
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

June 24, 2021

(rescheduled from June 17, 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
TTY: 800-852-7899

Jacqueline S. Jones, Executive Director

June 24, 2021

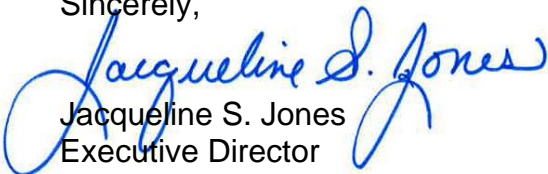
The Board of Commissioners
Housing Authority of the City of Vineland
Vineland, New Jersey 08360

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland to be held on Thursday, June 17th, 2021 was cancelled due to a lack of quorum. The meeting has been rescheduled for Thursday, June 24th, 2021 at 5 p.m. and will be held via Zoom video/tele-conference/

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

Housing Authority *of the* City of Vineland

A G E N D A

Thursday, June 24, 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 May 20, 2021
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
 - # 2021-29 Monthly Expenses *(updated)*
 - # 2021-30 Resolution of Compliance (Board of Commissioners and Executive Director)
 - # 2021-31 **Reject Bids for Kidston and Olivio Towers Interior and Plumbing Renovations**
- 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, May 20, 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, May 20, 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
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 Pomaes 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 April 15, 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	(Abstain)
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 seven months ending April 30, 2021.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones commented on the financial statement. The profit on Section 8 means the Authority is receiving more Housing Assistance Payments (HAP) funds than it is using right now. This means the Authority will be issuing some vouchers. Some of this is attributed to HUD catching up with the HAP funding conversion of Kidston and Olivio, which was in December. It also has to do with the conversion of Bayview Manor in Ocean City since the VHA is administering those vouchers. The next couple of months the VHA will have some lease-ups to do to utilize these HAP funds.

The Authority had two COVID vaccine clinics on site. The VHA initially had one scheduled for the Johnson and Johnson vaccine that was literally scheduled the morning the vaccine was recalled. The VHA rescheduled clinics in conjunction with Walmart. At that point, the Authority was able to open up the clinic to anyone 18 and older.

The VHA has some renovation projects in the works. There are some resolutions this evening regarding some of those projects. The roof project at Kidston and Olivio requires a 30-day extension with no cost change. All is going well with the roof project. Also in the resolution section, is the request of approval of a resolution to reject the bids for the exterior renovations at Kidston and Olivio. The interior renovations for Kidston and Olivio, particularly Kidston with the plumbing renovations, is anticipated to be awarded in July or August. In regard to the scattered site disposition, the VHA is requesting award of the realtors for the disposition of the scattered site properties. Activity will start within the next several months with listing the scattered properties and getting them sold to either the residents or a private buyer.

Committee Report: Commissioner Chapman and Chairman Ruiz Mesa discussed and approved the recommendations for contract approvals for Architectural and Engineering Services – Elevator Modernization Professionals to Haley Donovan and Real Estate Professionals to three realtors – Exit Homestead Realty Professionals, LLC, Keller Williams Realty of Cumberland County and Vineland Realty Corp.

Old Business: None.

New Business: None.

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

Resolution #2021-21
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa has reviewed the expenses and recommends them for payment in the sum of \$1,071,189.17. 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	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-22

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

Chairman Ruiz-Mesa stated this resolution is approve a change order to move the camera system recording equipment from the Corbin Center to the Administrative Offices. The cost is \$18,988. Mrs. Jones explained it is to furnish and install a wireless bridge from the Asselta property to the main office. The funding for this is coming from the construction account from the RAD conversion. Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-22. 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	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-23

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

Chairman Ruiz-Mesa stated this is for a 30-day extension to the project as Mrs. Jones reported. Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-23. 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	(Yes)
Commissioner Brian Asselta	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

Resolution #2021-24

Resolution to Reject Bids for Kidston/Olivio Towers Exterior Renovations

Mrs. Jones stated Mr. Gabage reviewed the resolution in the packet and he made some recommendations. The resolution has been revised based on his recommendations. Mrs. Jones reviewed the resolution. It has been determined the bids were not reasonable and over the Authority's budget. This resolution is required and since Ron Miller is a qualified purchasing agent for the VHA this resolution will authorize him to rebid or negotiate this project with the vendors. Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-24. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2021-25
**Resolution Authorizing Execution of Standard Board Resolution
for the Congregate Housing Services Program**

Chairman Ruiz-Mesa stated this is the Congregate Services program for the Senior Citizens. This is a NJ State requirement resolution. Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-25. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2021-26
Resolution Awarding Real Estate Sales Professional Services

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-26. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2021-27
**Resolution Awarding Special Architectural and Engineering Services
Elevator Modernization Project**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-27. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2021-28
Resolution Approving New Job Description / Revised Organizational Chart

Mrs. Jones stated these changes are requested for the Occupancy Department, which is Public Housing and Section 8. The request is for an additional full-time Occupancy Specialist position and a part-time Administrative Assistant. There will be no budget change.. The current budget can absorb these changes. The reason for these changes is two-fold. The Authority is able to lease some more vouchers for the Section 8 Program. In addition to receiving 40 Mainstream Vouchers, which the Authority was awarded a couple of months ago, this past week the Authority also received 15 Emergency Housing Vouchers from HUD, which was part of the last round of Stimulus Funding from HUD. These are targeted to people that are homeless or people at risk of being homeless or domestic violence victims. These particular vouchers will take some leg work to get under contract. The thought is to hire someone part- time, possibly a Social Worker graduate with some experience. The Authority has to work with a Continuing of Care Agency who will actually refer people to us. In addition, there is funding to help these families with security deposits and possibly furnishing of their unit. There are bonuses to the Housing Authority that accept these vouchers and get them leased up rapidly. Once these 15 vouchers are leased they will become part of the Authority's pool of voucher, which will increase the program and increase the administration to make it happen. Chairman Ruiz-Mesa called for a motion to approve Resolution #2021-28. 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	(Yes)
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 5:23 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE EIGHT MONTHS ENDED MAY 31, 2021

