	9555	lanfir - Landis Fire Protection Inc	5/20/2021	05-2021	1,000.01	
cocc - Central Office Cost	9556	latorr - La Torre Delsea Hardware	5/20/2021	05-2021	90.00	
cocc - Central Office Cost	9557	leafy - Leafy Green Landscaping of NJ	5/20/2021	05-2021	79.00	
cocc - Central Office Cost	9558	linard - A Corky Linardo Fire Safety Equipment	5/20/2021	05-2021	325.68	
cocc - Central Office Cost	9559	mason - W B Mason Co Inc	5/20/2021	05-2021	191.65	
cocc - Central Office Cost	9560	miles - Miles Technologies	5/20/2021	05-2021	3,375.00	
cocc - Central Office Cost	9561	mjroof - M & J ROOFING LLC	5/20/2021	05-2021	400.00	
cocc - Central Office Cost	9562	nahro - NAHRO	5/20/2021	05-2021	1,609.92	
cocc - Central Office Cost	9563	nanmck - Nan McKay and Associates Inc	5/20/2021	05-2021	1,545.71	
cocc - Central Office Cost	9564	natten - National Tenant Network	5/20/2021	05-2021	222.00	
cocc - Central Office Cost	9565	njdep - Treasurer State of NJ, Div of Revenue	5/20/2021	05-2021	890.00	

Payment Summary

rtty=.all AND Bank=sec8hap AND mm/yy=04/2021-05/2021 AND Check Date=04/16/2021-05/20/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	9566	omega - Omega Pest Management LLC	5/20/2021	05-2021	2,535.75	
cocc - Central Office Cost	9567	pcrich - P C Richard and Son Builders Div	5/20/2021	05-2021	374.00	
cocc - Central Office Cost	9568	pdq - PDQ Supply Inc	5/20/2021	05-2021	89.00	
cocc - Central Office Cost	9569	phada - Public Housing Auth Directors Assoc	5/20/2021	05-2021	1,435.00	
cocc - Central Office Cost	9570	presso - The Press of Atlantic City	5/20/2021	05-2021	49.52	
cocc - Central Office Cost	9571	sermas - ServiceMaster To The Rescue	5/20/2021	05-2021	663.19	
cocc - Central Office Cost	9572	sherwi - Sherwin Williams Company	5/20/2021	05-2021	491.28	
cocc - Central Office Cost	9573	standard - Standard Elevator Corporation	5/20/2021	05-2021	2,348.00	
cocc - Central Office Cost	9574	tennan - Tennant Sales	5/20/2021	05-2021	406.00	
cocc - Central Office Cost	9575	tricit - Tri City Products	5/20/2021	05-2021	316.05	
cocc - Central Office Cost	9576	vann - Vann Dodge Chrysler LLC	5/20/2021	05-2021	810.96	
cocc - Central Office Cost	9577	vha - HOUSING AUTHORITY CITY OF VINELAND	5/20/2021	05-2021	63,333.34	
cocc - Central Office Cost	9578	wallac - Wallace Supply Co	5/20/2021	05-2021	813.42	
cocc - Central Office Cost	9579	weaequ - Weaver Equipment Sales & Service	5/20/2021	05-2021	114.69	
cocc - Central Office Cost	9580	wheat - Wheat Road Cold Cuts	5/20/2021	05-2021	3,213.00	
					290,237.82	

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2021-22

Approving Change Orders #1 and #2 for Asselta Acres Camera Project

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for contractors to replace the exterior security camera system at Asselta Acres; and

WHEREAS, the apparent lowest, responsible bidder for this project was GOGO Generator, LLC (d/b/a) GOGO Security – 37 Old Stirling Road; Warren, New Jersey 07059 with a bid of \$129,945.60; and

WHEREAS, the contract was to GOGO Security with Resolution 2021-15 at the March 18, 201 board meeting; and

WHEREAS, change order 001 (\$18,988) is necessary to furnish/install wireless bridge kit, additional network switch, workstation and monitor and; and

WHEREAS, change order 002 (\$5,813) is necessary to furnish/install multisensory camera which was omitted in the bid documents; and

WHEREAS, the aforementioned change order number 001 and 002 total **(\$24,801)** and are described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby accepts the change orders of **(\$24,801)** for the replacement of security camera system at Asselta Acres.

