
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360




Board of Commissioners'

Meeting

March 24, 2022

6 p.m.

Board of Commissioners
Mario Ruiz-Mesa, Chairman
Chris Chapman
Brian Asselta
Daniel Peretti
Harry Furman, 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

March 18, 2022


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 in person on Thursday, March 24, 2022 at **6:00 p.m.** at the Brown Community Center, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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, March 24, 2022
6:00 p.m.

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on February 17, 2022
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business – Auditors – Bowman & Company, Michael Thilker
10. Resolutions:
 - # 2022-12 Monthly Expenses (*revised*)
 - # 2022-13 Approving Change Orders #4 and #5 for Kidston & Olivio Towers Interior and Plumbing Renovations
 - # 2022-14 Approving Change Order #1 for Kidston/Oliver Towers – Exterior Renovations
 - # 2022-15 Dispose of Furniture & Equipment Utilizing the Disposition Policy
 - # 2022-16 Award Shared Services Agreement with Bridgeton Housing Authority (Landscape & Maintenance Services)
 - # 2022-17 Award Special Legal Services – Landlord/Tenant
 - # 2022-18 Audit Review Certificate FYE 2020
 - # 2022-19 Approving New Job Description / Revised Organizational Chart
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, February 17, 2022
6:00 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, February 17, 2022, at 6 p.m. at the Brown Community Center located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

Chairman Ruiz-Mesa acknowledge the loss of Charlie Gabage as he will be missed. He welcomed Harry Furman, Esquire to the meeting.

The following Commissioners were present:

Commissioner Chris Chapman
Commissioner Rudolph Luisi **(Absent)**
Commissioner Daniel Peretti
Commissioner Brian Asselta
Chairman Mario Ruiz-Mesa

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Harry Furman, 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 January 20, 2022. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Absent)
Commissioner Daniel Peretti	(Yes)
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 four months ending January 31, 2022. Mrs. Jones explained why it appears the financial report has a loss that is associated with the Housing Choice Voucher program. The Authority has funds being held by HUD known as “HUD Held Reserves” for the Housing Choice Voucher program.

Executive Director’s Report:

Mrs. Jones provided an update on the Kidston and Olivio interior plumbing renovations project. There is a resolution tonight for Change Orders 1-3. This project is a major plumbing overhaul of the building. Mrs. Jones reviewed and explained the three change orders.

Three of the Scattered Site homes are listed for sale. The Authority is waiting on two more appraisals and a total of five house will be listed. Each home is listed for at least 14 days and then best and final offers will be accepted. She anticipates having settlement dates at next month’s meeting.

The CWA Union Contract for the Maintenance Department expired at the end of December. The Authority is in active negotiations with the Union with assistance from the Authority's labor attorney from Brown and Connery. Mrs. Jones reported there are no major issues. The union is looking for increased wages for the maintenance department.

The Family Self-Sufficiency grant the Authority has received for years has historically been valued at \$75,000. The Authority was able to ask for additional funds this year and will receive \$96,978.

There is a resolution this evening for a new position of Property Accountant. The Authority's business has gotten more complicated, and this position will help tremendously. Part of the cost for this position will be burden to the Ocean City Housing Authority as well as their business has gotten more complicated as well.

The audit figures from the State have been released and it is anticipated that the auditors will be at next month's board meeting to provide the Audit Report for year ending September 2020.

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2022-08
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa has reviewed the expenses and recommends them for payment in the sum of \$1,553,581.32. Chairman Ruiz-Mesa stated the increased amount this month is due to the Pension payment. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2022-09
Approving Change Orders #1, #2 and #3 for Kidston & Olivio Towers Interior and Plumbing Renovations

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-09. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2022-10
Approving New Job Description / Revised Organizational Chart

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-10. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2022-11
Granting Office Leave of Absence
FMLA – Blanca Matos-Phillips

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-11. Mrs. Jones stated Blanca Matos-Phillips is on a Family Medical Leave (FMLS) and this resolution is required by the Division of Pensions for an employee who is on FMLA and has run out of accrued time. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Rudolph Luisi	(Absent)
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 press or public comments. 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 6:12 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FIVE MONTHS ENDED FEBRUARY 28, 2022

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU FEB</u>	<u>ACTUAL THRU FEB</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	842,700	351,125	323,460	(27,665)
LAUNDRY AND VENDING	1,900	792	694	(98)
OTHER INCOME MISC.	11,000	4,583	204	(4,379)
PHA OPERATING SUBSIDY	409,040	170,433	177,351	6,918
HUD ASSET REPOSITIONING FEE	168,140	70,058	69,527	(531)
SECTION 8 ADMIN. FEE INCOME	932,600	388,583	357,847	(30,736)
CAPITAL FUNDS	231,210	96,338	39,000	(57,338)
FSS GRANT-PH	70,000	29,167	29,167	0
CSP-CONGREGATE SERVICES INCOME	103,750	43,230	35,869	(7,361)
INVESTMENT INCOME	4,540	1,892	2,084	192
CF MANAGEMENT FEE	47,500	19,792	15,833	(3,959)
MGMT FEE-PH	142,080	59,200	59,448	248
MGMT FEE-SEC 8	147,650	61,521	54,168	(7,353)
MGMT FEE-MELROSE	10,200	4,250	5,100	850
MGMT FEE-RAD	331,000	137,917	137,759	(158)
BOOKKEEPING FEE	13,020	5,425	6,000	575
BOOKKEEPING FEE-SEC 8	92,300	38,458	33,855	(4,603)
ASSET MGMT FEE	17,420	7,258	8,600	1,342
SHOP RENT	64,800	27,000	27,000	0
INCOME FROM OTHER AUTHORITIES	307,420	128,092	125,927	(2,165)
SERVICE INCOME FROM MELROSE	47,500	19,792	18,827	(965)
MISCELLANEOUS INCOME	1,540	642	20,554	19,912
TOTAL INCOME	3,997,310	1,665,548	1,548,274	(117,274)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,009,090	420,454	367,154	(53,300)
PAYROLL TAXES	88,860	37,025	28,288	(8,737)
HEALTH BENEFITS	265,080	110,450	106,750	(3,700)
PENSION EXPENSE	71,310	29,713	50,775	21,062
CRIMINAL BACKGROUND CHECKS	6,010	2,504	7,424	4,920
TNT/EMPL SCREENING	8,100	3,375	5,074	1,699
LEGAL-GENERAL	30,120	12,550	6,958	(5,592)
LEGAL-OTHER	5,000	2,083	5,448	3,365
STAFF TRAINING	15,000	6,250	4,365	(1,885)
TRAVEL	3,250	1,354	10	(1,344)
ACCOUNTING	85,000	35,417	35,417	0
AUDITING	34,400	14,333	14,333	0
PORT OUT ADMIN FEES	4,500	1,875	1,586	(289)
MANAGEMENT FEES	289,730	120,721	113,616	(7,105)
BOOKKEEPING FEES	90,440	37,683	39,854	2,171
ASSET MGMT FEES	8,640	3,600	8,600	5,000
CONSULTANTS	8,000	3,333	3,600	267
IT CONSULTANTS	70,000	29,167	22,892	(6,275)
CONSULTANTS-RAD	8,000	3,333	0	(3,333)
RAD CONVERSION EXPENSES	6,000	2,500	0	(2,500)
MEMBERSHIP DUES/FEES	7,200	3,000	1,525	(1,475)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FIVE MONTHS ENDED FEBRUARY 28, 2022

	ANNUAL BUDGET	BUDGET THRU FEB	ACTUAL THRU FEB	FROM BUDGET (+OVER/-UNDER)
PUBLICATIONS	2,300	958	0	(958)
ADVERTISING	5,200	2,167	1,796	(371)
OFFICE SUPPLIES	17,100	7,125	3,329	(3,796)
COMPUTER & SOFTWARE EXPENSES	131,480	54,783	54,660	(123)
FUEL-ADMIN	5,000	2,083	0	(2,083)
PHONE AND INTERNET	51,600	21,500	12,725	(8,775)
POSTAGE	9,400	3,917	2,736	(1,181)
COPIER SUPPLIES	9,500	3,958	3,528	(430)
INSPECTION FEES	11,920	4,967	5,566	599
MISCELLANEOUS EXPENSES	23,840	9,933	8,752	(1,181)
TOTAL ADMINISTRATION EXPENSES	<u>2,381,070</u>	<u>992,111</u>	<u>916,761</u>	<u>(75,350)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	43,430	18,096	16,523	(1,573)
PAYROLL TAXES	3,820	1,592	1,273	(319)
MEALS	44,000	18,333	15,524	(2,809)
FSS ESCROWS-PH	4,800	2,000	1,285	(715)
OTHER	16,950	7,063	14,050	6,987
TOTAL TENANT SERVICES	<u>113,000</u>	<u>47,084</u>	<u>48,655</u>	<u>1,571</u>
UTILITIES:				
WATER	38,000	15,833	15,112	(721)
ELECTRIC	168,100	70,042	64,375	(5,667)
GAS	31,800	13,250	12,675	(575)
GARBAGAE/TRASH REMOVAL	20,200	8,417	7,728	(689)
SEWER	60,400	25,167	25,167	0
TOTAL UTILITIES EXPENSE	<u>318,500</u>	<u>132,709</u>	<u>125,057</u>	<u>(7,652)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	194,170	80,904	66,326	(14,578)
PAYROLL TAXES	16,920	7,050	5,111	(1,939)
HEALTH BENEFITS	54,960	22,900	21,277	(1,623)
PENSION EXPENSE	13,370	5,571	9,190	3,619
MAINTENANCE UNIFORMS	1,680	700	782	82
VEHICLE GAS, OIL, GREASE	16,490	6,871	9,090	2,219
MATERIALS	148,800	62,000	39,399	(22,601)
CONTRACT-COSTS	171,870	71,613	48,423	(23,190)
REPAIRS-VEHICLES	9,880	4,117	7,592	3,475
RENT EXPENSE	18,570	7,738	7,740	2
EXTERMINATION	8,800	3,667	1,430	(2,237)
TRASH REMOVAL	9,200	3,833	3,599	(234)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>664,710</u>	<u>276,964</u>	<u>219,959</u>	<u>(57,005)</u>
GENERAL EXPENSES:				
BAD DEBTS	95,060	39,608	39,608	0

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE FIVE MONTHS ENDED FEBRUARY 28, 2022

	ANNUAL BUDGET	BUDGET THRU FEB	ACTUAL THRU FEB	FROM BUDGET (+OVER/-UNDER)
COMPENSATED ABSENCES	23,910	9,966	9,966	0
FSS ESCROWS-SEC 8	23,180	9,658	21,380	11,722
INSURANCE	94,160	39,233	51,661	12,428
INTEREST EXPENSE	15,000	6,250	6,250	0
OTHER GENERAL EXPENSES	1,500	625	625	0
PAYMENTS IN LIEU OF TAXES	57,660	24,025	21,734	(2,291)
PORT-IN HAP EXPENSE	500	208	0	(208)
REPLACEMENT RESERVES	95,000	39,583	39,583	0
RETIREE HEALTH BENEFITS	61,440	25,600	23,418	(2,182)
TOTAL GENERAL EXPENSES	<u>467,410</u>	<u>194,756</u>	<u>214,225</u>	<u>19,469</u>
TOTAL OPERATING EXPENSES	<u>3,944,690</u>	<u>1,643,624</u>	<u>1,524,657</u>	<u>(118,967)</u>
PROFIT (LOSS) EXCLUDING HAP	<u>52,620</u>	<u>21,924</u>	<u>23,617</u>	<u>1,693</u>
HAP REVENUES	6,926,190	2,885,913	2,707,429	(178,484)
HAP EXPENSES	6,903,300	2,876,375	2,803,677	(72,698)
NET HAP (LOSS)	<u>22,890</u>	<u>9,538</u>	<u>(96,248) *</u>	<u>(105,786)</u>
GRAND TOTAL PROFIT (LOSS)	<u>75,510</u>	<u>31,462</u>	<u>(72,631)</u>	<u>(104,093)</u>

*HUD HELD RESERVES \$475,000

Housing Authority of the City of Vineland

Administrative Report

DATE: March 17, 2022

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for February 2022)

PERIOD: February 10, 2022 to March 17, 2022

COVID-19 Pandemic – Operating Status

March Update: No change to the below practice.