	ANNUAL BUDGET	BUDGET THRU MAY	ACTUAL THRU MAY	FROM BUDGET (+OVER/-UNDER)
<u>INCOME</u>				
TENANT RENT	964,500	679,933	635,778	(44,155)
UTILITY REIMB.	(1,000)	(667)	616	1,283
EXCESS UTILITIES	600	600	555	(45)
LAUNDRY AND VENDING	3,550	3,233	4,890	1,657
OTHER INCOME MISC.	7,560	5,353	(4,802)	(10,155)
PHA OPERATING SUBSIDY	458,020	347,453	399,031	51,578
SECTION 8 ADMIN. FEE INCOME	790,000	526,667	447,082	(79,585)
CAPITAL FUNDS	324,990	216,659	0	(216,659)
ROSS GRANT	90,000	60,000	0	(60,000)
FSS GRANT-PH	70,000	46,667	46,667	0
CSP-CONGREGATE SERVICES INCOME	87,070	58,497	54,190	(4,307)
INVESTMENT INCOME	12,760	8,693	3,906	(4,787)
CF MANAGEMENT FEE	155,430	103,620	0	(103,620)
MGMT FEE-PH	301,000	200,667	122,760	(77,907)
MGMT FEE-SEC 8	133,200	88,800	80,460	(8,340)
MGMT FEE-MELROSE	12,000	8,000	10,005	2,005
MGMT FEE-RAD	106,000	70,667	278,758	208,091
BOOKKEEPING FEE	33,330	22,220	12,390	(9,830)
BOOKKEEPING FEE-SEC 8	83,250	55,500	50,287	(5,213)
ASSET MGMT FEE	45,000	30,000	17,820	(12,180)
ROOFTOP RENTALS	9,000	9,000	9,115	115
SHOP RENT	64,800	43,200	43,200	0
INCOME FROM OTHER AUTHORITIES	241,910	161,273	204,944	43,671
SERVICE INCOME FROM MELROSE	34,000	22,667	26,673	4,006
MISCELLANEOUS INCOME	200	134	11,410	11,276
TRANSFERS IN	1,680	1,120	0	(1,120)
TOTAL INCOME	4,028,850	2,769,956	2,455,735	(314,221)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	836,050	562,923	534,318	(28,605)
PAYROLL TAXES	140,490	94,593	40,058	(54,535)
HEALTH BENEFITS	273,960	184,587	142,182	(42,405)
PENSION EXPENSE	56,530	38,160	44,852	6,692
CRIMINAL BACKGROUND CHECKS	6,000	4,000	490	(3,510)
TNT/EMPL SCREENING	1,000	667	6,264	5,597
LEGAL-GABAGE	25,830	17,330	11,313	(6,017)
LEGAL-OTHER	5,000	3,333	2,270	(1,063)
STAFF TRAINING	17,500	11,833	696	(11,137)
TRAVEL	3,420	2,337	0	(2,337)
ACCOUNTING	85,000	56,667	56,666	(1)
AUDITING	32,900	22,433	22,433	0
PORT OUT ADMIN FEES	4,000	2,667	2,465	(202)
MANAGEMENT FEES	297,380	207,377	203,220	(4,157)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE EIGHT MONTHS ENDED MAY 31, 2021

	ANNUAL BUDGET	BUDGET THRU MAY	ACTUAL THRU MAY	FROM BUDGET (+OVER/-UNDER)
BOOKKEEPING FEES	105,580	71,720	62,677	(9,043)
ASSET MGMT FEES	20,640	14,760	17,820	3,060
CONSULTANTS	8,000	5,333	1,225	(4,108)
IT CONSULTANTS	90,670	61,003	29,370	(31,633)
CONSULTANTS-RAD	8,000	5,333	0	(5,333)
RAD CONVERSION EXPENSES	6,000	4,000	0	(4,000)
MEMBERSHIP DUES/FEES	7,370	4,970	4,652	(318)
PUBLICATIONS	2,470	1,703	260	(1,443)
ADVERTISING	5,030	3,463	3,179	(284)
OFFICE SUPPLIES	9,920	6,753	4,310	(2,443)
COMPUTER & SOFTWARE EXPENSES	110,170	73,837	83,967	10,130
FUEL-ADMIN	4,670	3,170	0	(3,170)
PHONE AND INTERNET	44,870	30,137	20,326	(9,811)
POSTAGE	9,800	6,700	6,955	255
COPIER SUPPLIES	6,170	4,337	4,988	651
SMALL OFFICE EQUIPMENT	2,000	1,333	1,618	285
APPLICATION FEES	1,000	667	0	(667)
INSPECTION FEES	17,710	12,653	11,820	(833)
MISCELLANEOUS EXPENSES	59,350	39,817	12,240	(27,577)
TOTAL ADMINISTRATION EXPENSES	<u>2,304,480</u>	<u>1,560,596</u>	<u>1,332,634</u>	<u>(227,962)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,600	30,400	25,520	(4,880)
PAYROLL TAXES	3,650	2,433	1,923	(510)
MEALS	44,000	29,333	25,610	(3,723)
FSS ESCROWS-PH	4,800	3,200	2,461	(739)
OTHER	11,370	7,580	3,964	(3,616)
TOTAL TENANT SERVICES	<u>109,420</u>	<u>72,946</u>	<u>59,478</u>	<u>(13,468)</u>
UTILITIES:				
WATER	39,630	27,947	27,592	(355)
ELECTRIC	182,940	129,407	123,174	(6,233)
GAS	48,400	39,100	24,420	(14,680)
GARBAGAE/TRASH REMOVAL	19,870	13,247	13,392	145
SEWER	73,530	53,463	51,035	(2,428)
TOTAL UTILITIES EXPENSE	<u>364,370</u>	<u>263,164</u>	<u>239,613</u>	<u>(23,551)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	242,870	169,380	153,516	(15,864)
PAYROLL TAXES	28,900	20,523	11,445	(9,078)
HEALTH BENEFITS	60,190	42,740	40,307	(2,433)
PENSION EXPENSE	31,280	21,717	13,222	(8,495)
MAINT. TRAVEL/TRAINING	200	133	0	(133)
VEHICLE GAS, OIL, GREASE	13,300	8,867	11,406	2,539
VEHICLE PURCHASES	35,000	23,333	31,142	7,809
MATERIALS	163,370	115,950	49,681	(66,269)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE EIGHT MONTHS ENDED MAY 31, 2021

	ANNUAL BUDGET	BUDGET THRU MAY	ACTUAL THRU MAY	FROM BUDGET (+OVER/-UNDER)
CONTRACT-COSTS	206,820	144,960	58,967	(85,993)
REPAIRS-VEHICLES	3,410	2,357	7,335	4,978
RENT EXPENSE	22,230	16,037	16,035	(2)
EXTERMINATION	10,680	7,680	3,735	(3,945)
TRASH REMOVAL	8,770	6,570	7,713	1,143
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	827,020	580,247	404,504	(175,743)
GENERAL EXPENSES:				
BAD DEBTS	2,000	1,334	1,334	0
COMPENSATED ABSENCES	28,480	19,343	18,370	(973)
FSS ESCROWS-SEC 8	19,350	12,900	18,381	5,481
INSURANCE	103,050	72,847	75,027	2,180
INTEREST EXPENSE	15,000	10,000	5,000	(5,000)
OTHER GENERAL EXPENSES	1,500	1,000	1,000	0
PAYMENTS IN LIEU OF TAXES	64,800	44,867	42,174	(2,693)
PORT-IN HAP EXPENSE	500	333	0	(333)
REPLACEMENT RESERVES	95,000	63,333	63,333	0
RETIREE HEALTH BENEFITS	63,240	43,327	37,515	(5,812)
TOTAL GENERAL EXPENSES	392,920	269,284	262,134	(7,150)
TOTAL OPERATING EXPENSES	3,998,210	2,746,237	2,298,363	(447,874)
PROFIT (LOSS) EXCLUDING HAP	30,640	23,719	157,372	133,653
		0		
HAP REVENUES	6,026,990	4,017,993	4,266,121	248,128
HAP EXPENSES	6,007,640	4,005,093	3,846,245	(158,848)
NET HAP (LOSS)	19,350	12,900	419,876	406,976
GRAND TOTAL PROFIT (LOSS)	49,990	36,619	577,248	540,629

Housing Authority of the City of Vineland

Administrative Report

DATE: June 10, 2021

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for May 2021)

PERIOD: May 13, 2021 to June 9, 2021

COVID-19 Pandemic – Operating Status

The Authority is implementing a process to “return to normal” Operating Status. The Maintenance Staff is now gathering in one central location as was the practice pre-COVID. The Administrative Staff are scheduled for working in the office or off-site on a week-week basis. This status will remain in effect for the foreseeable future as we continue to monitor information from the Governor’s updates and recommendations from the CDC. Wearing masks in the office, shop, common spaces and resident apartments will remain in effect.