ADOPTED: May 20, 2021

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Rudolph Luisi				
Alexis Cartagena				
Gary Forosisky				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on May 20, 2021 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer



AIA[®] Document G701[™] – 2017

Change Order

PROJECT: (Name and address)
20-023 VHA Asselta Acres Security
1040-1044 E. Landis Ave.

CONTRACT INFORMATION:
Contract For: General Construction
Date: 04/23/21

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: 04/23/21

OWNER: (Name and address)
Vineland Housing Authority

191 W. Chestnut Ave. Vineland, NJ 08360

ARCHITECT: (Name and address)
Haley Donovan, LLC

9 Tanner St., Suite 201, Haddonfield NJ
08033

CONTRACTOR: (Name and address)
GOGO Generator, LLC d/b/a GOGO
Security
37 Old Stirling Road, Warren, NJ 07059

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

04/23/21 - Furnish/Install Wireless Bridge Kit, Furnish/Install Additional Network Switch, Furnish/Install Additional Workstation and Monitor.

The original Contract Sum was	\$	129,945.60
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	129,945.60
The Contract Sum will be increased by this Change Order in the amount of	\$	18,988.00
The new Contract Sum including this Change Order will be	\$	148,933.60

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be

~~**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.~~

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Haley Donovan, LLC

GOGO Generator, LLC d/b/a GOGO
Security

Vineland Housing Authority

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

PRINTED NAME AND TITLE

Christopher Nielowocki, Managing Member

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

04/23/2021

DATE

DATE

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2021-23

Approving Change Order #3 for Olivio/Kidston Tower Roof Replacement Project

WHEREAS, the Vineland Housing Authority solicited an Invitation for Bids for the replacement of the roof at Olivio and Kidston Towers; and

WHEREAS, bids were advertised pursuant to section 4 of P.L.1971, c.198 (C.40A:11-4); and

WHEREAS, the lowest responsible bidder for this project was **Jottan, Inc. – 1 Underwood Court; Delran, NJ 08075**; and

WHEREAS, the contract for construction was awarded to **Jottan, Inc. – 1 Underwood Court; Delran, NJ 08075** with Resolution 2020-73 at the December 17, 2020 board meeting; and

WHEREAS, change order 003 is necessary to provide additional time to complete the project; and

WHEREAS, the aforementioned change order is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby accepts the change order to extend the contract completion date until May 31, 2021.

ADOPTED: May 20, 2021

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Rudolph Luisi				
Alexis Cartagena				
Gary Forosisky				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on May 20, 2021 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer



AIA Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
18-036 Kidston and Olivio Towers
1044 E Landis Ave.
Vineland, NJ 08360

CONTRACT INFORMATION:
Contract For: General Construction
Date: 04/30/2021

CHANGE ORDER INFORMATION:
Change Order Number: 003
Date: 04/30/2021

OWNER: *(Name and address)*
Vineland Housing Authority
191 W. Chestnut Ave.
Vineland, NJ 08360

ARCHITECT: *(Name and address)*
Haley Donovan, LLC
9 Tanner Street, Suite 20
Haddonfield, NJ 08033

CONTRACTOR: *(Name and address)*
Jottan Inc.
1 Underwood Court
Delran, NJ 08075

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

04/26/2021 - Contract time extension of 33 days, until May 31st 2021.