The Authority has reverted to the early-Pandemic Operating Status. The Maintenance Staff is separated again into two locations to provide as much social distancing as possible. The Administrative Staff is scheduled for work in the office or off-site on a week-to-week basis. The goal is to have fewer employees in the office until this current virus surge passes. 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.

The "COVID Rooms" at the Authority's Administrative offices is heavily being used by staff for face-to-face meetings. These rooms are designed with a window between staff and applicants or residents and is equipped with an outdoor entrance.

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

Renovation Projects – **Complete** or **On Hold**

Scope of Work	Work Status	Comments
Asselta Acres – New Cameras & Recording System	Awarded at March 2021 Meeting	12/2021 Update – This project is complete;
KT/OT Roof Replacements	Contract Awarded/In Progress/	11/2021 Update – Project is complete and closed out;
Tarkiln Acres – Roof Replacements	In Planning Stage – On Hold	6/2021 – No Update; 9/2021 – A&E proposals received and under review;
KT/OT – Elevator Refurbishment;	In Planning Stage – On Hold	6/2021 – Project kickoff meetings scheduled with Architect; 8/2021 – Project scope has been determined, working with Professional Team on design documents;

Kidston & Olivio Towers – Renovation Projects - Active

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

Scope of Work	Work Status	Comments
<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>7/2021 – No Update;</p> <p>9/2021- No Update;</p> <p>10/2021 – Contract Award recommendation via resolution for October meeting;</p> <p>11/2021 Update: Contract was awarded in October to Gary F. Gardener, Inc.: Project meetings have begun;</p> <p>12/2021 Update: Project construction to begin 1st quarter of 2022;</p> <p>1/2022 Update: Window submittals have been approved; Construction meetings continue;</p> <p>2/2022 Update: Window submittals have been approved; Construction meetings continue; Supply chain issues are anticipated for receipt of windows;</p> <p><i>3/2022 Update: Change Order #1 is on the Agenda to repair mortar & brick cracks at units 10A & 9A;</i></p>

Scope of Work	Work Status	Comments
<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>	<p>July-August 2021 Award Anticipated</p>	<p>Pre-bid meeting was held on site May 11, 2021, with potential contractors; 6/2021 - Bids Received on June 10, 2021 – under review; Resolution to Reject Bids; Bids are Over Budget; 7/2021- Re-bidding project; Bids are due July 15, 2021, a recommendation will be made after the bid opening; 7/2021 – Contract Awarded; 8/2021 – Kick-off meeting held with contractor; 9/2021 – Currently in submittals process with Professional Team; 10/2021 – Submittals in process; 11/2021 Update: Construction to begin in November; 12/2021 Update: Project construction to begin 1st quarter of 2022; 01/2022 Update: Preliminary work has begun on plumbing work; “Hotel” units are being refurbished and staged with furniture; 2/2022 Update: Some unknown issues have been uncovered as preliminary work has begun; Change orders are being reviewed prior to presenting to the Board for approval;</p> <p><i>3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps & supports for wiring in 1st floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G & H risers are almost complete; these will become the “hotel units” for temporary relocation; work on the next two risers is expected to begin in early April;</i></p>

Scattered Site Disposition – Status

- *Three Real Estate Sales Professionals were awarded for the sale of the homes; Walk through of three (3) homes has been completed; The suggested sales prices are over a very wide range; Update appraisals are ordered to provide a reasonable market price*
- *A questionnaire to Scattered Site residents was sent and approximately 80% of the residents have responded to the survey; these responses will indicate which families would like to purchase a home or continue to rent; once the surveys have been reviewed, meetings with each family will be scheduled;*
- *An RFP has been issued for a credit counseling service to assist residents in purchasing a home or obtaining rental housing; No responses were received for credit counseling services; Credit counseling service agencies will be contacted to negotiate pricing;*
- **Voucher briefing classes are being scheduled for residents that are interested in using a Voucher for relocation to another rental unit;**
- **The appraiser will be engaged to appraise the three (3) homes ready for sale;**
- **As homes are vacated, they will be appraised and listed for sale;**
- **There are two families in the process of moving; One to an Authority owned property and one to a privately owned property using a Section 8 Voucher;**
- **Several homes will be listed once the appraisals are received; Appraisals have been delayed due to the active selling market; Appraisals are expected for several homes by the end of January 2022;**
- *Three homes have signed listing agreements; Waiting on appraisals for two more homes;*
- *Three homes are under contract for sale; At this writing the contracts are in attorney review status;*

- *The fourth home is ready to be listed for sale;*

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.

Melrose Court

The property 100% occupied and is financially sound. 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
Mario Ruiz-Mesa	Completed
Daniel J. Peretti, Jr.	Completed
Vacant – Resident Commissioner	
Vacant	
Vacant	

- **The Spring 2022 Schedule for the NJ Local Housing Authority and Redevelopment Training**

Program classes are to be determined: The courses can be reviewed at:

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

**Please contact Gloria Pomales, Executive Assistant, to register for these classes –
gpomales@vha.org or 856-691-4099 Ext 106.**

Program Statistics Report

10/2021 - 10/2022

Feb2022

Jan2022

Dec2021

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	0	0	0
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	53	12	24
Total number of units inspected year-to-date - all sites	247	194	182
City Inspections	0	0	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	288	186	168
Annual Unit Turnaround Time (For Fiscal Year)	213	195	198
Monthly - Number of Vacancies Filled (this month)	6	7	8
Monthly - Average unit turnaround time in days for Lease Up	104	136	85
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	94	29	60
PIC Score	98.77%	98.14%	98.92%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	95.00%	94.33%	93.67%
Public Housing & RAD Waiting List Applicants			
Families - OPEN FOR 3,4,5 & 6 Bedrooms; 2 Bedroom List Remains Closed;	310	310	310
Elderly (Seniors - 62+)/Disabled - OPEN FOR 0 & 1 Bedrooms	446	463	463
Average work order turnaround time in days - Tenant Generated			
Average work order turnaround time in days - Tenant Generated	0.13	0.09	0.08
Number of routine work orders written this month	404	502	464
Number of outstanding work orders from previous month	838	878	911
Total number of work orders to be addressed this month	1242	1380	1375
Total number of work orders completed this month	520	542	497
Total number of work orders left outstanding	722	838	878
Number of emergency work orders written this month	1	0	4
Total number of work orders written year-to-date	2,598	2,194	1,692
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	3	13	9
Section 8			
Level of leased units of previous month was:	913	915	911
Level of leased units this month is:	917	910	915
Number of increased leased-units over last month	4	-5	4
Total number of units inspected this month	83	33	31
Programs (Voucher):			
ABA Utilization %	101.29%	103.99%	98.59%
Repayment Agreements	29	28	27
Total repayments due YTD	\$90,152	\$89,614	\$86,945
Total repayments received YTD	\$1,162	\$4,603	\$4,163
PIC Score (Oakview added 10/13)	100.77%	100.44%	101.32%
Section 8 Housing Choice Voucher Waiting List Applicants - Closed 11/19/2021	2,275	2,282	2,282
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	215	202	202
Section 8 Project Based Waiting List Applicants- Buena HA - OPEN	150	63	63
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	80%/20%	85%/15%	85%/15%
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	20	14	10
The number of residents signed on to the program. (FSS Contracts).	30	30	29
The number of FSS Participants with established escrow accounts.	22	22	18
Number of residents in need of employment skills (GED, DL, Job Training.)	4	4	14
The number of meetings, workshops and case management services	2	0	1

Program Statistics Report

10/2021 - 10/2022

Feb2022

Jan2022

Dec2021

Congregate Services			
Number of clients on the Congregate Program	32	32	31
Number of clients on Meal Program	19	18	19
Number of clients on Homemaking Program	18	19	17
Number of clients on Laundry Services (This service is included in housekeeping)	11	11	11
Number of clients on Shopping Services (This service is included in	8	8	6
Registered Nurse			
Number of clients served this month	76	0	0
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	5	7	12
Meds Supervision	16	18	27
VHA - ROSS (FAMILY)			
Number of Residents on ROSS (Family)	40	37	35
Number of residents that received case management services	20	14	20
Number of Meetings	4	4	1
Number of residents enrolled in academic/employment workshops (FSS)	4	4	14
VHA - ROSS (MEDICAL)			
Number of residents received health assessments for the month	5	0	0
Number of residents - health activities of daily living assessments	5	7	12
ROSS - residents medical monitoring for the month	16	18	27
ROSS / self-sufficiency - improve living conditions	5	7	12
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	2	0
Number of ongoing clients	72	72	70
Total clients currently being served this month	4	4	30
Income			
Median Family Income (MFI)	0.2	0	0
Moderate 80%-51% (MFI)	28%	28%	39%
Low 50%-31% (MFI)	28%	28%	33%
Very Low 30%-0% (MFI)	44%	44%	29%
Client Demographics			
White	11	11	9
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	56	56	55
Non-Hispanic	16	16	15

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

RESOLUTION #2022-12

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 **\$1,103,139.97**.