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	6/2021 – Work substantially completed, new cameras and equipment have been installed;
Tarkiln Acres – Roof Replacements	In Planning Stage	6/2021 – No Update;

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 6/2021 Work substantially completed, punch-list and project closeout currently underway;

<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>	<p>Contract Award Expected April 2021</p>	<p>5/2021 – Resolution to Reject Bids; Bids are Over Budget; Re-bidding project under consideration;</p> <p>6/2021 – No Update;</p>
<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;</p> <p>domestic water filtration system; domestic water pump; Accessibility upgrades to common area restrooms;</p>	<p>July-August 2021 Award Anticipated</p>	<p>Pre-bid meeting was held on site May 11, 2021, with potential contractors;</p> <p>6/2021 - Bids Received on June 10, 2021 – under review for possible award;</p>
<p>KT/OT – Elevator Refurbishment;</p>	<p>In Planning Stage</p>	<p>6/2021 – Project kickoff meetings scheduled with Architect;</p>

D'Orazio Terrace - Redevelopment

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

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.

Update: An RFP has been issued for a credit counseling service to assist residents in purchasing a home or obtaining rental housing; The anticipated award for this service is July 2021;

Melrose Court

The property currently has two vacancies and is financially sound. There are two families that are in the approval process with the NJ Housing and Mortgage Finance Agency. 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 Fall 2021 Schedule for the NJ Local Housing Authority and Redevelopment Training Program classes is yet to be published; The schedule will be available online at:**

<https://cgs.rutgers.edu/programs/housing> NJ Local Housing Authority and Redevelopment Agency Training Program

Program Statistics Report

10/2020 - 10/2021

May2021

Apr2021

Mar2021

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	5	0	2
Total number of units inspected year-to-date - all sites	227	222	222
City Inspections	0	0	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	N/A	N/A	362
Annual Unit Turnaround Time (For Fiscal Year)	288	288	288
Monthly - Number of Vacancies Filled (this month)	0	0	1
Monthly - Average unit turnaround time in days for Lease Up	N/A	N/A	300
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	N/A	N/A	27
PIC Score	98.68%	98.04%	94.30%
Occupancy Rate	88.33%	88.83%	89.33%
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	0.17	0.16	0.97
Number of routine work orders written this month	541	513	474
Number of outstanding work orders from previous month	214	240	201
Total number of work orders to be addressed this month	755	753	675
Total number of work orders completed this month	495	539	444
Total number of work orders left outstanding	260	214	231
Number of emergency work orders written this month	1	0	2
Total number of work orders written year-to-date	2,869	2,869	2,356
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	3	5	4
Section 8			
Level of leased units of previous month was:	706	704	707
Level of leased units this month is:	715	706	704
Number of increased leased-units over last month	9	2	-3
Total number of units inspected this month	5	2	3
Programs (Voucher):			
ABA Utilization %	84%	98%	101%
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)	98.58%	97.48%	99.02%
Section 8 Housing Choice Voucher Waiting List Applicants - CLOSED	4,132	4132	4,132
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	394	394	276
Section 8 Project Based Waiting List Applicants- Buena HA - OPEN - to Close 12/31/19	134	134	176
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	82%/18%	81%/19%	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	10	9	8
The number of residents signed on to the program. (FSS Contracts).	30	30	30
The number of FSS Participants with established escrow accounts.	16	16	14
Number of residents in need of employment skills (GED, DL, Job Training.)	2	2	2
The number of meetings, workshops and case management services	8	5	7
Congregate Services			
Number of Clients in the Congregate Program	32	32	30
Number of clients on Meal Program	15	19	17
Number of clients on Homemaking Program	20	20	20
Number of clients on Laundry Services (This service is included in housekeeping)	11	11	13

Program Statistics Report

10/2020 - 10/2021

May2021

Apr2021

Mar2021

Number of clients on Shopping Services (This service is included in housekeeping)	7	7	7
Registered Nurse			
Number of clients served this month	113	90	101
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	8	3	6
Meds Supervision	35	37	45
VHA - ROSS (FAMILY)			
Number of Resident on ROSS (Family)	42	42	42
Number of residents that received case management services	10	75	12
Number of Meetings	10	7	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	8	3	7
Number of residents - health activities of daily living assessments	4	3	6
ROSS - residents medical monitoring for the month	35	37	45
ROSS / self-sufficiency - improve living conditions	4	3	7
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	7	12
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 #2021-29

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 **\$1,226,095.58**.

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: June 24, 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 June 24, 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
 06/24/21

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 517,395.00
3064 - 3083	LANDLORD/TENANT CHECKS AND OTHER \$	11,956.00
15912- 16054	DIRECT DEPOSITS-LANDLORDS HAPS \$	505,439.00
	SECTION 8 ADM FEE ACCOUNT	33,896.55
578- 583	COMPUTER CHECKS- Ocean First \$	33,896.55
-	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
	OCEAN FIRST BANK PH SECURITY DEPOSIT	
193 - 193	COMPUTER CHECKS	222.60
	OCEAN FIRST BANK FSS ESCROW	
-	COMPUTER CHECKS	0.00
	CAPITAL BANK GEN/FUND PH	
2261 - 2273	COMPUTER CHECKS	125,966.93
	COCC CASH ACCOUNT	
9581 - 9662	COMPUTER CHECKS	446,370.27
	COCC EXPENDITURES	
	PAYROLL/PAYCHEX INVOICES	5/25/21 - 6/11/21 757.50
	PAYROLL TAX LIABILITY	5/25/21 - 6/11/21 34,836.63
	HEALTH BENEFITS PAID	Jun-21 57,250.72
	PENSION PAYMENTS	May-21 9,399.38
	TOTAL	\$ 1,226,095.58