The original Contract Sum was	\$	520,664.00
The net change by previously authorized Change Orders	\$	31,487.00
The Contract Sum prior to this Change Order was	\$	552,151.00
The Contract Sum will be increased by this Change Order in the amount of	\$	0.00
The new Contract Sum including this Change Order will be	\$	552,151.00

The Contract Time will be increased by 33 (thirty three) days.
The new date of Substantial Completion will be 05/31/2021

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Haley Donovan, LLC
ARCHITECT *(Firm name)*

Jottan, Inc.
CONTRACTOR *(Firm name)*

Vineland Housing Authority
OWNER *(Firm name)*

SIGNATURE

SIGNATURE

SIGNATURE

Michael Donovan, Principal
PRINTED NAME AND TITLE

J.F. Newman / V.P.
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

04/30/2021
DATE

4/30/2021
DATE

DATE

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2021-24

Resolution to Reject Bids for Kidston/Olivio Towers Exterior Renovations

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for Kidston and Olivio Towers Exterior Renovations; and

WHEREAS, bids have been advertised pursuant to section 4 of P.L.1971, c.198 (C.40A:11-4) on two occasions; and

WHEREAS, bids were received on May 5, 2021; and

WHEREAS, the governing body has rejected such bids because it was determined that they are not reasonable as to pricing; and

NOW, THEREFORE, BE IT RESOLVED the governing body authorizes the Purchasing Agent to re-bid or negotiate the project.

ADOPTED: May 20, 2021

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Rudolph Luisi				
Alexis Cartagena				
Gary Forosisky				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on May 20, 2021 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2021-25

**A Resolution Authorizing Execution of Standard Board Resolution
for the Congregate Housing Services Program**

WHEREAS, the Housing Authority of the City of Vineland is the process of applying for the Congregate Housing Services Program Grant through the State of New Jersey Department of Human Services (DHS); and,

WHEREAS, the DHS requires Contract Providers to complete and file the attached standard board resolution when executing a DHS Third Party Social Service Contract; and,

WHEREAS, in said resolution the Housing Authority of the City of Vineland (VHA) endorses the following commitments:

1. Specific to HIPPA (Health Insurance Portability and Accountability Act), the VHA is non-covered entity that will not be receiving or sharing personal health information.
2. The VHA acknowledges that the DHS does not and will not provide legal advice regarding the contract and acknowledges that all legal advice must be sought from the VHA's attorneys.

NOW THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Vineland authorizes the Chairperson and Executive Director to execute said standard board resolution attached hereunto.

ADOPTED: May 20, 2021

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Rudolph Luisi				
Alexis Cartagena				
Gary Forosisky				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on May 20, 2021 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

STANDARDIZED BOARD RESOLUTION

The Board endorses the following commitments as defined in this document:

1. Health Insurance Portability and Accountability Act (HIPAA)*

Specific to HIPAA (Health Insurance Portability and Accountability Act), the above noted Provider Agency is either (check A or B):

A) a covered entity (as defined in 45 CFR 160.103)

B) a non-covered entity and has executed a DHS Business Associate Agreement (BAA) last dated _____.

C) a non-covered entity that will not be receiving or sharing personal health information.

Once executed, the BAA will be included in the Departmental Component's official contract file. The BAA *will be considered applicable indefinitely* unless there is a change in the Provider Agency's status, information or the content of the BAA, in which case it is the responsibility of the contracted Provider Agency to revise the BAA.

The Board agrees that if there is *any change* in their BAA Status the Departmental Component will be immediately notified and the appropriate information provided within 10 business days.

*** This section is not applicable for DCF Office of Education Contracts.**

2. Legal Advice

The Board acknowledges that the Department of Human Services does not and will not provide legal advice regarding the contract or about any facet of the relationship between the Department of Human Services and the Provider Agency. The Board further acknowledges that any and all legal advice must be sought from the Provider Agency's own attorneys and not from the Department of Human Services.

DEPARTMENT OF HUMAN SERVICES (DHS)

Standardized Board Resolution Form

Supporting Information for Contract # DOAS22CHSP013 for Contract

Period July 1, 2021 to June 30, 2022.

Agency: Vineland Housing Authority

Certification:

We certify that the information contained in, or included with, this contract document is accurate and complete.