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: March 24, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Daniel Peretti – Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 24, 2022 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
 03/24/22

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 639,745.00
3261 - 3294	LANDLORD/TENANT CHECKS AND OTHER	\$ 86,306.00
17167 - 17303	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 553,439.00
	SECTION 8 ADM FEE ACCOUNT	226.60
627 - 631	COMPUTER CHECKS- Ocean First	\$ 226.60
-	COMPUTER CHECKS- BB&T	\$ -
	SECTION 8 NHOP	
-	COMPUTER CHECKS	\$0.00 0.00
	NHOP INVESTMENTS	0.00
-	COMPUTER CHECKS- Ocean First	\$0.00
-	COMPUTER CHECKS- BB&T	
	OCEAN FIRST BANK PH SECURITY DEPOSIT	
-	COMPUTER CHECKS	0.00
	OCEAN FIRST BANK FSS ESCROW	
-	COMPUTER CHECKS	0.00
	CAPITAL BANK GEN/FUND PH	
2378 - 2391	COMPUTER CHECKS	126,871.26
	COCC CASH ACCOUNT	
10471 - 10589	COMPUTER CHECKS	231,973.31
	COCC EXPENDITURES	
	PAYROLL/PAYCHEX INVOICES	03/04/22 -03/18/22 781.76
	PAYROLL TAX LIABILITY	03/04/22 -03/18/22 37,679.93
	HEALTH BENEFITS PAID	Mar-22 55,125.19
	PENSION PAYMENTS	Feb-22 10,736.92
	TOTAL	\$ 1,103,139.97

Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check	Post	Total Date	
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	3261	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	2/17/2022	02-2022	55,748.00	2/28/2022
sec8hap - Section 8 HAP	3262	0melrose - MELROSE COURT LP	2/17/2022	02-2022	3,340.00	2/28/2022
sec8hap - Section 8 HAP	3263	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	2/17/2022	02-2022	9,448.00	
sec8hap - Section 8 HAP	3264	0ahctaaa - AFFORDABLE HOUSING CORPORATION	2/17/2022	02-2022	7,039.00	2/28/2022
sec8hap - Section 8 HAP	3265	0caguas - CAGUAS OF MUNICIPALITY	3/1/2022	03-2022	714.00	
sec8hap - Section 8 HAP	3266	0canell - CANDELARIA	3/1/2022	03-2022	507.00	
sec8hap - Section 8 HAP	3267	0millif - LIFESPRING OF MILLVILLE INC	3/1/2022	03-2022	596.00	
sec8hap - Section 8 HAP	3268	0osccos8 - OSCEOLA COUNTY HOUSING	3/1/2022	03-2022	426.00	
sec8hap - Section 8 HAP	3269	t0000482 - SUAREZ	3/1/2022	03-2022	37.00	
sec8hap - Section 8 HAP	3270	t0000559 - PEREZ	3/1/2022	03-2022	24.00	
sec8hap - Section 8 HAP	3271	t0000587 - Rodriguez	3/1/2022	03-2022	18.00	
sec8hap - Section 8 HAP	3272	t0000613 - ALEJANDRO	3/1/2022	03-2022	79.00	
sec8hap - Section 8 HAP	3273	t0002385 - CARRION	3/1/2022	03-2022	42.00	
sec8hap - Section 8 HAP	3274	t0003326 - DIAZ	3/1/2022	03-2022	45.00	
sec8hap - Section 8 HAP	3275	t0003327 - CORALLUZZO	3/1/2022	03-2022	31.00	
sec8hap - Section 8 HAP	3276	t0003357 - KENNEDY	3/1/2022	03-2022	26.00	
sec8hap - Section 8 HAP	3277	t0004508 - CRUZ	3/1/2022	03-2022	39.00	
sec8hap - Section 8 HAP	3278	t0005188 - MELENDEZ	3/1/2022	03-2022	45.00	
sec8hap - Section 8 HAP	3279	t0005666 - BALDWIN	3/1/2022	03-2022	4.00	
sec8hap - Section 8 HAP	3280	t0005731 - HAROLD	3/1/2022	03-2022	8.00	
sec8hap - Section 8 HAP	3281	t0006020 - CARDONA	3/1/2022	03-2022	4.00	
sec8hap - Section 8 HAP	3282	t0006533 - VILLAFANE	3/1/2022	03-2022	14.00	
sec8hap - Section 8 HAP	3283	t0007057 - DESAI	3/1/2022	03-2022	63.00	
sec8hap - Section 8 HAP	3284	t0007113 - RIOS	3/1/2022	03-2022	4.00	
sec8hap - Section 8 HAP	3285	t0008517 - LUGO	3/1/2022	03-2022	4.00	
sec8hap - Section 8 HAP	3286	t0008553 - CARLO	3/1/2022	03-2022	105.00	
sec8hap - Section 8 HAP	3287	t0010166 - ORTIZ	3/1/2022	03-2022	195.00	
sec8hap - Section 8 HAP	3288	t0010325 - AVILES	3/1/2022	03-2022	41.00	
sec8hap - Section 8 HAP	3289	t0012229 - AGOSTO-GREGORY	3/1/2022	03-2022	42.00	
sec8hap - Section 8 HAP	3290	t0012304 - MEDINA	3/1/2022	03-2022	36.00	
sec8hap - Section 8 HAP	3291	vf1033 - SEMINOLE COUNTY	3/1/2022	03-2022	1,165.00	
sec8hap - Section 8 HAP	3292	vf1093 - ORANGE COUNTY HOUSING & C D	3/1/2022	03-2022	1,408.00	
sec8hap - Section 8 HAP	3293	0housin - VINELAND HOUSING AUTHORITY	3/4/2022	03-2022	4,413.00	
sec8hap - Section 8 HAP	3294	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	3/18/2022	03-2022	596.00	
sec8hap - Section 8 HAP	17167	02llbtw - BTW 2 LLC	3/2/2022	03-2022	690.00	
sec8hap - Section 8 HAP	17168	0537grap - 529-537 GRAPE STREET,LLC	3/2/2022	03-2022	405.00	
sec8hap - Section 8 HAP	17169	0abrawi - ABRAHAN & AWILDA HEREDIA	3/2/2022	03-2022	1,036.00	
sec8hap - Section 8 HAP	17170	0acojor - ACOSTA	3/2/2022	03-2022	1,955.00	
sec8hap - Section 8 HAP	17171	0ahcpv - AFFORDABLE HOUSING CORPORATION	3/2/2022	03-2022	10,276.00	
sec8hap - Section 8 HAP	17172	0ahctaaa - AFFORDABLE HOUSING CORPORATION	3/2/2022	03-2022	77,630.00	
sec8hap - Section 8 HAP	17173	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	3/2/2022	03-2022	63,100.00	
sec8hap - Section 8 HAP	17174	0albreb - REBECCA C THOMPSON-ALBERT	3/2/2022	03-2022	319.00	
sec8hap - Section 8 HAP	17175	0andcar - ANDUJAR	3/2/2022	03-2022	765.00	
sec8hap - Section 8 HAP	17176	0andron - RONALD ANDRO	3/2/2022	03-2022	360.00	

Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	17177	0aparab - AB APARTMENTS LLC	3/2/2022	03-2022	585.00	
sec8hap - Section 8 HAP	17178	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	3/2/2022	03-2022	7,587.00	
sec8hap - Section 8 HAP	17179	0barric - RICHARD BARSUGLIA	3/2/2022	03-2022	870.00	
sec8hap - Section 8 HAP	17180	0behhar - HARRY & BARBARA BEHRENS	3/2/2022	03-2022	462.00	
sec8hap - Section 8 HAP	17181	0beredw - EDWIN C & SAVALYN BERGAMO	3/2/2022	03-2022	1,083.00	
sec8hap - Section 8 HAP	17182	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	3/2/2022	03-2022	4,177.00	
sec8hap - Section 8 HAP	17183	0berobe - OBED BERMUDEZ	3/2/2022	03-2022	981.00	
sec8hap - Section 8 HAP	17184	0betalp - ALPHA BETA CAMDEN LLC	3/2/2022	03-2022	1,377.00	
sec8hap - Section 8 HAP	17185	0blorob - BLOUGH	3/2/2022	03-2022	960.00	
sec8hap - Section 8 HAP	17186	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	3/2/2022	03-2022	1,806.00	
sec8hap - Section 8 HAP	17187	0brewst - BREWSTER GARDEN APARTMENTS LLC	3/2/2022	03-2022	1,184.00	
sec8hap - Section 8 HAP	17188	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	3/2/2022	03-2022	17,606.00	
sec8hap - Section 8 HAP	17189	0camnil - NILZA R CAMACHO	3/2/2022	03-2022	1,080.00	
sec8hap - Section 8 HAP	17190	0carjos - CARVALHO	3/2/2022	03-2022	714.00	
sec8hap - Section 8 HAP	17191	0carmar - SIMOES	3/2/2022	03-2022	1,855.00	
sec8hap - Section 8 HAP	17192	0casros - CASTILLO	3/2/2022	03-2022	598.00	
sec8hap - Section 8 HAP	17193	0cdgard - CD GARDENS INC.	3/2/2022	03-2022	2,044.00	
sec8hap - Section 8 HAP	17194	0chainv - CHAAD INVESTMENTS LLC	3/2/2022	03-2022	618.00	
sec8hap - Section 8 HAP	17195	0chajos - JOSEPH T CHAMBERS	3/2/2022	03-2022	950.00	
sec8hap - Section 8 HAP	17196	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	3/2/2022	03-2022	3,023.00	
sec8hap - Section 8 HAP	17197	0colmac - MACY A COLLINS	3/2/2022	03-2022	896.00	
sec8hap - Section 8 HAP	17198	0corjua - CORTES	3/2/2022	03-2022	2,289.00	
sec8hap - Section 8 HAP	17199	0cridan - DANA CRISS	3/2/2022	03-2022	367.00	
sec8hap - Section 8 HAP	17200	0delsia - SIAN DELUCA	3/2/2022	03-2022	390.00	
sec8hap - Section 8 HAP	17201	0dondel - DELROY T DONALDSON	3/2/2022	03-2022	723.00	
sec8hap - Section 8 HAP	17202	0douale - DOUKHNAI	3/2/2022	03-2022	391.00	
sec8hap - Section 8 HAP	17203	0eas307 - 307 N EAST AVE LLC	3/2/2022	03-2022	789.00	
sec8hap - Section 8 HAP	17204	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	3/2/2022	03-2022	699.00	
sec8hap - Section 8 HAP	17205	0edwdip - EDWARD DIPALMA	3/2/2022	03-2022	809.00	
sec8hap - Section 8 HAP	17206	0egbmar - MARY J EGBEH	3/2/2022	03-2022	1,453.00	
sec8hap - Section 8 HAP	17207	0einmar - MARTIN JAY EINSTEIN	3/2/2022	03-2022	613.00	
sec8hap - Section 8 HAP	17208	0equacc - ACCUMULATING EQUITY PARTNERS LLC	3/2/2022	03-2022	2,348.00	
sec8hap - Section 8 HAP	17209	0estros - ESTATE OF LUIS A ROSADO-TORRES	3/2/2022	03-2022	528.00	
sec8hap - Section 8 HAP	17210	0flodor - FLOWERS	3/2/2022	03-2022	922.00	
sec8hap - Section 8 HAP	17211	0garabn - ABNER GARCIA	3/2/2022	03-2022	249.00	
sec8hap - Section 8 HAP	17212	0garitz - ITZAMAR GARCIA	3/2/2022	03-2022	932.00	
sec8hap - Section 8 HAP	17213	0garsal - GARCIA	3/2/2022	03-2022	2,290.00	
sec8hap - Section 8 HAP	17214	0garvin - VINELAND GARDENS LLC	3/2/2022	03-2022	76.00	
sec8hap - Section 8 HAP	17215	0gibjam - GRIBBLE JR	3/2/2022	03-2022	869.00	
sec8hap - Section 8 HAP	17216	0gralam - LAMEER K GRAVES	3/2/2022	03-2022	937.00	
sec8hap - Section 8 HAP	17217	0guzjos - V & V TRUCKING	3/2/2022	03-2022	926.00	
sec8hap - Section 8 HAP	17218	0hemtom - BTW 4 LLC	3/2/2022	03-2022	1,058.00	
sec8hap - Section 8 HAP	17219	0hereri - 123 SOUTH 4TH STREET LLC	3/2/2022	03-2022	2,463.00	
sec8hap - Section 8 HAP	17220	0hersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	3/2/2022	03-2022	2,349.00	

Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	17221	Ohfprop - HF PROPERTY MANAGEMENT	3/2/2022	03-2022	1,709.00	
sec8hap - Section 8 HAP	17222	Oholasm - ASM HOLDINGS LLC	3/2/2022	03-2022	497.00	
sec8hap - Section 8 HAP	17223	Oholbull - BULLSEYE HOLDINGS LLC	3/2/2022	03-2022	418.00	
sec8hap - Section 8 HAP	17224	Ohomhec - HECS HOMES LLC	3/2/2022	03-2022	457.00	
sec8hap - Section 8 HAP	17225	Ohomoa - O&A HOME	3/2/2022	03-2022	892.00	
sec8hap - Section 8 HAP	17226	Ohomtar - TARKILN HOMES LLC	3/2/2022	03-2022	5,500.00	
sec8hap - Section 8 HAP	17227	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	3/2/2022	03-2022	881.00	
sec8hap - Section 8 HAP	17228	Ointers - VINELAND ASSOCIATES LLC	3/2/2022	03-2022	561.00	
sec8hap - Section 8 HAP	17229	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	3/2/2022	03-2022	2,569.00	
sec8hap - Section 8 HAP	17230	Ojhorn - JOHN HORNER	3/2/2022	03-2022	121.00	
sec8hap - Section 8 HAP	17231	Ojosber - BERNADETTE P JOSEPH	3/2/2022	03-2022	708.00	
sec8hap - Section 8 HAP	17232	Okapala - PANDA REALTY GROUP LLC	3/2/2022	03-2022	1,296.00	
sec8hap - Section 8 HAP	17233	Okatjay - JAY-KAT INVESTMENTS, LLC	3/2/2022	03-2022	815.00	
sec8hap - Section 8 HAP	17234	Okotmir - KOTZIN	3/2/2022	03-2022	872.00	
sec8hap - Section 8 HAP	17235	Olandic - LANDICINI 566 LLC	3/2/2022	03-2022	1,029.00	
sec8hap - Section 8 HAP	17236	Olebzai - LEBRON	3/2/2022	03-2022	3,108.00	
sec8hap - Section 8 HAP	17237	Olegmay - MAYERFELD LEGACY TRUST	3/2/2022	03-2022	1,521.00	
sec8hap - Section 8 HAP	17238	Olhrent - L & H RENTALS	3/2/2022	03-2022	689.00	
sec8hap - Section 8 HAP	17239	Ollciig - IIG-1 LLC	3/2/2022	03-2022	907.00	
sec8hap - Section 8 HAP	17240	Olocloc - LOCATION LOCATION & TIMING LLC	3/2/2022	03-2022	810.00	
sec8hap - Section 8 HAP	17241	Olonlav - DAVID LONGINI	3/2/2022	03-2022	543.00	
sec8hap - Section 8 HAP	17242	Olopyad - YADIRA LOPEZ	3/2/2022	03-2022	639.00	
sec8hap - Section 8 HAP	17243	Omanmil - MILLVILLE MANOR LLC	3/2/2022	03-2022	1,086.00	
sec8hap - Section 8 HAP	17244	Omarjoe - JOEL MARTIN	3/2/2022	03-2022	752.00	
sec8hap - Section 8 HAP	17245	Omelrose - MELROSE COURT LP	3/2/2022	03-2022	18,748.00	
sec8hap - Section 8 HAP	17246	Omenbre - MENDEZ	3/2/2022	03-2022	304.00	
sec8hap - Section 8 HAP	17247	Omillvil - MILLVILLE REALTY CORPORATION	3/2/2022	03-2022	2,665.00	
sec8hap - Section 8 HAP	17248	Omiryar - MIRANDA	3/2/2022	03-2022	1,167.00	
sec8hap - Section 8 HAP	17249	Ooakview - OAKVIEW APARTMENTS LLC	3/2/2022	03-2022	136,741.00	
sec8hap - Section 8 HAP	17250	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	3/2/2022	03-2022	30,520.00	
sec8hap - Section 8 HAP	17251	Oolilui - LUIS A OLIVERAS	3/2/2022	03-2022	670.00	
sec8hap - Section 8 HAP	17252	Opaeast - EAST PARK APARTMENTS	3/2/2022	03-2022	4,905.00	
sec8hap - Section 8 HAP	17253	Opagang - ANGEL L PAGAN	3/2/2022	03-2022	1,260.00	
sec8hap - Section 8 HAP	17254	Oparkto - PARK TOWNE APTS LLC	3/2/2022	03-2022	12,137.00	
sec8hap - Section 8 HAP	17255	Opoisil - SILVER POINT MANAGEMENT LLC	3/2/2022	03-2022	300.00	
sec8hap - Section 8 HAP	17256	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	3/2/2022	03-2022	841.00	
sec8hap - Section 8 HAP	17257	Oprofai - FAIOLA PROPERTY MANAGEMENT AND MAINT	3/2/2022	03-2022	900.00	
sec8hap - Section 8 HAP	17258	Oprofam - FAM PROPERTY MANAGEMENT LLC	3/2/2022	03-2022	805.00	
sec8hap - Section 8 HAP	17259	Oprotim - TIMARIA PROPERTIES LLC	3/2/2022	03-2022	1,497.00	
sec8hap - Section 8 HAP	17260	Oquince - QUINCE REALTY LLC	3/2/2022	03-2022	667.00	
sec8hap - Section 8 HAP	17261	Orafbar - RAFES	3/2/2022	03-2022	527.00	
sec8hap - Section 8 HAP	17262	Oramchr - RAMOS	3/2/2022	03-2022	581.00	
sec8hap - Section 8 HAP	17263	Oramnic - NICHOLAS P RAMBONE	3/2/2022	03-2022	1,400.00	
sec8hap - Section 8 HAP	17264	Orealsa - S & A REALTY ENTERPRISES LLC	3/2/2022	03-2022	1,561.00	

Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	17265	Orearoc - ROCCO REAL ESTATE LLC	3/2/2022	03-2022	1,780.00	
sec8hap - Section 8 HAP	17266	Oreasar - SARA REAVES	3/2/2022	03-2022	625.00	
sec8hap - Section 8 HAP	17267	Oregche - REGENCY CHESTNUT COURT	3/2/2022	03-2022	8,418.00	
sec8hap - Section 8 HAP	17268	Oregeas - REGENCY EAST LLC	3/2/2022	03-2022	2,025.00	
sec8hap - Section 8 HAP	17269	Orenaco - ACOSTA RENTAL LLC	3/2/2022	03-2022	616.00	
sec8hap - Section 8 HAP	17270	Orenokg - K G RENOVATIONS LLC	3/2/2022	03-2022	1,009.00	
sec8hap - Section 8 HAP	17271	Oriscam - CAMDEN RISING 2 LLC	3/2/2022	03-2022	795.00	
sec8hap - Section 8 HAP	17272	Orivdie - DIEGO A RIVERA	3/2/2022	03-2022	461.00	
sec8hap - Section 8 HAP	17273	Orivic - VICTORIANO RIVERA JR	3/2/2022	03-2022	681.00	
sec8hap - Section 8 HAP	17274	Oroceli - ELIZABETH ROCHE	3/2/2022	03-2022	649.00	
sec8hap - Section 8 HAP	17275	Orodhen - HENRY RODRIGUEZ	3/2/2022	03-2022	923.00	
sec8hap - Section 8 HAP	17276	Orogsal - SALVATORE W ROGGIO	3/2/2022	03-2022	1,146.00	
sec8hap - Section 8 HAP	17277	Oromvic - VICTOR M ROMAN	3/2/2022	03-2022	823.00	
sec8hap - Section 8 HAP	17278	Orpjpro - RPJ PROPERTIES LLC	3/2/2022	03-2022	11,554.00	
sec8hap - Section 8 HAP	17279	Oruppab - RUPERTO	3/2/2022	03-2022	725.00	
sec8hap - Section 8 HAP	17280	Orusnic - RUSSO JR	3/2/2022	03-2022	591.00	
sec8hap - Section 8 HAP	17281	Osaldasda - DAMIAN & ELAINE SALAS	3/2/2022	03-2022	818.00	
sec8hap - Section 8 HAP	17282	Oshabru - BRUCE D SHAW	3/2/2022	03-2022	1,180.00	
sec8hap - Section 8 HAP	17283	Osimseb - SIMONE	3/2/2022	03-2022	568.00	
sec8hap - Section 8 HAP	17284	Oskgcom - SKG & CO	3/2/2022	03-2022	1,701.00	
sec8hap - Section 8 HAP	17285	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	3/2/2022	03-2022	1,961.00	
sec8hap - Section 8 HAP	17286	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	3/2/2022	03-2022	444.00	
sec8hap - Section 8 HAP	17287	Ototalb - ALBERTO SOTO	3/2/2022	03-2022	1,075.00	
sec8hap - Section 8 HAP	17288	Ospring - SPRING GARDENS ASSOCIATES LLC	3/2/2022	03-2022	7,523.00	
sec8hap - Section 8 HAP	17289	Osqulan - LANDIS SQUARE SR APTS	3/2/2022	03-2022	2,241.00	
sec8hap - Section 8 HAP	17290	Oswaway - WAYNE SWANSON	3/2/2022	03-2022	1,099.00	
sec8hap - Section 8 HAP	17291	Otayver - TAYLOR	3/2/2022	03-2022	625.00	
sec8hap - Section 8 HAP	17292	Othapau - ALBERTA A QUAIROLI ESTATE	3/2/2022	03-2022	1,126.00	
sec8hap - Section 8 HAP	17293	Otimsus - SUSAN V TIMMRECK	3/2/2022	03-2022	755.00	
sec8hap - Section 8 HAP	17294	Ovasdap - DAPHNE VASSALOTTI	3/2/2022	03-2022	791.00	
sec8hap - Section 8 HAP	17295	Ovelmal - MALADA CRESPO VELEZ	3/2/2022	03-2022	755.00	
sec8hap - Section 8 HAP	17296	Ovinlan - VINELAND VILLAGE APTS	3/2/2022	03-2022	5,488.00	
sec8hap - Section 8 HAP	17297	Ovitdor - VITALO	3/2/2022	03-2022	952.00	
sec8hap - Section 8 HAP	17298	Owaca - WACA INVESTMENTS LLC	3/2/2022	03-2022	1,277.00	
sec8hap - Section 8 HAP	17299	Owalnut - WALNUT REALTY ASSOCIATES LLC	3/2/2022	03-2022	8,016.00	
sec8hap - Section 8 HAP	17300	Owassey - SEYMOUR WASSERSTRUM	3/2/2022	03-2022	554.00	
sec8hap - Section 8 HAP	17301	Owatrob - ROBERT H WATSON	3/2/2022	03-2022	1,400.00	
sec8hap - Section 8 HAP	17302	Owhejon - WHEELER	3/2/2022	03-2022	508.00	
sec8hap - Section 8 HAP	17303	Owrialf - ALFRED WRIGHT	3/2/2022	03-2022	1,723.00	

639,745.00

Payment Summary

icv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8admn - Section 8 Admi	627	Ocaguas - CAGUAS OF MUNICIPALITY	3/1/2022	03-2022	56.65	

Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8admn - Section 8 Admi	628	0osccos8 - OSCEOLA COUNTY HOUSING	3/1/2022	03-2022	56.65	
sec8admn - Section 8 Admi	629	vf1033 - SEMINOLE COUNTY	3/1/2022	03-2022	56.65	
sec8admn - Section 8 Admi	630	vf1093 - ORANGE COUNTY HOUSING & C D	3/1/2022	03-2022	56.65	
sec8admn - Section 8 Admi	631	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	3/18/2022	03-2022	56.65	
					226.60	

Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing C	2378	sjgas - South Jersey Gas Company	2/18/2022	02-2022	3,216.22	
capgenfd - Public Housing C	2379	vmu - Vineland Municipal Utilities	2/18/2022	02-2022	17,890.69	2/28/2022
capgenfd - Public Housing C	2380	vha - HOUSING AUTHORITY CITY OF VINELAND	2/18/2022	02-2022	1,548.00	2/28/2022
capgenfd - Public Housing C	2381	vmu - Vineland Municipal Utilities	2/25/2022	02-2022	335.36	
capgenfd - Public Housing C	2382	t0011380 - MENDEZ	3/1/2022	03-2022	91.00	
capgenfd - Public Housing C	2383	vha - HOUSING AUTHORITY CITY OF VINELAND	3/4/2022	03-2022	68,800.00	
capgenfd - Public Housing C	2384	vha - HOUSING AUTHORITY CITY OF VINELAND	3/4/2022	03-2022	1,548.00	
capgenfd - Public Housing C	2385	vha - HOUSING AUTHORITY CITY OF VINELAND	3/4/2022	03-2022	257.00	
capgenfd - Public Housing C	2386	sjgas - South Jersey Gas Company	3/4/2022	03-2022	153.07	
capgenfd - Public Housing C	2387	vmu - Vineland Municipal Utilities	3/4/2022	03-2022	605.65	
capgenfd - Public Housing C	2388	vmu - Vineland Municipal Utilities	3/11/2022	03-2022	2,132.31	
capgenfd - Public Housing C	2389	sjgas - South Jersey Gas Company	3/18/2022	03-2022	2,169.65	
capgenfd - Public Housing C	2390	vmu - Vineland Municipal Utilities	3/18/2022	03-2022	13,151.09	
capgenfd - Public Housing C	2391	vha - HOUSING AUTHORITY CITY OF VINELAND	3/18/2022	03-2022	14,973.22	
					126,871.26	

Payment Summary

0,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	10471	axaequ - Equitable	2/18/2022	02-2022	2,695.00	2/28/2022
cocc - Central Office Cost	10472	browco - Robert M Browne Court Officer	2/18/2022	02-2022	122.29	2/28/2022
cocc - Central Office Cost	10473	cwa - Communications Workers of America	2/18/2022	02-2022	240.42	2/28/2022
cocc - Central Office Cost	10474	njfam - NJ FAMILY SUPPORT PAYMENT CENTER	2/18/2022	02-2022	336.00	2/28/2022
cocc - Central Office Cost	10475	sjgas - South Jersey Gas Company	2/18/2022	02-2022	2,668.07	
cocc - Central Office Cost	10476	vmu - Vineland Municipal Utilities	2/18/2022	02-2022	2,669.19	2/28/2022
cocc - Central Office Cost	10477	aflac - AFLAC	2/25/2022	02-2022	350.90	
cocc - Central Office Cost	10478	ezpass - E-Z PASS	2/25/2022	02-2022	750.00	
cocc - Central Office Cost	10479	homede - Home Depot Credit Services	2/25/2022	02-2022	3,110.61	
cocc - Central Office Cost	10480	njdmv - NJ Motor Vehicle Commission	3/2/2022	03-2022	0.00	
cocc - Central Office Cost	10481	axaequ - Equitable	3/4/2022	03-2022	2,695.00	
cocc - Central Office Cost	10482	browco - Robert M Browne Court Officer	3/4/2022	03-2022	122.29	
cocc - Central Office Cost	10483	njfam - NJ FAMILY SUPPORT PAYMENT CENTER	3/4/2022	03-2022	336.00	
cocc - Central Office Cost	10484	aceplu - Ace Plumbing and Electrical Supplies Inc	3/7/2022	03-2022	18.00	
cocc - Central Office Cost	10485	bottin - Bottinos Supermarkets Inc	3/7/2022	03-2022	135.55	
cocc - Central Office Cost	10486	canfin - Canon Financial Services Inc	3/7/2022	03-2022	313.00	
cocc - Central Office Cost	10487	ccia - Cumberland Co Improvement Auth	3/7/2022	03-2022	201.06	
cocc - Central Office Cost	10488	combus - COMCAST	3/7/2022	03-2022	293.35	
cocc - Central Office Cost	10489	dudley - Dudley General Contracting LLC	3/7/2022	03-2022	1,875.00	
cocc - Central Office Cost	10490	ekrise - ERIC M. KRISSE ELECTRICAL CONTRACTOR LLC	3/7/2022	03-2022	6,676.00	
cocc - Central Office Cost	10491	hdsupp - HD Supply Facilities Maintenance LTD	3/7/2022	03-2022	169.96	
cocc - Central Office Cost	10492	highlan - Highland Carpet Outlet Inc.	3/7/2022	03-2022	920.00	

Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check	Post	Total
			Date	Month	Amount Reconciled
cocc - Central Office Cost	10493	homest - HP Homestead Plumbing and Heating Inc	3/7/2022	03-2022	600.00
cocc - Central Office Cost	10494	hompro - The Home Depot Pro - SupplyWorks	3/7/2022	03-2022	3,682.24
cocc - Central Office Cost	10495	intsys - Integrated Systems Associates Inc	3/7/2022	03-2022	700.00
cocc - Central Office Cost	10496	jccupa - JC'S Custom Painting	3/7/2022	03-2022	679.00
cocc - Central Office Cost	10497	lowes - Lowes Business Account	3/7/2022	03-2022	520.16
cocc - Central Office Cost	10498	miles - Miles Technologies	3/7/2022	03-2022	594.00
cocc - Central Office Cost	10499	namck - Nan McKay and Associates Inc	3/7/2022	03-2022	892.50
cocc - Central Office Cost	10500	pbrese - Reserve Account	3/7/2022	03-2022	1,000.00
cocc - Central Office Cost	10501	pdq - PDQ Supply Inc	3/7/2022	03-2022	410.95
cocc - Central Office Cost	10502	rutgers - Rutgers, The State University of New Jersey	3/7/2022	03-2022	508.00
cocc - Central Office Cost	10503	sjappra - South Jersey Appraisal Associates LLC	3/7/2022	03-2022	1,200.00
cocc - Central Office Cost	10504	sjglas - South Jersey Glass & Door Company	3/7/2022	03-2022	12.00
cocc - Central Office Cost	10505	weaequ - Weaver Equipment Sales & Service	3/7/2022	03-2022	637.38
cocc - Central Office Cost	10506	blocklsi - BLOCK LINE SYSTEMS, LLC	3/11/2022	03-2022	1,618.83
cocc - Central Office Cost	10507	carahsoft - Carahsoft Technology Corporation	3/11/2022	03-2022	1,352.93
cocc - Central Office Cost	10508	ccia - Cumberland Co Improvement Auth	3/11/2022	03-2022	113.29
cocc - Central Office Cost	10509	cintas - Cintas Corporation #100	3/11/2022	03-2022	106.35
cocc - Central Office Cost	10510	dagost - D'Agostino's Water Solutions, LLC	3/11/2022	03-2022	728.68
cocc - Central Office Cost	10511	flowho - The Flower Shoppe	3/11/2022	03-2022	209.50
cocc - Central Office Cost	10512	miles - Miles Technologies	3/11/2022	03-2022	1,232.50
cocc - Central Office Cost	10513	standard - Standard Elevator Corporation	3/11/2022	03-2022	600.00
cocc - Central Office Cost	10514	stinson - THOMAS STINSON	3/11/2022	03-2022	100.00
cocc - Central Office Cost	10515	veriwi - Verizon Wireless	3/11/2022	03-2022	1,059.93
cocc - Central Office Cost	10516	wex - WEX Bank	3/11/2022	03-2022	2,341.06
cocc - Central Office Cost	10517	bottin - Bottinos Supermarkets Inc	3/18/2022	03-2022	4,151.69
cocc - Central Office Cost	10518	axaequ - Equitable	3/18/2022	03-2022	2,695.00
cocc - Central Office Cost	10519	browco - Robert M Browne Court Officer	3/18/2022	03-2022	122.29
cocc - Central Office Cost	10520	cwa - Communications Workers of America	3/18/2022	03-2022	256.54
cocc - Central Office Cost	10521	njfam - NJ FAMILY SUPPORT PAYMENT CENTER	3/18/2022	03-2022	336.00
cocc - Central Office Cost	10522	amacap - Amazon Capital Services Inc	3/18/2022	03-2022	221.70
cocc - Central Office Cost	10523	callexp - Call Experts New Jersey	3/18/2022	03-2022	708.99
cocc - Central Office Cost	10524	canbus - Canon Solutions America Inc	3/18/2022	03-2022	174.68
cocc - Central Office Cost	10525	grucci - GRUCCIO, PEPPER, DESANTO, & RUTH	3/18/2022	03-2022	241.76
cocc - Central Office Cost	10526	inspira - Inspira Health Network Urgent Care, PC	3/18/2022	03-2022	120.00
cocc - Central Office Cost	10527	jccupa - JC'S Custom Painting	3/18/2022	03-2022	2,243.00
cocc - Central Office Cost	10528	mason - W B Mason Co Inc	3/18/2022	03-2022	229.36
cocc - Central Office Cost	10529	mendibleseva - YALEXUS MENDIBLES-EVANS	3/18/2022	03-2022	1,881.58
cocc - Central Office Cost	10530	miles - Miles Technologies	3/18/2022	03-2022	5,063.48
cocc - Central Office Cost	10531	ronmil - Ronald Miller	3/18/2022	03-2022	279.59
cocc - Central Office Cost	10532	sjhauck - SJ Hauck Construction, LLC	3/18/2022	03-2022	8,740.00
cocc - Central Office Cost	10533	pbrese - Reserve Account	3/18/2022	03-2022	2,000.00
cocc - Central Office Cost	10534	sjgas - South Jersey Gas Company	3/18/2022	03-2022	1,830.22
cocc - Central Office Cost	10535	vmu - Vineland Municipal Utilities	3/18/2022	03-2022	2,345.70
cocc - Central Office Cost	10536	acehar - Vineland Ace Hardware East	3/24/2022	03-2022	217.55
cocc - Central Office Cost	10537	aceplu - Ace Plumbing and Electrical Supplies Inc	3/24/2022	03-2022	1,194.73
cocc - Central Office Cost	10538	adccas - Advanced Cabinetry & Storage Systems LLC	3/24/2022	03-2022	180.00
cocc - Central Office Cost	10539	ahcvktot - AFFORDABLE HOUSING CORPORATION	3/24/2022	03-2022	11,420.00
cocc - Central Office Cost	10540	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	3/24/2022	03-2022	1,875.00
cocc - Central Office Cost	10541	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	3/24/2022	03-2022	10,017.00
cocc - Central Office Cost	10542	allris - All Risk Inc	3/24/2022	03-2022	779.02