Payment Summary

rty=.all AND Bank=sec8hap AND mm/yy=05/2021-06/2021 AND Check Date=05/21/2021-06/17/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	3064	0caguas - CAGUAS OF MUNICIPALITY	6/1/2021	06-2021	739.00	
sec8hap - Section 8 HAP	3065	0canell - CANDELARIA	6/1/2021	06-2021	447.00	
sec8hap - Section 8 HAP	3066	0osccos8 - OSCEOLA COUNTY HOUSING	6/1/2021	06-2021	1,287.00	
sec8hap - Section 8 HAP	3067	t0000482 - SUAREZ	6/1/2021	06-2021	37.00	
sec8hap - Section 8 HAP	3068	t0000613 - ALEJANDRO	6/1/2021	06-2021	18.00	
sec8hap - Section 8 HAP	3069	t0000627 - BRAGG	6/1/2021	06-2021	47.00	
sec8hap - Section 8 HAP	3070	t0001469 - RAMIREZ	6/1/2021	06-2021	49.00	
sec8hap - Section 8 HAP	3071	t0005188 - MELENDEZ	6/1/2021	06-2021	45.00	
sec8hap - Section 8 HAP	3072	t0005571 - CARABALLO	6/1/2021	06-2021	126.00	
sec8hap - Section 8 HAP	3073	t0005666 - BALDWIN	6/1/2021	06-2021	75.00	
sec8hap - Section 8 HAP	3074	t0005731 - HAROLD	6/1/2021	06-2021	153.00	
sec8hap - Section 8 HAP	3075	t0008553 - CARLO	6/1/2021	06-2021	77.00	
sec8hap - Section 8 HAP	3076	t0010164 - RIVERA MARTINEZ	6/1/2021	06-2021	41.00	
sec8hap - Section 8 HAP	3077	t0010166 - ORTIZ	6/1/2021	06-2021	195.00	
sec8hap - Section 8 HAP	3078	t0010665 - ORTIZ	6/1/2021	06-2021	16.00	
sec8hap - Section 8 HAP	3079	t0012395 - DAVIS	6/1/2021	06-2021	39.00	
sec8hap - Section 8 HAP	3080	vf033 - SEMINOLE COUNTY	6/1/2021	06-2021	1,148.00	
sec8hap - Section 8 HAP	3081	vf093 - ORANGE COUNTY HOUSING & C D	6/1/2021	06-2021	1,422.00	
sec8hap - Section 8 HAP	3082	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	6/1/2021	06-2021	2,282.00	
sec8hap - Section 8 HAP	3083	0housin - VINELAND HOUSING AUTHORITY	6/11/2021	06-2021	3,713.00	
sec8hap - Section 8 HAP	15912	02llbtw - BTW 2 LLC	6/2/2021	06-2021	950.00	
sec8hap - Section 8 HAP	15913	0537grap - 529-537 GRAPE STREET,LLC	6/2/2021	06-2021	517.00	
sec8hap - Section 8 HAP	15914	0abrawi - ABRAHAN & AWILDA HEREDIA	6/2/2021	06-2021	1,036.00	
sec8hap - Section 8 HAP	15915	0acojor - ACOSTA	6/2/2021	06-2021	1,480.00	
sec8hap - Section 8 HAP	15916	0ahcpv - AFFORDABLE HOUSING CORPORATION	6/2/2021	06-2021	9,867.00	
sec8hap - Section 8 HAP	15917	0ahctaaa - AFFORDABLE HOUSING CORPORATION	6/2/2021	06-2021	64,363.00	
sec8hap - Section 8 HAP	15918	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	6/2/2021	06-2021	65,903.00	
sec8hap - Section 8 HAP	15919	0albreb - REBECCA C THOMPSON-ALBERT	6/2/2021	06-2021	319.00	
sec8hap - Section 8 HAP	15920	0andcar - ANDUJAR	6/2/2021	06-2021	852.00	
sec8hap - Section 8 HAP	15921	0andron - RONALD ANDRO	6/2/2021	06-2021	466.00	
sec8hap - Section 8 HAP	15922	0aparab - AB APARTMENTS LLC	6/2/2021	06-2021	585.00	
sec8hap - Section 8 HAP	15923	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	6/2/2021	06-2021	5,610.00	
sec8hap - Section 8 HAP	15924	0barric - RICHARD BARSUGLIA	6/2/2021	06-2021	870.00	
sec8hap - Section 8 HAP	15925	0behhar - HARRY & BARBARA BEHRENS	6/2/2021	06-2021	792.00	
sec8hap - Section 8 HAP	15926	0beredw - EDWIN C & SAVALYN BERGAMO	6/2/2021	06-2021	998.00	
sec8hap - Section 8 HAP	15927	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	6/2/2021	06-2021	3,934.00	
sec8hap - Section 8 HAP	15928	0berobe - OBED BERMUDEZ	6/2/2021	06-2021	997.00	
sec8hap - Section 8 HAP	15929	0blorob - BLOUGH	6/2/2021	06-2021	960.00	
sec8hap - Section 8 HAP	15930	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	6/2/2021	06-2021	1,825.00	
sec8hap - Section 8 HAP	15931	0brewst - BREWSTER GARDEN APARTMENTS LLC	6/2/2021	06-2021	1,100.00	
sec8hap - Section 8 HAP	15932	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	6/2/2021	06-2021	15,449.00	
sec8hap - Section 8 HAP	15933	0carjos - CARVALHO	6/2/2021	06-2021	465.00	
sec8hap - Section 8 HAP	15934	0carmar - SIMOES	6/2/2021	06-2021	1,719.00	
sec8hap - Section 8 HAP	15935	0casros - CASTILLO	6/2/2021	06-2021	567.00	
sec8hap - Section 8 HAP	15936	0cdgard - CD GARDENS INC.	6/2/2021	06-2021	2,065.00	
sec8hap - Section 8 HAP	15937	0chainv - CHAAD INVESTMENTS LLC	6/2/2021	06-2021	864.00	
sec8hap - Section 8 HAP	15938	0chajos - JOSEPH T CHAMBERS	6/2/2021	06-2021	950.00	
sec8hap - Section 8 HAP	15939	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	6/2/2021	06-2021	2,922.00	