Chairperson, Board of Directors

Date

Executive Director

Date

Authorized Signatories for Contract documents, checks and invoices are: (List full name and title) (add additional pages, if needed)

Jacqueline S. Jones
Name

Executive Director
Title

Wendy M. Hughes
Name

Assistant Executive Director
Title

Patricia G. Harrison
Name

Social Services Coordinator
Title

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2021-26

Resolution Awarding Real Estate Sales Professional Services

WHEREAS, the Vineland Housing Authority has solicited Requests for Proposals for Real Estate Sales Professional Services; and

WHEREAS, the Requests were published in the Housing Authority's official newspaper in accordance with N.J.S.A. 19:44A-20.5 et seq.; and

WHEREAS, four (4) proposals were received and evaluated; and

WHEREAS, the professionals listed on Schedule A have been qualified to provide the aforesaid services: and

WHEREAS, it has been recommended that a contract for the required services be awarded to those professionals listed on Schedule A based upon and in accordance with the proposals submitted and received pursuant to a fair and open process; and

WHEREAS, professional services agreements shall be issued to the professionals listed on Schedule A for a contract period of June 1, 2021 through May 31, 2022; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Real Estate Sales Professional Services contract to those professionals listed on Schedule A on an as-needed basis for a contract period of June 1, 2021 through May 31, 2022.

ADOPTED: May 20, 2021

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Rudolph Luisi				
Alexis Cartagena				
Gary Forosisky				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on May 20, 2021 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

REAL ESTATE PROFESSIONAL SERVICES CONTRACT

Compensation will be paid from the real estate commission paid through escrow at the close of sale for each individual unit.

Wendy Hughes
Certifying Financial Officer

Date

SCHEDULE A
Real Estate Sales Professional Services

Exit Homestead Realty Professionals, LLC
1070 E Chestnut Avenue
Vineland, NJ 08360

Keller Williams Realty of Cumberland County
1103 S Delsea Drive
Vineland, NJ 08360

Vineland Realty Corp.
634 E Landis Avenue
Vineland, NJ 08360

Comparison of Real Estate Firms Submitting Bond Counsel RFP 2021-2022

Evaluation Factors	Vendor Name					
	Possible Points		Exit Homestead Realty Professionals, LLC	KW Cumberland County Keller Williams Realty	Vineland Realty Corp.	
1. Capabilities of the Team or Firm	20		18.00	18.00	16.67	
2. Knowledge and Skills of the Individuals to be Assigned: Real Estate Transactions	20		18.33	18.00	16.33	
3. Demonstration of active knowledge of the City of Vineland's residential Real Estate market	20		17.00	16.00	13.00	
4. Information provided pursuant to Section 5 of this RFP; Experience and Qualifications	10		8.33	8.00	5.00	
5. Fee structure as shown in the RFP unit pricing document.	30		25.67	22.33	25.67	
Average Ranking	100	0	87.33	82.33	76.67	

Cost Breakdown						
Set real estate commission (the "Commission") paid through escrow at the close of sale of each individual Unit.			5%	6%	5%	
Set real estate commission (the "Commission") paid through escrow at the close of sale of each individual Unit sold to a current VHA Tenant.			3%	6%	3%	

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
 REALESTATE SERVICES
 UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE	QUANTITY	TOTAL PRICE
PERC-FEE	Provide a set real estate commission (the "Commission") paid through escrow at the close of sale of each individual Unit.	6 %	4	
PERC-FEE-RES	Provide a set real estate commission (the "Commission") paid through escrow at the close of sale of each individual Unit sold to a current VHA Tenant.	6 %	3	

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.
 THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.



Cannot calculate totals without sale price data or list price data for estimate

TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, including out-of-pocket expenses.

