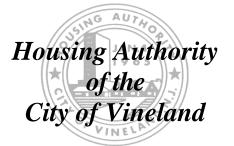
Housing Authority of the City of Vineland 191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

April 18, 2024 6 p.m. Board of Commissioners Mario Ruiz-Mesa, Chairman Chris Chapman Brian Asselta Daniel Peretti Albert Porter Iris Acosta-Jimenez Michael Watson, Esquire – Solicitor



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

April 12, 2024

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, April 18, 2024 at <u>6:00 p.m.</u> at the Administrative Building, 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, acqueline S. Jones Jacqueline S. Jones Executive Director

JSJ:gp

Enclosures

REVISED

Housing Authority of the City of Vineland *AGENDA* Thursday, April 18, 2024 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 March 21, 2024
- 5. Fee Accountant's Report
- 6. Executive Director's Report
- 7. Committee Report
- 8. Old Business
- 9. New Business
- 10. Resolutions:
 - # 2024-19 Monthly Expenses (updated)
 - # 2024-20 Authorizing the Executive Director or Designee to Forward an Application to the U.S. Dept. of HUD to Convert the Vineland Scattered Site Project (38 Units) of the VHA Public Housing Stock to the RAD Program and for Executive Director to Make a Certification to HUD that Certification to HUD that the Board has Approved said Application
 - # 2024-21 Awarding As-Needed Electrical Services

Executive Session if required

- 11. Comments from the press and/or public (limited to 5 minutes for each speaker)
- 12. Comments from Board Members

The Board may act upon or discuss any other matters or resolutions deemed necessary to carry out Authority operations or required by law.

13. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING Thursday, March 21, 2024 6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, March 21, 2024, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

Chairperson Ruiz-Mesa turned the meeting over to solicitor, Michael Watson. Mr. Watson swore in reappointed Commissioner Albert Porter for reappointment to the Board.

The following Commissioners were present:

Commissioner Chris Chapman Commissioner Daniel Peretti (Absent) Commissioner Brian Asselta Commissioner Albert Porter Commissioner Iris Acosta-Jimenez Chairperson Mario Ruiz-Mesa

Also, present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Ron Miller, Director of Affordable Housing, Michael Watson, Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomales, Executive Assistant.

Chairperson Ruiz-Mesa read the Sunshine Law.

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on December 14, 2023. A motion was made by Commissioner Asselta and seconded by Commissioner Porter. The following vote was taken:

Commissioner Chris Chapman	(Abstain)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on January 18, 2024. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Abstain)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on February 15, 2024. A motion was made by Commissioner Porter and seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Abstain)

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the five months ending February 29, 2024. Mrs. Jones briefly discussed the Housing Assistance Payment (HAP) numbers. Discussed voucher relationship with landlord and a tenant. It is for one year and it is not like living in one of the Authority's properties. HUD states that when you are in a short fall situation you need to be prepared with how you will reduce your program. Several years ago, a resolution was passed by the Board and the decision was made the first on the program are the first off, but it would not affect anyone elderly, disabled or handicapped. It would be a family. Mrs. Jones does not see this ever happening because HUD has always funded the program. Mrs. Jones explained how tightly the VHA runs the program.

Executive Director's Report:

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated Ron Miller will update the Board on all the ongoing projects. Ron reported the Tarkiln Acres roof project is still on track for April. The architect has been on site and the project team has met twice to review documents. The VHA is waiting for specifications to be put together and final details on the roof. Hopes to be out to bid in April.

The equipment for the Kidston/Olivio elevator project was received by OTIS. As the board may recall the equipment was shipped and it was actually in recall before it even arrived. The Authority received confirmation that is what not recalled. However, it has not been delivered to the building yet. The Authority was not able to process their application for payment. Work is expected to begin in the next 2-3 weeks. Work in both buildings will be done simultaneously. There will be an elevator car down in each building for a period of 10-12 weeks. The fire and police department will both be notified ahead of time. This may be an inconvenience to the residents.

No update on Kidston/Olivio interior renovation project. The fire pump is on track to be delivered next week. All the underground infrastructure is completed. Inspections and permits from the City have been completed for the replacement.