Payment Summary

hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	10543	amacap - Amazon Capital Services Inc	3/24/2022	03-2022	1,767.12	
cocc - Central Office Cost	10544	avena - Linda M Avena CPA	3/24/2022	03-2022	7,083.33	
cocc - Central Office Cost	10545	babbitt - Babbitt Manufacturing Co, Inc.	3/24/2022	03-2022	810.00	
cocc - Central Office Cost	10546	benspro - Ben's ProServ	3/24/2022	03-2022	481.25	
cocc - Central Office Cost	10547	bottin - Bottinos Supermarkets Inc	3/24/2022	03-2022	101.45	
cocc - Central Office Cost	10548	brownc - Brown and Connery	3/24/2022	03-2022	697.00	
cocc - Central Office Cost	10549	canfin - Canon Financial Services Inc	3/24/2022	03-2022	313.00	
cocc - Central Office Cost	10550	ccia - Cumberland Co Improvement Auth	3/24/2022	03-2022	3,307.73	
cocc - Central Office Cost	10551	centur - Century Water Conditioning & Purification Inc	3/24/2022	03-2022	1,639.50	
cocc - Central Office Cost	10552	cintas - Cintas Corporation #100	3/24/2022	03-2022	626.23	
cocc - Central Office Cost	10553	coloni - Colonial Electrical Supply	3/24/2022	03-2022	268.35	
cocc - Central Office Cost	10554	combus - COMCAST	3/24/2022	03-2022	293.35	
cocc - Central Office Cost	10555	cullig - South Jersey Culligan Water	3/24/2022	03-2022	174.00	
cocc - Central Office Cost	10556	deereco - Deere & Company	3/24/2022	03-2022	33,552.37	
cocc - Central Office Cost	10557	fiochc - Fiocchi Tire Center Inc	3/24/2022	03-2022	414.90	
cocc - Central Office Cost	10558	fragri - Franklin-Griffith LLC	3/24/2022	03-2022	188.43	
cocc - Central Office Cost	10559	gabage - Eisenstat Gabage and Furman PC	3/24/2022	03-2022	2,021.67	
cocc - Central Office Cost	10560	gemech - G E Mechanical Inc	3/24/2022	03-2022	562.50	
cocc - Central Office Cost	10561	getrai - G & E Trailer Sales LLC	3/24/2022	03-2022	10,792.60	
cocc - Central Office Cost	10562	graing - Grainger	3/24/2022	03-2022	189.68	
cocc - Central Office Cost	10563	hdsupp - HD Supply Facilities Maintenance LTD	3/24/2022	03-2022	3,774.75	
cocc - Central Office Cost	10564	herald - Cape May County Herald Newspaper	3/24/2022	03-2022	275.00	
cocc - Central Office Cost	10565	highlan - Highland Carpet Outlet Inc.	3/24/2022	03-2022	1,840.00	
cocc - Central Office Cost	10566	hill - Ronald Hill	3/24/2022	03-2022	1,000.00	
cocc - Central Office Cost	10567	himinha - H I MINHAS LLC	3/24/2022	03-2022	496.25	
cocc - Central Office Cost	10568	homede - Home Depot Credit Services	3/24/2022	03-2022	517.52	
cocc - Central Office Cost	10569	homest - HP Homestead Plumbing and Heating Inc	3/24/2022	03-2022	410.73	
cocc - Central Office Cost	10570	hompro - The Home Depot Pro - SupplyWorks	3/24/2022	03-2022	3,746.58	
cocc - Central Office Cost	10571	intsys - Integrated Systems Associates Inc	3/24/2022	03-2022	1,925.00	
cocc - Central Office Cost	10572	jccupa - JC'S Custom Painting	3/24/2022	03-2022	2,372.00	
cocc - Central Office Cost	10573	jdrcon - JDR Construction LLC	3/24/2022	03-2022	2,449.00	
cocc - Central Office Cost	10574	lilfor - LILLISTON FORD, INC.	3/24/2022	03-2022	225.48	
cocc - Central Office Cost	10575	matfam - Matteo Family Kitchens & Flooring, Inc.	3/24/2022	03-2022	196.00	
cocc - Central Office Cost	10576	mhslif - MHS LIFT INC	3/24/2022	03-2022	14,500.00	
cocc - Central Office Cost	10577	miles - Miles Technologies	3/24/2022	03-2022	820.33	
cocc - Central Office Cost	10578	natten - National Tenant Network	3/24/2022	03-2022	81.00	
cocc - Central Office Cost	10579	omega - Omega Pest Management LLC	3/24/2022	03-2022	1,001.25	
cocc - Central Office Cost	10580	sermas - ServiceMaster To The Rescue	3/24/2022	03-2022	7,164.56	
cocc - Central Office Cost	10581	sjglas - South Jersey Glass & Door Company	3/24/2022	03-2022	380.00	
cocc - Central Office Cost	10582	staadv - Staples, Inc.	3/24/2022	03-2022	409.98	
cocc - Central Office Cost	10583	standard - Standard Elevator Corporation	3/24/2022	03-2022	2,348.00	
cocc - Central Office Cost	10584	univer - Universal Supply Co LLC	3/24/2022	03-2022	1,159.38	
cocc - Central Office Cost	10585	vann - Vann Dodge Chrysler LLC	3/24/2022	03-2022	277.68	
cocc - Central Office Cost	10586	vha - HOUSING AUTHORITY CITY OF VINELAND	3/24/2022	03-2022	7,917.00	
cocc - Central Office Cost	10587	wallac - Wallace Supply Co	3/24/2022	03-2022	1,407.79	
cocc - Central Office Cost	10588	weaequ - Weaver Equipment Sales & Service	3/24/2022	03-2022	120.50	
cocc - Central Office Cost	10589	wheat - Wheat Road Cold Cuts	3/24/2022	03-2022	2,951.20	

231,973.31

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

RESOLUTION #2022-13

**Approving Change Orders #4 and #5 for
Kidston & Olivio Towers Interior and Plumbing Renovations**

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for contractors for Interior and Plumbing Renovations at Kidston and Olivio Towers; and

WHEREAS, the apparent lowest, responsible bidder for this project was Gary F. Gardner, Inc. – 624 Gravelly Hollow Road; Medford, NJ 08055 with a bid of \$2,747,981; and

WHEREAS, the contract was awarded to Gary F. Gardner, Inc. with Resolution 2021-38 at the August 5, 2021 board meeting; and

WHEREAS, change order 004 (\$3,151.70) is necessary to furnish and install straps and supports for wiring on 1st floor drop ceiling; eliminate any wiring that is unneeded; block off any junction boxes without covers per inspector’s request; and

WHEREAS, change order 005 (\$6,618.57) is necessary to remove exiting carrier, supply and install new toilet carrier for 5 units; and

WHEREAS, the aforementioned change orders shall not exceed \$9,770.27 and is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby accepts the change orders of \$9,770.27 for the Kidston & Olivio Towers Interior and Plumbing Renovations.

ADOPTED: March 24, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Daniel Peretti – Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on March 24, 2022 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
Interior and Plumbing Renovations
1044 E Landis Ave.
Vineland, NJ 08360

CONTRACT INFORMATION:
Contract For: General Construction

Date: 07/15/2021

CHANGE ORDER INFORMATION:
Change Order Number: 004

Date: 03/02/2022

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

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

CONTRACTOR: (Name and address)
Gary F. Gardner, Inc.
624 Gravelly Hollow Road
Medford, NJ 08055

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.)

03/02/2022 - Per Code Official request: Furnish and install all straps and supports for wiring in 1st floor drop ceiling; Eliminate any wiring that is unneeded; Black off any junction boxes without covers per inspector's request.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 80,901.12
The Contract Sum prior to this Change Order was	\$ 2,828,882.12
The Contract Sum will be increased by this Change Order in the amount of	\$ 3,151.70
The new Contract Sum increased by this Change Order will be	\$ 2,832,033.82

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

NOTE: ~~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 Architect and Contractor, in which case the Change Order is executed to supersede the Construction Change Directive.~~

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

Donovan Architects, LLC
ARCHITECT (Firm name)

SIGNATURE

Michael R. Donovan, Principal
PRINTED NAME AND TITLE

03/02/2022

DATE

Gary F. Gardner, Inc.

CONTRACTOR (Firm name)

SIGNATURE

Douglas Shendock, Vice-President
PRINTED NAME AND TITLE

DATE

Vineland Housing Authority
OWNER (Firm name)

SIGNATURE

Jacqueline Jones, Executive Director
PRINTED NAME AND TITLE

DATE



AIA Document G701™ – 2017

Change Order

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

CONTRACT INFORMATION:
Contract For: General Construction

Date: 07/15/2021

CHANGE ORDER INFORMATION:
Change Order Number: 005

Date: 03/02/2022

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

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

CONTRACTOR: (Name and address)
Gary F. Gardner, Inc.
624 Gravelly Hollow Road
Medford, NJ 08055

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.)


03/01/2022 - Remove existing carrier, supply and install new toilet carrier for the following units: 3H & 7G.
Remove existing carrier, supply and install new toilet carrier. This is an allowance for 5 units if needed.

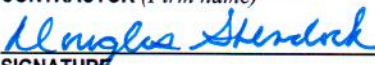
The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 84,052.82
The Contract Sum minus ^{plus} Change Order was	\$ 2,832,033.82
The Contract Sum will be increased by this Change Order in the amount of	\$ 6,618.57
The new Contract Sum increased ^{decreased} by this Change Order will be	\$ 2,838,652.39

The Contract Time will be unchanged 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 Architect and Contractor, in which case this Change Order is executed to supersede the Construction Change Directive.~~

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

Donovan Architects, LLC
ARCHITECT (Firm name)

SIGNATURE
Michael R. Donovan, Principal
PRINTED NAME AND TITLE
03/02/2022
DATE

Gary F. Gardner, Inc.
CONTRACTOR (Firm name)

SIGNATURE
Douglas Shendock, Vice-President
PRINTED NAME AND TITLE

DATE

Vineland Housing Authority
OWNER (Firm name)

SIGNATURE
Jacqueline Jones, Executive Director
PRINTED NAME AND TITLE

DATE

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

RESOLUTION #2022-14

**Approving Change Order #1 for
Kidston & Olivio Towers Exterior Renovations**

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

WHEREAS, the contract was negotiated with Gary F. Gardner, Inc. – 624 Gravelly Hollow Road; Medford, NJ 08055 in the amount of \$998,426; and

WHEREAS, the contract was awarded to Gary F. Gardner, Inc. with Resolution 2021-68 at the October 28, 2021 board meeting; and

WHEREAS, change order 001 is necessary to repair mortar and brick cracks at Units 10A and 9A balcony; and

WHEREAS, the aforementioned change order shall not exceed \$7,793.29 and is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby accepts the change orders of \$7,793.29 for the Kidston & Olivio Towers Exterior Renovations.

ADOPTED: March 24, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Daniel Peretti – Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 24, 2022 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
Exterior Renovations
1044 E Landis Ave.
Vineland, NJ 08360

CONTRACT INFORMATION:
Contract For: General Construction

Date: 11/01/2021

CHANGE ORDER INFORMATION:
Change Order Number: 001

Date: 03/08/2022

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

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

CONTRACTOR: (Name and address)
Gary F. Gardner, Inc.
624 Gravelly Hollow Road
Medford, NJ 08055

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.)

03/08/2022 - Repair mortar and brick cracks in accordance with RPM's report dated 8/7/21 at unit 10A and 9A balcony. This work would be completed in conjunction with the pointing and brick repair project. This will be handle as a T&M not to exceed price and the client will be credited back anything left in the allowance if it comes in under the not to exceed price.

The original Contract Sum was	\$ 998,426.00
The Contract Sum prior to this Change Order was	\$ 0.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 998,426.00
The new Contract Sum including this Change Order will be	\$ 7,793.29
	\$ 1,006,219.29

The Contract Time will be unchanged 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, 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.