Cumberland County Realty Partners d.b.a
 Keller Williams Realty Cumberland County

Firm Name BY: Nehemias "Nick" Borrero

1103 S. Delsea Drive; Vineland, NJ 08360
 Street, Town, State, Zip Code

856-207-9944 Telephone 856-457-4149 Fax

Sworn to and subscribed before me Brandi L Allen

28th day of April 2022

Signature of proposer if the proposer is an individual [Signature]

Signature of partner if proposer is a partnership [Signature]

Signature of officer if the proposer is a corporation _____

Owner/Broker of Record/Operating Principal
 Title

Notary Public
 (SEAL)
 BRANDI L ALLEN
 Exp. 09/14/2023
 PUBLIC
 ID # 50068092
 NEW JERSEY
 Exp. 9.14.22
 Brandi L. Allen

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
 REALESTATE SERVICES
 UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE	QUANTITY	TOTAL PRICE
PERC-FEE	Provide a set real estate commission (the "Commission") paid through escrow at the close of sale of each individual Unit.	5 %	4	
PERC-FEE-RES	Provide a set real estate commission (the "Commission") paid through escrow at the close of sale of each individual Unit sold to a current VHA Tenant.	3 %	3	

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.
 THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.



Five percent & three percent commission
 TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, including out-of-pocket expenses.

Vineland Realty Corp BY: Dennis Ingraldi
Firm Name

634 E. Landis Avenue, Vineland, NJ 08360
Street, Town, State, Zip Code

856.690.9482 856.690.9484
Telephone Fax

Sworn to and subscribed 26TH
 before me

day of APRIL, 20 21

Signature of proposer if the proposer is an individual

Signature of partner if proposer is a partnership

Signature of officer if the proposer is a corporation

[Signature]
Notary Public

(SEAL)

Broker/Owner
Title

HARJIT S. PARHAR
NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires 7/26/2023

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2021-27

**Resolution Awarding Special Architectural and Engineering Services
Elevator Modernization Project**

WHEREAS, the Vineland Housing Authority has solicited Requests for Proposals for Special Architectural and Engineering Services for the Elevator Modernization Project at Kidston and Olivio Towers; and

WHEREAS, the Requests were published in the Housing Authority's official newspaper in accordance with N.J.S.A. 19:44A-20.5 et seq.; and

WHEREAS, two (2) proposals were received and evaluated; and

WHEREAS, the Contract Committee has reviewed the two proposals submitted; and,

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners to contract with **Haley Donovan LLC** to provide the Housing Authority of the City of Vineland with its Special Architectural and Engineering Services for the Elevator Modernization Project at Kidston and Olivio Towers per the rates attached hereunto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Special Architectural and Engineering Services contract for the Elevator Modernization Project at Kidston and Olivio Towers to **Haley Donovan LLC**.

ADOPTED: May 20, 2021

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Rudolph Luisi				
Alexis Cartagena				
Gary Forosisky				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on May 20, 2021 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

SPECIAL ARCHITECTURAL & ENGINEERING PROFESSIONAL SERVICES CONTRACT
ELEVATOR MODERNIZATION PROJECT

from the VHA RAD KT/OT Replacement Reserve. The line item to be charged for the above expenditure is Account # 1400-06-000.

Wendy Hughes
Certifying Financial Officer

Date

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
Special Architectural & Engineering Services - Elevator Modernization
UNIT PRICING TABLE PAGE 2 OF 2

AE-ENG-ELEC	Provide price per hour for electrical engineer. Principal Rate. Vendor must identify the firm being used as required in RFP.	150	5	
AE-ELEVATOR	Provide price per hour for Elevator Design Professional. Principal Rate. Vendor must identify the firm being used as required in RFP.	275	20	

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.
THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows \$	79,000
----------------------------	--------

SEVENTY-NINE THOUSAND DOLLARS
TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, including out-of-pocket expenses.