Payment Summary

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Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	15940	0corjua - CORTES	6/2/2021	06-2021	325.00	
sec8hap - Section 8 HAP	15941	0cridan - DANA CRISS	6/2/2021	06-2021	657.00	
sec8hap - Section 8 HAP	15942	0cruoma - OMAR CRUZ/KIARA Y CRUZ	6/2/2021	06-2021	1,117.00	
sec8hap - Section 8 HAP	15943	0damjos - DAMATO	6/2/2021	06-2021	720.00	
sec8hap - Section 8 HAP	15944	0delsia - SIAN DELUCA	6/2/2021	06-2021	395.00	
sec8hap - Section 8 HAP	15945	0docmar - MARTINS DOCK LTD LIABILITY CO	6/2/2021	06-2021	1,198.00	
sec8hap - Section 8 HAP	15946	0dondel - DELROY T DONALDSON	6/2/2021	06-2021	723.00	
sec8hap - Section 8 HAP	15947	0douale - DOUKHNAI	6/2/2021	06-2021	391.00	
sec8hap - Section 8 HAP	15948	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	6/2/2021	06-2021	383.00	
sec8hap - Section 8 HAP	15949	0edwdip - EDWARD DIPALMA	6/2/2021	06-2021	800.00	
sec8hap - Section 8 HAP	15950	0einmar - MARTIN JAY EINSTEIN	6/2/2021	06-2021	616.00	
sec8hap - Section 8 HAP	15951	0estros - ESTATE OF LUIS A ROSADO-TORRES	6/2/2021	06-2021	532.00	
sec8hap - Section 8 HAP	15952	0farmay - MAYERFELD FARMS MANAGEMENT LLC	6/2/2021	06-2021	277.00	
sec8hap - Section 8 HAP	15953	0feleus - FELICIANO	6/2/2021	06-2021	718.00	
sec8hap - Section 8 HAP	15954	0flodor - FLOWERS	6/2/2021	06-2021	925.00	
sec8hap - Section 8 HAP	15955	0garabn - ABNER GARCIA	6/2/2021	06-2021	249.00	
sec8hap - Section 8 HAP	15956	0garitz - ITZAMAR GARCIA	6/2/2021	06-2021	1,292.00	
sec8hap - Section 8 HAP	15957	0garsal - GARCIA	6/2/2021	06-2021	2,001.00	
sec8hap - Section 8 HAP	15958	0garvin - VINELAND GARDENS LLC	6/2/2021	06-2021	69.00	
sec8hap - Section 8 HAP	15959	0glejam - JAMAL GLENN	6/2/2021	06-2021	639.00	
sec8hap - Section 8 HAP	15960	0gralam - LAMEER GRAVES	6/2/2021	06-2021	951.00	
sec8hap - Section 8 HAP	15961	0hcrealt - H & C REALTY LLC	6/2/2021	06-2021	1,202.00	
sec8hap - Section 8 HAP	15962	0hemtom - BTW 4 LLC	6/2/2021	06-2021	1,058.00	
sec8hap - Section 8 HAP	15963	0hereri - 123 SOUTH 4TH STREET LLC	6/2/2021	06-2021	1,298.00	
sec8hap - Section 8 HAP	15964	0hersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE!	6/2/2021	06-2021	1,100.00	
sec8hap - Section 8 HAP	15965	0hfprop - HF PROPERTY MANAGEMENT	6/2/2021	06-2021	3,080.00	
sec8hap - Section 8 HAP	15966	0hofjoh - HOFMAN	6/2/2021	06-2021	1,145.00	
sec8hap - Section 8 HAP	15967	0holasm - ASM HOLDINGS LLC	6/2/2021	06-2021	497.00	
sec8hap - Section 8 HAP	15968	0holbull - BULLSEYE HOLDINGS LLC	6/2/2021	06-2021	998.00	
sec8hap - Section 8 HAP	15969	0homhec - HECS HOMES LLC	6/2/2021	06-2021	457.00	
sec8hap - Section 8 HAP	15970	0homtar - TARKILN HOMES LLC	6/2/2021	06-2021	6,153.00	
sec8hap - Section 8 HAP	15971	0houriv - RIVERGROVE HOUSING PARTNERS LLC	6/2/2021	06-2021	775.00	
sec8hap - Section 8 HAP	15972	0inters - VINELAND ASSOCIATES LLC	6/2/2021	06-2021	578.00	
sec8hap - Section 8 HAP	15973	0invegh - E. G. H. R. E. INVESTMENTS LLC	6/2/2021	06-2021	2,350.00	
sec8hap - Section 8 HAP	15974	0jhorn - JOHN HORNER	6/2/2021	06-2021	121.00	
sec8hap - Section 8 HAP	15975	0josber - BERNADETTE P JOSEPH	6/2/2021	06-2021	1,410.00	
sec8hap - Section 8 HAP	15976	0kapala - PANDA REALTY GROUP LLC	6/2/2021	06-2021	1,275.00	
sec8hap - Section 8 HAP	15977	0katjay - JAY-KAT INVESTMENTS, LLC	6/2/2021	06-2021	596.00	
sec8hap - Section 8 HAP	15978	0kcrent - K C RENTAL INC.	6/2/2021	06-2021	1,013.00	
sec8hap - Section 8 HAP	15979	0kotmir - KOTZIN	6/2/2021	06-2021	872.00	
sec8hap - Section 8 HAP	15980	0landic - LANDICINI 566 LLC	6/2/2021	06-2021	919.00	
sec8hap - Section 8 HAP	15981	0lebzai - LEBRON	6/2/2021	06-2021	1,808.00	
sec8hap - Section 8 HAP	15982	0legmay - MAYERFELD LEGACY TRUST	6/2/2021	06-2021	1,430.00	
sec8hap - Section 8 HAP	15983	0lhrent - L & H RENTALS	6/2/2021	06-2021	657.00	
sec8hap - Section 8 HAP	15984	0llciig - IIG-1 LLC	6/2/2021	06-2021	911.00	
sec8hap - Section 8 HAP	15985	0londav - DAVID LONGINI	6/2/2021	06-2021	549.00	
sec8hap - Section 8 HAP	15986	0lopyad - YADIRA LOPEZ	6/2/2021	06-2021	639.00	
sec8hap - Section 8 HAP	15987	0manlaw - LAWRENCE W MANN	6/2/2021	06-2021	697.00	