Donovan Architects, LLC
ARCHITECT (Firm name)

SIGNATURE
Michael R. E...
PRINTED NAME AND TITLE
03/08/2022
DATE

Gary F. Gardner, Inc.
CONTRACTOR (Firm name)

SIGNATURE
Douglas Shendock, Vice-President
PRINTED NAME AND TITLE
03/08/2022
DATE

Vineland Housing Authority
OWNER (Firm name)

SIGNATURE
Jacqueline Jones, Executive Director
PRINTED NAME AND TITLE

DATE

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

RESOLUTION #2022-15

**Resolution to Dispose of Furniture and Equipment
Utilizing the Disposition Policy**

WHEREAS, it is necessary from time to time for the Housing Authority of the City of Vineland to dispose of surplus property; and

WHEREAS, the Authority owns furniture and equipment (a complete list of same is attached as **Exhibit "A"**), which is obsolete; and

WHEREAS, the Authority no longer has use for the aforesaid furniture and equipment; and

WHEREAS, the Authority wishes to dispose of the aforesaid furniture and equipment by public sale utilizing the Authority's Disposition Policy; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Vineland that the Executive Director is directed to dispose of the aforesaid furniture and equipment by public sale utilizing the Authority's Disposition Policy.

ADOPTED: March 24, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Daniel Peretti – Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 24, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

March 2022 GovDeals.com Inventory Disposition Listing

<u>Item</u>	<u>Quantity</u>	<u>Serial #</u>	<u>VIN</u>	<u>Asset ID</u>
John Deere - 7 Series Backhoe (attachment only)	1			ITEM 030822-1
Echo PB-620 Backpack Blower (inoperable)	1			ITEM 030822-2
Homelite Chainsaw (inoperable)	1			ITEM 030822-3
Honda Harmony push mower	1			ITEM 031722-1
Jackson wheel barrow	1			ITEM 031722-2

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

RESOLUTION #2022-16

**Resolution Authorizing a Shared Services Agreement
with the Bridgeton City Housing Authority**

WHEREAS, the Housing Authority of the City of Vineland, New Jersey (“VHA”) wishes to enter into a Shared Services Agreement with the Housing Authority of the City of Bridgeton (“BHA”); and

WHEREAS, this Shared Services Agreement effective April 1, 2022, is to provide general maintenance/landscaping services between the VHA to the BHA on an as-needed/where needed basis;

WHEREAS, the agreement shall become effective immediately and will remain in effect through February 28, 2026, unless terminated by either party with 30 days’ notice to the other party; and

WHEREAS, these services and agreement for same complies with the Inter-Local Services Act – 40:8A-1 through 40:9A-4; and

WHEREAS, these services will be provided for based on Attachment A, payable monthly, and additional services will be provided on an as needed basis in accordance with the agreement; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Vineland by virtue of its authority hereby authorizes a Shared Services Agreement for landscaping/maintenance Services with the Bridgeton Housing Authority commencing April 1, 2022 and effective through February 28, 2026, with in accordance with Attachment A.

ADOPTED: March 24, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Daniel Peretti – Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on March 24, 2022 at the Authority’s principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

**AGREEMENT FOR LANDSCAPING\MAINTENANCE SERVICES
BY AND BETWEEN
THE HOUSING AUTHORITY OF CITY OF VINELAND
AND
THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON**

THIS AGREEMENT is made on this 1st day of April, 2022 by and between the Housing Authority of the City of Vineland (hereinafter “VHA”) and The Housing Authority of the City of Bridgeton (hereinafter “BHA”).

PREAMBLE:

WHEREAS, BHA is a public body corporate established by the Department of Housing and Urban Development as an independent federal housing agency administering public housing and Section 8 Programs; and

WHEREAS, VHA is a public body corporate established by the Department of Housing and Urban Development as an independent federal housing agency administering public housing and Section 8 Programs; and

WHEREAS, VHA wishes to retain landscaping\maintenance services from the BHA, and

WHEREAS, VHA wishes to enter into a landscaping\maintenance services contract with BHA;

WHEREAS, BHA wishes to retain maintenance services from the VHA, and

WHEREAS, BHA wishes to enter into a maintenance services contract with VHA;

WHEREAS, funds are available for this purpose; and

WHEREAS, it is in the best interests of both authorities to share services; and

WHEREAS, said sharing of services need not be advertised or bid as same is not subject to either federal or state procurement standards as same is an intergovernmental contract.

NOW, THEREFORE, the parties agree as follows:

1. AGREEMENT TO PROVIDE LANDSCAPING\MAINTENANCE SERVICES: BHA hereby agrees that it shall provide landscaping\maintenance services and additional services on an as-needed and as-requested basis, except in the case of financial or safety urgency for BHA in accordance with the terms and conditions of this Agreement. VHA agrees to reimburse BHA for said services in accordance with the terms and conditions of this Agreement.

VHA hereby agrees that it shall provide services on an as-needed and as-requested basis, except in the case of financial or safety urgency for VHA in accordance with the terms and conditions of this Agreement. BHA agrees to reimburse VHA for said services in accordance with the terms and conditions of this Agreement.

2. COMPENSATION: BHA Shall be reimbursed for the services provided hereunder as follows:

a) Payment shall be made for services rendered. BHA and/or VHA shall submit bills monthly to VHA and/or BHA. Landscaping/maintenance services and other flat-fee services, as stipulated in Attachment A, shall be billed on a monthly basis. Fees for other services as stipulated in Attachment A will be billed on a monthly basis with the following information: the name and title of each BHA and/or VHA employee who performed services for VHA and/or BHA during the preceding month, the dates and hours (where applicable) during which said services were performed and the hourly rate pursuant to Attachment A. All bills shall be certified as true and correct by BHA and/or VHA.

b) Notwithstanding any other provisions herein, total payments under this contract shall not exceed the budgeted amount without further authorization from the VHA and/or BHA. In the event that the contract maximum of budgeted amount is reached and the VHA and/or BHA does not authorize further expenditures, the BHA and/or VHA shall have no further obligation to perform services under this agreement.

3. SCOPE OF SERVICES:

BHA shall perform the following services:

- a) Provide as-needed landscaping services to VHA properties
- b) Provide all equipment and personnel needed to complete landscaping services to VHA properties – Tarkiln Acres (191 W Chestnut Avenue, Vineland) and Asselta Acres (334 Axtell Avenue, Vineland)
- c) Provide as-needed maintenance repair services for all VHA properties
- d) Share specialized equipment and tools as-needed

VHA shall perform the following services:

- a) Provide as-needed maintenance repair services for all BHA properties
- b) Share specialized equipment and tools as-needed

4. RIGHT TO HIRE OTHERS:

a) BHA shall have the right to designate its staff to assist in fulfilling BHA's responsibilities under this Agreement. Compensation for such employees shall be pursuant to the rates indicated on Attachment A.

b) VHA shall have the right to designate its staff to assist in fulfilling VHA's responsibilities under this Agreement. Compensation for such employees shall be pursuant to the rates indicated on Attachment A.

5. INDEPENDENT CONTRACTOR: BHA employees designated to perform services under this contract shall be deemed to be independent contractors, as a group and separately, and shall not be deemed to be employees of VHA for any purpose whatsoever.

6. CONTRACT PERIOD AND OPTION TO EXTEND: The contract shall be effective upon the execution of this Agreement and shall continue through February 28, 2026 unless terminated before as

permitted in this Agreement. Either party may terminate the contract with 30 days advance written notice during the term of the contract.

7. INSURANCE: BHA shall carry such Worker's Compensation insurance as is now or hereafter required by law as to those persons performing services for VHA pursuant to this Agreement.

VHA shall carry such Worker's Compensation insurance as is now or hereafter required by law as to those persons performing services for BHA pursuant to this Agreement.

8. INDEMNIFICATION AND LIABILITY INSURANCE:

a) BHA shall indemnify, hold harmless and defend VHA against all claims that arise out of or result from its performance of this Agreement. VHA shall indemnify, hold harmless and defend BHA against all claims that arise out of or result from its performance of this Agreement

b) BHA at its cost shall obtain an insurance policy covering VHA, its Officers, Commissioners, and Employees in the amount of \$1,000,000.00 or, in the alternative, VHA shall be added to the policy of BHA insuring the Commissioners, Officers and Employees of the VHA. VHA at its cost shall obtain an insurance policy for Officers, Commissioners, and Employees covering VHA employees who perform services pursuant to this Agreement in the amount of \$1,000,000.00.

c) BHA shall continue, in force, liability insurance coverage naming VHA and its Officers, Commissioners, and staff as additional insured. VHA shall continue, in force, liability insurance coverage naming BHA and its Officers, Commissioners, and staff as additional insured

d) If BHA or VHA refuses or fails to obtain and continue such insurance prior to the effective date of this Agreement, said Agreement shall be null and void.

9. RECORDS: BHA shall maintain a comprehensive system of records, books, and accounts in a manner satisfactory to HUD and VHA. All records, books, and accounts, together with all documents, papers and records of BHA which relate to the operation of BHA shall be available for examination at reasonable hours by any authorized representative of HUD, the Comptroller General or New Jersey Department of Community Affairs and BHA. VHA will turn over all records to BHA at the termination of this contract. All records shall be maintained at the offices of the BHA.

10. EQUAL EMPLOYMENT OPPORTUNITY:

During the performance of this contract, VHA & BHA agrees as follows:

a) VHA\BHA will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. VHA\BHA agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this Equal Opportunity clause.

b) In the event of VHA's\BHA'S noncompliance with the Equal Opportunity clause of this contract or with any other such rules, regulations, or orders, this contract may be cancelled, terminated, or suspended in whole or in part and VHA\BHA may be declared ineligible for further contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1966, and such other sanctions may be imposed and remedies invoked as provided in such order, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

11. LIMITATION ON EXPENDITURES: Notwithstanding any of the foregoing provisions, the prior approval of BHA will be required for any expenditure.

12. NOTICES: Where notice to a party is required under the terms of this Agreement, such notice shall be given to and such approval shall be given to the following representatives of each party:

Esaul Martin, Chairperson of the Housing Authority of the City of Bridgeton
Mario Ruiz-Mesa, Chairperson of the Housing Authority of the City of Vineland

13. CONTINGENCIES: This contract shall be subject to the approval of the United States Department of Housing and Urban Development.

14. The parties agree that this agreement is in lieu of the 120-day notice provision provided by N.J.S.A. 10A:12A-18, and that VHA expressly waives the benefit of same.

15. INTERLOCAL SERVICES ACT: This agreement complies with the Interlocal Services Act 40:8A-1 through 40:9A-4 providing authority to enter into a contract for joint provision of services.

16. INTERPRETATION: This Agreement shall be interpreted under the laws of the State of New Jersey. This Agreement constitutes the entire agreement between the parties and no changes will be valid unless made by in writing and executed by the parties.

**ATTEST: HOUSING AUTHORITY OF THE
CITY OF BRIDGETON**

ATTEST: _____ By: _____
Esaul Martin, Chairperson

**HOUSING AUTHORITY OF THE
CITY OF VINELAND**

ATTEST: _____ By: _____
Mario Ruiz-Mesa, Chairperson

SEE ATTACHED – “ATTACHMENT A”

ATTACHMENT A
SCHEDULE OF SERVICES FOR THE VINELAND HOUSING AUTHORITY AND
HOUSING AUTHORITY OF THE CITY OF BRIDGETON

Other services to be provided as needed and upon request of the Commissioners of the VHA & BHA, except in the case of financial or safety urgency:

Coordination, scheduling and direction of VHA & BHA Staff to be directed by:

Ron Miller	VHA	Operations Manager
Wayne Holt	BHA	Maintenance Supervisor

Estimated Hours:

1. Anticipated hours required:
 - a. Tarkiln Acres: (2) Maintenance Employees – (8) Hours per cut\edging\trimming
 - i. (2) Maintenance Employees – (8) Hours per shrub trimming
 - b. Asselta Acres: (2) Maintenance Employees – (4) Hours per cut\edging\trimming
2. Hours are estimates and may vary depending on weather conditions, actual time needed to complete task(s) and\or other variables that are unanticipated
 - a. VHA staff may supplement BHA staff in the event of weather, call-outs or any other reason deemed necessary to keep on schedule

SCHEDULE OF SERVICES (INCLUDING DATES)

Cutting

- April (last week in March, 2nd & 4th weeks in April)
- May, June, July, August, September (once a week)
- October (once the 2nd & 4th week of October)
- November (once the 2nd week of November)
 - Included in cutting: all sidewalk/streets/parking areas to be swept clean or blown clean after every cutting and edging.
 - Included in cutting: will use string trimmers to trim around buildings, curbs, sidewalks, sidewalk cracks, fencing, and garden areas to ensure grass is kept to a consistent height
- The above represents cutting each property 28 times during the year.