HALFY DONOVAN, LLC BY MICHAEL DONOVAN
Firm Name

9 TANNER STREET, SU9ITE 201, HADDONFIELD NJ, 08033
Street, Town, State, Zip Code

856-201-6061
Telephone

N/A
Fax

Sworn to and subscribed before me 1-2nd
day of May 20 21

Signature of proposer if the proposer is an individual

Signature of proposer if proposer is a partnership LLC

Signature of officer if the proposer is a corporation

PRINCIPAL
Title

(SEAL)
DANIEL C. EASTWICK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 3, 2024
My ID# is 2315928

Comparison of Special - A&E Firms - Elevator Modernization Submitting RFP 2021

Evaluation Factors	Vendor Name						
	Possible Points	Hayley Donovan Architects	O & S Associates				
1. A/E Firm Qualifications/ Executive Summary * The experience and qualifications of the A/E firm evidenced by resumes of the key members of the firm. * The degree to which members of the firm have successfully worked together on similar projects will be given consideration. - Experience with completing Elevator Modernization Projects Elevator Expertise and/or Sub-Contractor Qualifications * Previous experience working with the VHA	20	17.67	17.67				
2. The degree to which the references are relevant to the proposal and the degree to which reference checks provide affirmation of the Respondent's ability to develop and manage a project in a timely and professional manner.	5	5.00	5.00				
3. LEED Experience and/or Certification	5	5.00	5.00				
4. Demonstrates expertise in affordable housing design and development in accordance with federal housing and low-income housing tax credit standards.	15	13.00	12.33				
5. Organizational Capacity to Complete Services in Timely Manner: Indicate the availability of the key members to complete the scope of work in a timely and efficient manner.	10	7.33	7.33				
6. Housing Experience * Demonstrated success in assembling A/E design packages for public housing. * Demonstrates the ability to meet project construction target; and any additional construction costs caused by design deficiencies. * Demonstrated successful experience completing similar projects (design and construction administration).	20	15.33	15.33				
7. Previous HUD Sponsored/Public Housing Projects * SF-330 – Provide completed standard form 330. * Form HUD-2530 – Provide completed Previous Participation Certificate	15	14.00	14.00				
8. Cost of Services * What control techniques are planned? * Who will be responsible for control	10	8.00	8.33				
Total Average Score	100	85.33	85.00	0.00			

Cost Breakdown							
Principle Architect per hour		\$ 170.00	\$ 275.00				
Staff Architect per hour		\$ 135.00	\$ 275.00				
Phase I - complete evaluation of current conditions		\$ 15,000.00	\$ 14,250.00				
Phase II - complete Design work		\$ 22,025.00	\$ 16,500.00				
Phase III - complete Bidding process		\$ 9,605.00	\$ 6,500.00				
Phase IV - complete Construction Administration		\$ 32,370.00	\$ 22,000.00				
Electrical Engineer per hour		\$ 150.00	\$ 225.00				
Elevator Design Professional Engineer per hour		\$ 275.00	\$ 275.00				

**Housing Authority of the City of Vineland
County of Cumberland
State of New Jersey**

RESOLUTION #2021-28

A Resolution Approving New Job Description / Revised Organizational Chart

WHEREAS, it has become necessary to review, revise, and update Job Descriptions of employee positions as well as the Housing Authority of the City of Vineland’s Organizational Chart; and

WHEREAS, the changes are minor and do not constitute major revisions and include the following positions:

- Part Time Administrative Assistant (new position/job description)
- Full Time Occupancy Specialist (new position)

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Vineland approve the housing authority’s job description for the position listed above as well as the revised housing authority’s Organizational Chart.

ADOPTED: May 20, 2021

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Rudolph Luisi				
Alexis Cartagena				
Gary Forosisky				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on May 20, 2021 at the Authority’s principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: _____
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

HOUSING AUTHORITY OF CITY OF VINELAND

RECEPTIONIST

Administrative Assistant

DEFINITION:

Under direction, provides a wide variety of administrative function for the staff. These functions include performing requested clerical support for all departments. All work must be done while maintaining confidentiality, working as part of a team and communicate with diverse groups.

REPORTS TO: Occupancy Manager

SUPERVISES: N/A

WORKS WITH:

1. All Administrative Staff
2. Maintenance Staff

EXAMPLES OF WORK:

Distributes oral and written information, as directed. Assists staff with scanning and electronic filing of various documents, copying material and mailings. Assigned special projects, as needed.