Payment Summary

rty=.all AND Bank=sec8hap AND mm/yy=05/2021-06/2021 AND Check Date=05/21/2021-06/17/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	15988	Omarjoe - JOEL MARTIN	6/2/2021	06-2021	723.00	
sec8hap - Section 8 HAP	15989	Omelrose - MELROSE COURT LP	6/2/2021	06-2021	16,968.00	
sec8hap - Section 8 HAP	15990	Omenbre - MENDEZ	6/2/2021	06-2021	330.00	
sec8hap - Section 8 HAP	15991	Omillvil - MILLVILLE REALTY CORPORATION	6/2/2021	06-2021	2,210.00	
sec8hap - Section 8 HAP	15992	Omiryar - MIRANDA	6/2/2021	06-2021	1,341.00	
sec8hap - Section 8 HAP	15993	Omorgan - GENESIS X MORCELO	6/2/2021	06-2021	600.00	
sec8hap - Section 8 HAP	15994	Onegcar - CARLOS NEGRON JR	6/2/2021	06-2021	959.00	
sec8hap - Section 8 HAP	15995	Ooakview - OAKVIEW APARTMENTS LLC	6/2/2021	06-2021	122,547.00	
sec8hap - Section 8 HAP	15996	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	6/2/2021	06-2021	15,662.00	
sec8hap - Section 8 HAP	15997	Oochapn - OCEAN CITY HSING AUTH - PECKS NORTH	6/2/2021	06-2021	9,140.00	
sec8hap - Section 8 HAP	15998	Oolilui - LUIS A OLIVERAS	6/2/2021	06-2021	684.00	
sec8hap - Section 8 HAP	15999	Oortdan - DANNY ORTIZ	6/2/2021	06-2021	580.00	
sec8hap - Section 8 HAP	16000	Oorteli - ELIEZER ORTIZ	6/2/2021	06-2021	1,000.00	
sec8hap - Section 8 HAP	16001	Opaeast - EAST PARK APARTMENTS	6/2/2021	06-2021	5,337.00	
sec8hap - Section 8 HAP	16002	Oparkto - PARK TOWNE APTS LLC	6/2/2021	06-2021	11,997.00	
sec8hap - Section 8 HAP	16003	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	6/2/2021	06-2021	181.00	
sec8hap - Section 8 HAP	16004	Oprofai - FAIOLA PROPERTY MANAGEMENT AND MAINT	6/2/2021	06-2021	747.00	
sec8hap - Section 8 HAP	16005	Oprotim - TIMARIA PROPERTIES LLC	6/2/2021	06-2021	1,500.00	
sec8hap - Section 8 HAP	16006	Oquince - QUINCE REALTY LLC	6/2/2021	06-2021	514.00	
sec8hap - Section 8 HAP	16007	Orafbar - RAFES	6/2/2021	06-2021	527.00	
sec8hap - Section 8 HAP	16008	Oramchr - RAMOS	6/2/2021	06-2021	850.00	
sec8hap - Section 8 HAP	16009	Oramnic - NICHOLAS P RAMBONE	6/2/2021	06-2021	1,058.00	
sec8hap - Section 8 HAP	16010	Oreasar - SARA REAVES	6/2/2021	06-2021	625.00	
sec8hap - Section 8 HAP	16011	Oreasun - SUNFLOWER REALTY LLC	6/2/2021	06-2021	476.00	
sec8hap - Section 8 HAP	16012	Oregche - REGENCY CHESTNUT COURT	6/2/2021	06-2021	9,166.00	
sec8hap - Section 8 HAP	16013	Oregeas - REGENCY EAST LLC	6/2/2021	06-2021	2,048.00	
sec8hap - Section 8 HAP	16014	Orenaco - ACOSTA RENTAL LLC	6/2/2021	06-2021	619.00	
sec8hap - Section 8 HAP	16015	Orenokg - K G RENOVATIONS LLC	6/2/2021	06-2021	1,024.00	
sec8hap - Section 8 HAP	16016	Orivdie - DIEGO A RIVERA	6/2/2021	06-2021	465.00	
sec8hap - Section 8 HAP	16017	Orivisr - ISREAL J RIVERA	6/2/2021	06-2021	956.00	
sec8hap - Section 8 HAP	16018	Orivvic - VICTORIANO RIVERA JR	6/2/2021	06-2021	584.00	
sec8hap - Section 8 HAP	16019	Oroceli - ELIZABETH ROCHE	6/2/2021	06-2021	649.00	
sec8hap - Section 8 HAP	16020	Orodhen - HENRY RODRIGUEZ	6/2/2021	06-2021	837.00	
sec8hap - Section 8 HAP	16021	Orogsal - SALVATORE W ROGGIO	6/2/2021	06-2021	835.00	
sec8hap - Section 8 HAP	16022	Oromvic - VICTOR M ROMAN	6/2/2021	06-2021	799.00	
sec8hap - Section 8 HAP	16023	Orpjpro - RPJ PROPERTIES LLC	6/2/2021	06-2021	9,377.00	
sec8hap - Section 8 HAP	16024	Oruppab - RUPERTO	6/2/2021	06-2021	899.00	
sec8hap - Section 8 HAP	16025	Orusnic - RUSSO JR	6/2/2021	06-2021	456.00	
sec8hap - Section 8 HAP	16026	Osalasda - DAMIAN & ELAINE SALAS	6/2/2021	06-2021	795.00	
sec8hap - Section 8 HAP	16027	Oschowr - W R SCHOCK LLC	6/2/2021	06-2021	1,142.00	
sec8hap - Section 8 HAP	16028	Osimseb - SIMONE	6/2/2021	06-2021	568.00	
sec8hap - Section 8 HAP	16029	Oskgcom - SKG & CO	6/2/2021	06-2021	1,532.00	
sec8hap - Section 8 HAP	16030	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	6/2/2021	06-2021	895.00	
sec8hap - Section 8 HAP	16031	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	6/2/2021	06-2021	738.00	
sec8hap - Section 8 HAP	16032	Ospring - SPRING GARDENS ASSOCIATES LLC	6/2/2021	06-2021	7,928.00	
sec8hap - Section 8 HAP	16033	Osqulan - LANDIS SQUARE SR APTS	6/2/2021	06-2021	1,721.00	
sec8hap - Section 8 HAP	16034	Oswaway - WAYNE SWANSON	6/2/2021	06-2021	915.00	
sec8hap - Section 8 HAP	16035	Otayver - TAYLOR	6/2/2021	06-2021	625.00	

Payment Summary

ty=.all AND Bank=sec8hap AND mm/yy=05/2021-06/2021 AND Check Date=05/21/2021-06/17/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	16036	0thapau - ALBERTA A QUAIROLI ESTATE	6/2/2021	06-2021	1,054.00	
sec8hap - Section 8 HAP	16037	0timsus - SUSAN V TIMMRECK	6/2/2021	06-2021	755.00	
sec8hap - Section 8 HAP	16038	0vasdap - DAPHNE VASSALOTTI	6/2/2021	06-2021	791.00	
sec8hap - Section 8 HAP	16039	0vinlan - VINELAND VILLAGE APTS	6/2/2021	06-2021	5,305.00	
sec8hap - Section 8 HAP	16040	0vitdor - VITALO	6/2/2021	06-2021	952.00	
sec8hap - Section 8 HAP	16041	0waca - WACA INVESTMENTS LLC	6/2/2021	06-2021	1,045.00	
sec8hap - Section 8 HAP	16042	0walnut - WALNUT REALTY ASSOCIATES LLC	6/2/2021	06-2021	6,521.00	
sec8hap - Section 8 HAP	16043	0wassey - SEYMOUR WASSERSTRUM	6/2/2021	06-2021	554.00	
sec8hap - Section 8 HAP	16044	0watrob - ROBERT H WATSON	6/2/2021	06-2021	1,350.00	
sec8hap - Section 8 HAP	16045	0wayest - ESTATE OF WAYNE F ST AUBYN	6/2/2021	06-2021	976.00	
sec8hap - Section 8 HAP	16046	0whejon - WHEELER	6/2/2021	06-2021	512.00	
sec8hap - Section 8 HAP	16047	0wrialf - ALFRED WRIGHT	6/2/2021	06-2021	1,723.00	
sec8hap - Section 8 HAP	16048	0yangli - LI YING YANG	6/2/2021	06-2021	221.00	
sec8hap - Section 8 HAP	16049	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	6/11/2021	06-2021	852.00	
sec8hap - Section 8 HAP	16050	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	6/11/2021	06-2021	752.00	
sec8hap - Section 8 HAP	16051	0hibdac - DACIA N HIBBERT	6/11/2021	06-2021	184.00	
sec8hap - Section 8 HAP	16052	0lebzai - LEBRON	6/11/2021	06-2021	1,066.00	
sec8hap - Section 8 HAP	16053	0pagang - ANGEL L PAGAN	6/11/2021	06-2021	996.00	
sec8hap - Section 8 HAP	16054	0parkto - PARK TOWNE APTS LLC	6/11/2021	06-2021	710.00	

517,395.00

Payment Summary

ty=.all AND Bank=sec8admn AND mm/yy=05/2021-06/2021 AND Check Date=05/21/2021-06/17/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8admn - Section 8 Admi	578	0caguas - CAGUAS OF MUNICIPALITY	6/1/2021	06-2021	56.65	
sec8admn - Section 8 Admi	579	0osccos8 - OSCEOLA COUNTY HOUSING	6/1/2021	06-2021	56.65	
sec8admn - Section 8 Admi	580	vf1033 - SEMINOLE COUNTY	6/1/2021	06-2021	56.65	
sec8admn - Section 8 Admi	581	vf1093 - ORANGE COUNTY HOUSING & C D	6/1/2021	06-2021	56.65	
sec8admn - Section 8 Admi	582	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	6/1/2021	06-2021	169.95	
sec8admn - Section 8 Admi	583	vha - HOUSING AUTHORITY CITY OF VINELAND	6/11/2021	06-2021	33,500.00	