Edging

- The BHA will assure that during season noted above: curb edges and walkways to be edged 9 times (April, May, June, July, August and September).
- Edging – contractor SHALL use a walk behind edger or stick edger

- When edging the grass shall be cut back to the edge of the sidewalk and\or curb line, no grass shall be overgrown over either of these surfaces after edging has been completed.
- Edging must be thorough, areas currently overgrown must be trimmed back
- After edging the BHA shall clear all grass clippings from the sidewalks, roadways, & parking lots

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

RESOLUTION #2022-17

Resolution Awarding Special Legal Services Landlord/Tenant

WHEREAS, the Housing Authority of the City of Vineland has solicited Request for Quotes for “as-needed” Special Legal Services Landlord/Tenant; and

WHEREAS, this is a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the Authority received one quote for Special Legal Services Landlord/Tenant; and,

WHEREAS, Gruccio, Pepper, DeSanto & Ruth, P.A. submitted the apparent lowest quote; and

WHEREAS, Gruccio, Pepper, DeSanto & Ruth, P.A. – 817 East Landis Avenue, Vineland, NJ has completed and submitted a Political Contributions Disclosure form which certifies that Gruccio, Pepper, DeSanto & Ruth, P.A. has not made any reportable contributions to a political or candidate committee in the Vineland Housing Authority in the previous one year, and that the contract will prohibit the Gruccio, Pepper, DeSanto & Ruth, P.A. from making any reportable contributions through the term of the contract, and

WHEREAS, funds are available for the purpose of entering into a contract not to exceed \$44,000 (see attached certification); and,

WHEREAS, it is recommended the Board of Commissioners award a contract to Gruccio, Pepper, DeSanto & Ruth, P.A. to provide the Housing Authority of the City of Vineland with Special Legal Services – Landlord/Tenant per the fee scheduled attached.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby awards the contract for Special Legal Services – Landlord/Tenant services and approves the expenditure of funds in the amount not to exceed \$44,000 to Gruccio, Pepper, DeSanto & Ruth, P.A. – 817 E. Landis Avenue, Vineland, New Jersey.

ADOPTED: March 24, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Daniel Peretti – Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority’s Board of Commissioners held on March 24, 2022 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 LEGAL SERVICES LANDLORD/TENANT CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4130-04-000.

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 LEGAL SERVICES - LANDLORD TENANT
UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
LEGAL-CNSL	Provide price per hour for General Counsel as defined in the scope above.	\$175.	25	\$4,375.
LEGAL-PARA	Provide price per hour for a Paralegal as defined in the scope above.	\$90.	15	\$1,350.
LEGAL-FILING	Provide a price to file legal action for non-payment of rent. (residents - Public Housing, Section 8, Affordable Housing, Low Income Tax Credit)		FLAT FEE PER FILING	\$300.
LEGAL-APPEAR	Provide a price to appear in court to represent VHA in non-payment of rent case. (residents - Public Housing, Section 8, Affordable Housing, Low Income Tax Credit)		FLAT FEE PER FILING	\$500.

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 **\$6,525.00**

Six thousand five hundred and twenty five
TOTAL PRICE IN WRITTEN WORD FORM

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

Gruccio, Pepper, De Santo & Ruth BY: Robert A. De Santo
Firm Name

817 E. Landis Ave., Vineland, NJ 08360
Street, Town, State, Zip Code

856-691-0100 856-692-4095
Telephone Fax

Sworn to and subscribed before me on this 14th day of MARCH, 2022

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 _____

Ariana Berrios
Notary Public
A Notary Public of New Jersey
My Commission Expires 5/23/2022

Vice-President
Title

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

RESOLUTION #2022-18

**Certifying the 2020 Fiscal Year Annual Audit as Prescribed
by the New Jersey Local Finance Board**

WHEREAS, N.J.S.A. 40A:5A-5 requires the governing body of each local authority to cause an annual audit of its accounts to be made; and

WHEREAS, the annual audit report for the fiscal year ended September 30, 2020 has been completed and filed with the Vineland Housing Authority pursuant to N.J.S.A. 40A:5A-15; and

WHEREAS, N.J.S.A. 40A:5A-17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board; and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the section of the annual audit report entitled "General Comments" and "Recommendations," in accordance with N.J.S.A. 40A:5A-17,

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Vineland Housing Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended September 30, 2020, and specifically has reviewed the sections of the audit report entitled: "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED, that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON MARCH 24, 2022.

ADOPTED: March 24, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Daniel Peretti – Vice Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 24, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

**Affidavit: Local Authorities
Fiscal Control Law (L.1983,C313)
as per FY End Audit: 9/30/2020**

Local Authorities Group Affidavit Form

**Prescribed by
The New Jersey Local Finance Board**

Audit Review Certificate

We, the members of the governing body of the Housing Authority of the City of Vineland, being of full age and being duly sworn according to law, upon our oath, depose and say:

1. We are duly appointed members of the Housing Authority of the City of Vineland.
2. We certify, pursuant to **N.J.S.A. 40A:5A-17**, that we have each reviewed the annual Audit Report for the Fiscal Year Ending September 30, 2020 and, specifically, the sections of the Audit Report entitled, "General Comments" and "Recommendations."

NAME

SIGNATURE

Mario Ruiz-Mesa

Chris Chapman

Daniel Peretti

Brian Asselta

Sworn to and subscribed before me this 24th day of March, 2022.

Notary Public of New Jersey

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

RESOLUTION #2022-19

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 changing three existing Occupancy Specialist positions to three Senior Occupancy Specialist positions; and

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: March 24, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Daniel Peretti – Vice Chairman

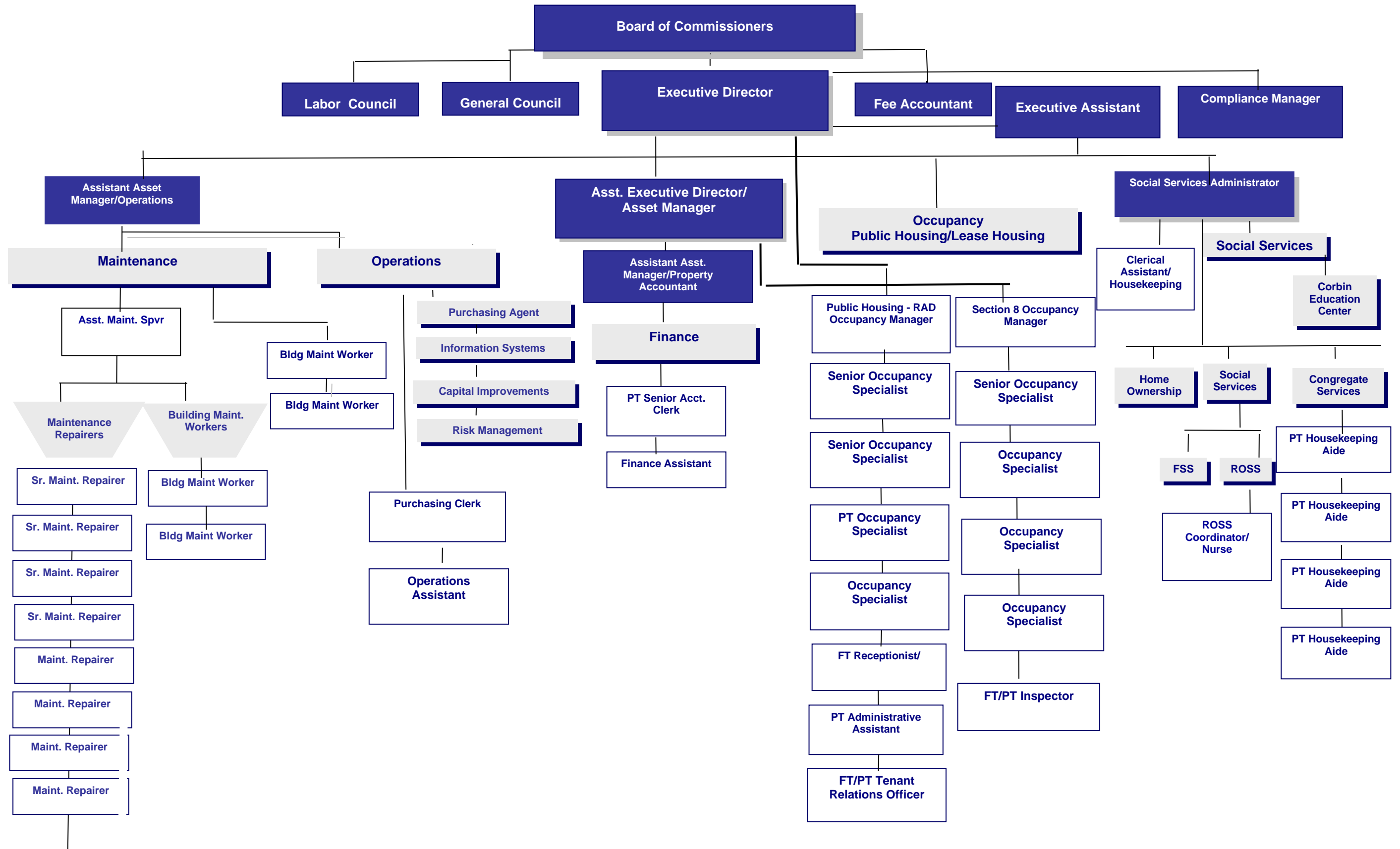
ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on March 24, 2022 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

Organization Chart



3/24/22

HOUSING AUTHORITY OF VINELAND - MARCH, 2022 - EVICTIONS

1. JAMECIA WAINWRIGHT

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. In an effort to contain the spread of COVID-19, the Court suspended all landlord/tenant hearings. Trial is scheduled for February 17, 2022. We were advised by VHA that the tenant applied for rental assistance from DCA and that it was approved. VHA is waiting for a payment from DCA. DCA advised that it is out of funding at the present time but they have guaranteed payment of the tenant's rent. This matter will be removed from the list.

2. MELINDA RODRIGUEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court on December 28, 2020. In an effort to contain the spread of COVID-19, the Court suspended all landlord/tenant hearings. Trial was scheduled for February 24, 2022. At that time, a consent order to pay and stay was entered on the record. If the tenant does not pay when required, we will ask for a warrant of removal to issue. This matter will be removed from the list.

3. IRIS RODRIGUEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. Trial was scheduled for February 24, 2022. At that time, a consent order to pay and stay was entered on the record. If the tenant does not pay when required, we will ask for a warrant of removal to issue. This matter will be removed from the list.