Mrs. Jones provided an update on the Scattered Sites. There are at least 7 houses listed for sale currently. A couple more will be listed for sale shortly. There will be 3 families that are moving in March. One family is buying a home and the other two received vouchers to move. There are a few other houses that are occupied and those residents will move into other homes the Authority is keeping in the next couple of months. This process is moving fairly quickly. The Authority is still receiving listing prices or over listing prices on all of the houses. There have been a couple of deals that fell apart, which is expected. There is a house or two that are not really in great shape and they are a little bit more difficult to sell, but things are moving well. The Authority hopes to have the houses sold by September 2024. Probably in the next couple of months discussions will be had in regard to the redevelopment of D'Orazio.

Ron Miller provided an update on D'Orazio. The Authority applied for the City to update the permits for the interior layouts of Building #1. Those changes were approved internally. The contractor did submit permit updates with the City. The interior framing is ongoing and the roof will be coming off the building in the next couple of days.

Commissioner Porter asked if the Authority has any security personnel at any of its locations, particularly Asselta. Mrs. Jones stated under the cooperation agreement with the City, the Authority is like any other neighborhood in the City and part of a patrol process. The recent incident at Asselta Acres involved people who do not live there.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2024-15 Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,427,211.36. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

Resolution #2024-16 Approval Extending Pest Control Services Contract

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-16. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

Resolution #2024-17 Authorization of Immediate Repair & Replacement of Failed Generator Equipment at Kidston Towers

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-17. Ron Miller provided a brief explanation. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

Resolution #2024-18 Award Special Legal Services – Landlord/Tenant

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-18. Ron Miller stated the Landlord/Tenant counsel contract was awarded back in September of 2023 for a one-year period and technically the contract should still be valid. Unfortunately, the counsel that was working at that firm left the firm and the firm did not have anyone to represent landlord/tenant matters. Brown and Connery stepped in to assist in the interim. The Authority put an RFP out for a new term April 1, 2024 through March 31, 2025. There was only one response from Robinson and Robinson, LLC of Millville, NJ. This firm has experience with other Housing Authorities in landlord/tenant matters. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)

There is no need for an Executive Session.

Chairperson Ruiz-Mesa asked for comments from the press, public or any Board Member. No comments.

Tenant from Kidston 8K, Juan Perez Hams, present with interpreter regarding security concerns, lighting, and trash chute issues. This matter will be looked into and a staff member will contact the resident to produce a solution.

With no further business to discuss, Chairperson Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:25 p.m.

Respectfully submitted,

Jacqueline S. Jones

Jacqueline S. Jones, Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND FINANCIAL REPORT FOR THE SIX MONTHS ENDED MARCH 31, 2024

	ANNUAL BUDGET	BUDGET THRU MARCH	ACTUAL THRU MARCH	FROM BUDGET (+OVER/-UNDER)
INCOME				
TENANT RENT	804,440	402,220	374,383	(27,837)
OTHER INCOME MISC.	8,140	4,070	4,066	(4)
PHA OPERATING SUBSIDY	404,810	202,405	189,543	(12,862)
HUD ASSET REPOSITIONING FEE	29,150	14,575	26,361	11,786
SECTION 8 ADMIN. FEE INCOME	1,092,000	546,000	659,519	113,519
CAPITAL FUNDS	762,740	381,370	301,474	(79,896)
FSS GRANT-PH	101,820	50,910	50,910	0
CSP-CONGREGATE SERVICES INCOME	83,880	41,940	12,299	(29,641)
INVESTMENT INCOME	1,910	955	14,276	13,321
CF MANAGEMENT FEE	60,170	30,085	0	(30,085)
MGMT FEE-PH	155,160	77,580	65,938	(11,642)
MGMT FEE-SEC 8	138,240	69,120	72,192	3,072
MGMT FEE-MELROSE	10,200	5,100	5,100	0
MGMT FEE-RAD	450,000	225,000	225,000	0
BOOKKEEPING FEE	13,910	6,955	6,142	(813)
BOOKKEEPING FEE-SEC 8	86,400	43,200	45,120	1,920
ASSET MGMT FEE	19,680	9,840	9,660	(180
SHOP RENT	64,800	32,400	32,406	6
INCOME FROM OTHER AUTHORITIES	330,000	165,000	232,502	67,502
SERVICE INCOME FROM MELROSE	55,000	27,500	30,460	2,960
FRAUD RECOVERY	11,840	5,920	8,041	2,121
MISCELLANEOUS INCOME	9,650	4,825	1,074	(3,751)
TOTAL INCOME	4,693,940	2,346,970	2,366,466	19,496
EXPENSES				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,266,000	633,000	670,335	37,335
PAYROLL TAXES	111,500	55,750	52,305	(3,445
HEALTH BENEFITS	360,700	180,350	128,280	(52,070
PENSION EXPENSE	141,950	70,975	70,765	(210
CRIMINAL BACKGROUND CHECKS	8,910	4,455	4,199	(256
TNT/EMPL SCREENING	18,600	9,300	31,340	22,040
LEGAL-GENERAL	29,750	14,875	9,713	(5,162
LEGAL-OTHER	6,500	3,250	5,980	2,730
STAFF TRAINING	11,000	5,500	758	(4,742
TRAVEL	3,750	1,875	0	(1,875
ACCOUNTING	85,000	42,500	42,500	0
AUDITING	50,580	25,290	25,290	0
PORT OUT ADMIN FEES	2,400	1,200	801	(399)
MANAGEMENT FEES	293,400	146,700	138,129	(8,571
BOOKKEEPING FEES	100,310	50,155	51,263	1,108
ASSET MGMT FEES	19,680	9,840	9,660	(180)
	47,500	23,750	0	(====