REQUIREMENTS:

1. High School or Vocational/Technical School Diploma or possession of an approved high school equivalency certificate.
2. Ability to read, write, speak, and understand English sufficiently to perform the duties of this position and to communicate effectively both orally and in writing, using correct spelling and punctuation. Bilingual (Spanish), preferred.
3. Ability to understand, remember, and carry out oral and written instructions, to learn quickly from oral and written explanations and from demonstrations, to take needed safety precautions in performing duties, and to take care of equipment, materials and supplies.
4. Ability to read and implement policy, regulations, and laws as they relate to rental housing management and assisted housing.
5. Ability to communicate with and work harmoniously and effectively with resident individuals of varied backgrounds.
6. Ability to prepare reports containing findings of fact, conclusions, and recommendations.
7. Willingness to act as a temporary "fill-in" employee for various positions, including performance of functions not listed herein, during the temporary absence of employees. Willingness to cover various positions on an as-needed basis as needed

and as requested. This may include coverage at the Receptionist Desk to greet walk-in customers and/or to answer the telephone.

8. Willingness to attend periodic professional training seminars at the expense of the Authority.
9. Knowledge of HUD regulations and procedures governing eligibility for public housing.
10. Knowledge of problems involved in public housing management in the areas of tenant-management relationships.
11. Knowledge of accepted methods of information gathering, editing, and composition.
12. Knowledge of modern office methods, practices, and equipment used in the keeping of various records and files.
13. Ability to perform clerical tasks and data-entry machine tasks including the operation of a personal computer, ability to operate a computer-driven printer, ability to operate desk-top calculator, ability to use telephone, photocopier machine and similar machines found in the office. All equipment must be used with accuracy and dependability with care for equipment and protection of data stored.
14. Knowledge and use of standard office computer programs – ie Microsoft Office or equal, and knowledge to utilize programs in performance of duties.
15. Possess and maintain a valid New Jersey driver's license and be willing to drive throughout the City of Vineland and surrounding areas daily in the performance of assigned duties.
16. Persons with mental or physical disabilities are eligible as long as they can perform the essential functions of the job after reasonable accommodation is made to their known limitations. If the accommodation cannot be made, because it would cause the employer undue hardship, such persons may not be eligible.
17. Knowledge of accepted methods and procedures to be used in establishing and maintaining a close working relationship with other housing and social service agencies for referrals.

Note: This job description does not include a complete description of all job duties. Rather these are mere examples. Employees may not be limited to the specific examples listed above.

5/13/21

HOUSING AUTHORITY OF VINELAND - MAY, 2021 - EVICTIONS

1. ROSA ROSADO

This matter was referred for eviction based on unpaid rent. The hearing was scheduled for March 18, 2020 but in an effort to contain the spread of COVID-19, the Court has suspended all landlord/tenant cases for the time being. We do not as yet have a new date for the hearing.

2. JOSEPH BARBOSA

This matter was referred for eviction based upon the One Strike policy and unpaid rent. We have not yet been advised of the hearing date because of COVID-19.

3. FERDINAN CUEVAS-RUIZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We have not yet been advised of the hearing date because of COVID-19.

4. HERIBERTO AFANADOR

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We have not yet been advised of the hearing date because of COVID-19.

5. MELISSA DEJESUS

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. We have not yet been advised of the hearing date because of COVID-19.

6. IRIS RODRIGUEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.

7. JEMECIA WAINWRIGHT

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.

8. JENNIFER RIVERA

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19. While awaiting a court date, we were advised by VHA that the tenant had paid their rent in full and to dismiss the case with the Court. This matter will be removed from the list.

9. PORSHA ROSARIO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19. While awaiting a court date, we were advised by VHA that the tenant had paid their rent in full and to dismiss the case with the Court. This matter will be removed from the list.

10. DAWN DAYTON

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19. While awaiting a court date, we were advised by VHA that the tenant had paid their rent in full and to dismiss the case with the Court. This matter will be removed from the list.

11. MELINDA RODRIGUEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.

12. ADRIANA DELGADO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.

13. IVELISSE RIVERA

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. We have not yet been advised of the hearing date because of COVID-19.