33,896.55

Payment Summary

ty=.all AND Bank=capsecdp AND mm/yy=05/2021-06/2021 AND Check Date=05/21/2021-06/17/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
capsecdp - PH Sec Dep Acc	193	vha - HOUSING AUTHORITY CITY OF VINELAND	5/21/2021	05-2021	222.60	

222.60

Payment Summary

ty=.all AND Bank=capgenfd AND mm/yy=05/2021-06/2021 AND Check Date=05/21/2021-06/17/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
capgenfd - Public Housing (	2261	landis - Landis Sewerage Authority	5/21/2021	05-2021	25,992.00	
capgenfd - Public Housing (	2262	sjgas - South Jersey Gas Company	5/21/2021	05-2021	890.96	
capgenfd - Public Housing (	2263	vmu - Vineland Municipal Utilities	5/21/2021	05-2021	9,456.54	
capgenfd - Public Housing (	2264	vmu - Vineland Municipal Utilities	5/28/2021	05-2021	270.89	
capgenfd - Public Housing (	2265	sjgas - South Jersey Gas Company	6/4/2021	06-2021	21.08	
capgenfd - Public Housing (	2266	vmu - Vineland Municipal Utilities	6/4/2021	06-2021	971.88	
capgenfd - Public Housing (	2267	vha - HOUSING AUTHORITY CITY OF VINELAND	6/4/2021	06-2021	77,547.50	
capgenfd - Public Housing (	2268	vmu - Vineland Municipal Utilities	6/11/2021	06-2021	361.81	
capgenfd - Public Housing (	2269	vha - HOUSING AUTHORITY CITY OF VINELAND	6/11/2021	06-2021	257.00	
capgenfd - Public Housing (	2270	vmu - Vineland Municipal Utilities	6/18/2021	06-2021	6,759.94	

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=05/2021-06/2021 AND Check Date=05/21/2021-06/17/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing C	2271	sjgas - South Jersey Gas Company	6/18/2021	06-2021	729.68	
capgenfd - Public Housing C	2272	vmu - Vineland Municipal Utilities	6/18/2021	06-2021	2,456.84	
capgenfd - Public Housing C	2273	t0012578 - REYES	6/18/2021	06-2021	250.81	
					125,966.93	

erty=.all AND Bank=cocc AND mm/yy=05/2021-06/2021 AND Check Date=05/20/2021-06/24/2021 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
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	himina - 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	
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	

Payment Summary

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Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
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	
cocc - Central Office Cost	9581	landis - Landis Sewerage Authority	5/21/2021	05-2021	1,044.00	
cocc - Central Office Cost	9582	sjgas - South Jersey Gas Company	5/21/2021	05-2021	475.79	
cocc - Central Office Cost	9583	vmu - Vineland Municipal Utilities	5/21/2021	05-2021	2,318.47	
cocc - Central Office Cost	9584	aflac - AFLAC	5/28/2021	05-2021	350.90	
cocc - Central Office Cost	9585	axaequ - Equitable	5/28/2021	05-2021	2,145.00	
cocc - Central Office Cost	9586	browco - Robert M Browne Court Officer	5/28/2021	05-2021	122.29	
cocc - Central Office Cost	9587	cwa - Communications Workers of America	5/28/2021	05-2021	221.78	
cocc - Central Office Cost	9588	acehar - Vineland Ace Hardware East	5/28/2021	05-2021	9.99	
cocc - Central Office Cost	9589	canfin - Canon Financial Services Inc	5/28/2021	05-2021	313.00	
cocc - Central Office Cost	9590	fedex - Federal Express	5/28/2021	05-2021	37.85	
cocc - Central Office Cost	9591	hdsupp - HD Supply Facilities Maintenance LTD	5/28/2021	05-2021	170.98	
cocc - Central Office Cost	9592	homest - HP Homestead Plumbing and Heating Inc	5/28/2021	05-2021	375.00	
cocc - Central Office Cost	9593	hompro - The Home Depot Pro - SupplyWorks	5/28/2021	05-2021	1,249.10	
cocc - Central Office Cost	9594	lanbld - Landis Building Service & Recycling,LLC	5/28/2021	05-2021	498.00	
cocc - Central Office Cost	9595	prich - P C Richard and Son Builders Div	5/28/2021	05-2021	1,608.00	
cocc - Central Office Cost	9596	sherwi - Sherwin Williams Company	5/28/2021	05-2021	29.13	
cocc - Central Office Cost	9597	xpress - Xpress Electronic Services, Inc.	5/28/2021	05-2021	99.00	
cocc - Central Office Cost	9598	bobaut - BOB'S AUTO SUPPLY, INC	5/28/2021	05-2021	1,197.50	
cocc - Central Office Cost	9599	amacap - Amazon Capital Services Inc	6/4/2021	06-2021	189.98	
cocc - Central Office Cost	9600	centur - Century Water Conditioning	6/4/2021	06-2021	1,164.50	
cocc - Central Office Cost	9601	cullig - South Jersey Culligan Water	6/4/2021	06-2021	47.40	
cocc - Central Office Cost	9602	mason - W B Mason Co Inc	6/4/2021	06-2021	421.16	
cocc - Central Office Cost	9603	miles - Miles Technologies	6/4/2021	06-2021	909.42	
cocc - Central Office Cost	9604	njelev - Treasurer State of NJ	6/4/2021	06-2021	406.00	
cocc - Central Office Cost	9605	pdq - PDQ Supply Inc	6/4/2021	06-2021	605.05	
cocc - Central Office Cost	9606	sjglas - South Jersey Glass & Door Company	6/4/2021	06-2021	198.00	
cocc - Central Office Cost	9607	thyele - TK ELEVATOR CORPORATION	6/4/2021	06-2021	2,147.73	
cocc - Central Office Cost	9608	tricit - Tri City Products	6/4/2021	06-2021	248.55	
cocc - Central Office Cost	9609	veriw - Verizon Wireless	6/4/2021	06-2021	1,603.01	
cocc - Central Office Cost	9610	xpress - Xpress Electronic Services, Inc.	6/4/2021	06-2021	169.00	
cocc - Central Office Cost	9611	axaequ - Equitable	6/11/2021	06-2021	2,145.00	
cocc - Central Office Cost	9612	browco - Robert M Browne Court Officer	6/11/2021	06-2021	122.29	
cocc - Central Office Cost	9613	ccia - Cumberland Co Improvement Auth	6/11/2021	06-2021	50.05	
cocc - Central Office Cost	9614	lanfir - Landis Fire Protection Inc	6/11/2021	06-2021	1,990.00	
cocc - Central Office Cost	9615	mazza - Frank Mazza & Son Inc.	6/11/2021	06-2021	5,636.88	
cocc - Central Office Cost	9616	miles - Miles Technologies	6/11/2021	06-2021	3,375.00	
cocc - Central Office Cost	9617	prich - P C Richard and Son Builders Div	6/11/2021	06-2021	1,608.00	
cocc - Central Office Cost	9618	shred - Shred-It USA LLC	6/11/2021	06-2021	58.72	
cocc - Central Office Cost	9619	wex - WEX Bank	6/11/2021	06-2021	2,392.63	
cocc - Central Office Cost	9620	maxcom - Max Communications Inc	6/11/2021	06-2021	304.84	
cocc - Central Office Cost	9621	acehar - Vineland Ace Hardware East	6/17/2021	06-2021	45.84	
cocc - Central Office Cost	9622	aceplu - Ace Plumbing and Electrical Supplies Inc	6/17/2021	06-2021	76.34	
cocc - Central Office Cost	9623	ahcvktot - AFFORDABLE HOUSING CORPORATION	6/17/2021	06-2021	11,418.75	
cocc - Central Office Cost	9624	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	6/17/2021	06-2021	1,875.00	

Payment Summary

rty=.all AND Bank=sec8hap AND mm/yy=05/2021-06/2021 AND Check Date=05/21/2021-06/17/2021 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
cocc - Central Office Cost	9625	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	6/17/2021	06-2021	9,724.91	
cocc - Central Office Cost	9626	amacap - Amazon Capital Services Inc	6/17/2021	06-2021	559.80	
cocc - Central Office Cost	9627	avena - Linda M Avena CPA	6/17/2021	06-2021	7,083.33	
cocc - Central Office Cost	9628	bobaut - BOB'S AUTO SUPPLY, INC	6/17/2021	06-2021	545.95	
cocc - Central Office Cost	9629	brihou - Bridgeton Housing Authority	6/17/2021	06-2021	1,640.00	
cocc - Central Office Cost	9630	callexp - Call Experts New Jersey	6/17/2021	06-2021	343.84	
cocc - Central Office Cost	9631	canbus - Canon Solutions America Inc	6/17/2021	06-2021	204.36	
cocc - Central Office Cost	9632	carahsoft - Carahsoft Technology Corporation	6/17/2021	06-2021	1,169.59	
cocc - Central Office Cost	9633	ccia - Cumberland Co Improvement Auth	6/17/2021	06-2021	3,078.87	
cocc - Central Office Cost	9634	cdwgov - CDW Government Inc	6/17/2021	06-2021	435.08	
cocc - Central Office Cost	9635	centur - Century Water Conditioning	6/17/2021	06-2021	343.50	
cocc - Central Office Cost	9636	cintas - Cintas Corporation #100	6/17/2021	06-2021	609.58	
cocc - Central Office Cost	9637	coloni - Colonial Electrical Supply	6/17/2021	06-2021	42.35	
cocc - Central Office Cost	9638	conser - County Conservation Company LLC	6/17/2021	06-2021	240.00	
cocc - Central Office Cost	9639	cullig - South Jersey Culligan Water	6/17/2021	06-2021	33.00	
cocc - Central Office Cost	9640	daily - The Daily Journal	6/17/2021	06-2021	114.38	
cocc - Central Office Cost	9641	fioch - Fiocchi Tire Center Inc	6/17/2021	06-2021	985.80	
cocc - Central Office Cost	9642	flowho - The Flower Shoppe	6/17/2021	06-2021	100.00	
cocc - Central Office Cost	9643	gabage - Eisenstat Gabage and Furman PC	6/17/2021	06-2021	1,511.67	
cocc - Central Office Cost	9644	hdsupp - HD Supply Facilities Maintenance LTD	6/17/2021	06-2021	3,336.85	
cocc - Central Office Cost	9645	hill - Ronald Hill	6/17/2021	06-2021	1,000.00	
cocc - Central Office Cost	9646	himina - H I MINHAS LLC	6/17/2021	06-2021	346.25	
cocc - Central Office Cost	9647	hompro - The Home Depot Pro - SupplyWorks	6/17/2021	06-2021	5,198.75	
cocc - Central Office Cost	9648	johnst - Johnstone Supply	6/17/2021	06-2021	281.13	
cocc - Central Office Cost	9649	lanfir - Landis Fire Protection Inc	6/17/2021	06-2021	610.00	
cocc - Central Office Cost	9650	mason - W B Mason Co Inc	6/17/2021	06-2021	474.90	
cocc - Central Office Cost	9651	matfam - Matteo Family Kitchens & Flooring, Inc.	6/17/2021	06-2021	1,999.00	
cocc - Central Office Cost	9652	natten - National Tenant Network	6/17/2021	06-2021	1,387.00	
cocc - Central Office Cost	9653	njjif - NJ Public Housing Authorities JIF	6/17/2021	06-2021	128,958.50	
cocc - Central Office Cost	9654	omega - Omega Pest Management LLC	6/17/2021	06-2021	2,505.00	
cocc - Central Office Cost	9655	riggin - Riggins Inc	6/17/2021	06-2021	32.67	
cocc - Central Office Cost	9656	sherwi - Sherwin Williams Company	6/17/2021	06-2021	51.23	
cocc - Central Office Cost	9657	sirspe - Sir Speedy Printing	6/17/2021	06-2021	609.25	
cocc - Central Office Cost	9658	staadv - Staples, Inc.	6/17/2021	06-2021	66.47	
cocc - Central Office Cost	9659	totsec - Total Security Alarms, LLC.	6/17/2021	06-2021	623.00	
cocc - Central Office Cost	9660	vha - HOUSING AUTHORITY CITY OF VINELAND	6/17/2021	06-2021	7,916.67	
cocc - Central Office Cost	9661	wallac - Wallace Supply Co	6/17/2021	06-2021	1,199.69	
cocc - Central Office Cost	9662	wheat - Wheat Road Cold Cuts	6/17/2021	06-2021	2,903.60	

446,370.27

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

**RESOLUTION #2021-30
Resolution of Compliance
(Board of Commissioners and Executive Director)**

WHEREAS, the Housing Authority of the City of Vineland Board of Commissioners consist of seven members; and

WHEREAS, all Commissioners of the Housing Authority of the City of Vineland shall attend courses of study as are required by the commissioner of the Department of Community Affairs and the statutes and regulations of the State of New Jersey, as well as the statutes and regulations pertaining to the Department of Housing and Urban Development; and

WHEREAS, the New Jersey Redevelopment and Housing Law of 1992 requires all commissioners and executive directors of local public housing authorities and redevelopment agencies to complete a comprehensive training program consisting of required and elective courses; and

WHEREAS, the Board of Commissioners and the Executive Director of the Housing Authority are in compliance with the required courses and training program as per the attached document; and

NOW, THEREFORE, BE IT RESOLVED, the Housing Authority of the City of Vineland's Commissioners and the Executive Director are in compliance with the required comprehensive training program consisting of required and elective courses.

ADOPTED: June 24, 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 June 24, 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

I hereby certify that the information list below concerning the Vineland Housing Authority's Board of Commissioners and Executive Director is true and correct.

Jacqueline S. Jones
Executive Director

Date

**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

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

RESOLUTION #2021-31

Resolution to Reject Bids for Kidston/Olivio Towers Interior and Plumbing Renovations

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for Kidston and Olivio Towers Interior and Plumbing 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, the first occasion of advertisement for bids for Kidston/Olivio Towers for Interior and Plumbing Renovations was on March 30, 2021; bidding was cancelled and readvertised; and

WHEREAS, the re-advertisement for bids for Kidston/Olivio Towers for Interior and Plumbing Renovations was on May 3, 2021 and bids were received on June 10, 2021; and

WHEREAS, the governing body has rejected the 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 the project.

ADOPTED: June 24, 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 June 24, 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

6/17/21

HOUSING AUTHORITY OF VINELAND - JUNE, 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. 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.

9. 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.

10. 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.