HOUSING AUTHORITY OF THE CITY OF VINELAND FINANCIAL REPORT FOR THE SIX MONTHS ENDED MARCH 31, 2024

FINANCIAL REPORT FOR THE SIX MONTHS ENDED M	<u>ARCH 31, 2024</u>			
		BUDGET	ACTUAL	FROM
	ANNUAL	THRU	THRU	BUDGET
	BUDGET	MARCH	MARCH	(+OVER/-UNDER)
CONSULTANTS	11,900	5,950	23,211	17,261
IT CONSULTANTS	46,270	23,135	25,740	2,605
CONSULTANTS-RAD	8,000	4,000	0	(4,000)
RAD CONVERSION EXPENSES	6,000	3,000	Ő	(3,000)
MEMBERSHIP DUES/FEES	6,800	3,400	1,526	(1,874)
PUBLICATIONS	1,500	750	1,520	(1,874)
ADVERTISING	•	2,500	2,424	• •
	5,000	,	,	(76)
OFFICE SUPPLIES	11,500	5,750	6,474	724
	4,000	2,000	1,199	(801)
COMPUTER & SOFTWARE EXPENSES	164,410	82,205	66,451	(15,754)
FUEL-ADMIN	3,000	1,500	0	(1,500)
TELEPHONE AND CELL	36,100	18,050	17,902	(148)
POSTAGE	9,400	4,700	8,945	4,245
COPIER SUPPLIES	10,900	5,450	3,475	(1,975)
INSPECTION FEES	13,700	6,850	6,570	(280)
COFFEE SUPPLIES	1,200	600	651	51
MISCELLANEOUS EXPENSES	21,160	10,580	27,810	17,230
TOTAL ADMINISTRATION EXPENSES	2,918,370	1,459,185	1,433,696	(25,489)
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	64,000	32,000	18,400	(13,600)
PAYROLL TAXES	5,640	2,820	1,447	(1,373)
BENEFITS	20,000	10,000	0	(10,000)
FSS ESCROWS-PH	6,890	3,445	0	(3,445)
OTHER	19,450	9,725	41,284	31,559
TOTAL TENANT SERVICES	115,980	57,990	61,131	3,141
UTILITIES:				
WATER	37,600	18,800	14,154	(4,646)
ELECTRIC	161,530	80,765	73,100	(7,665)
GAS	34,610	17,305	23,203	5,898
	•	•	•	•
GARBAGAE/TRASH REMOVAL	19,500	9,750	8,826	(924)
SEWER	62,140	31,070	29,255	(1,815)
TOTAL UTILITIES EXPENSE	315,380	157,690	148,538	(9,151)
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	349,000	174,500	128,607	(45,893)
PAYROLL TAXES	30,580	15,290	10,116	(5,174)
HEALTH BENEFITS	60,140	30,070	23,532	(6,538)
PENSION EXPENSE	37,940	18,970	19,180	210
MAINTENANCE UNIFORMS	2,210	1,105	1,730	625
VEHICLE GAS, OIL, GREASE	30,550	15,275	9,886	(5,389)
MATERIALS	116,300	58,150	81,129	22,979
CONTRACT-COSTS	146,080	73,040	101,237	28,197
REPAIRS-VEHICLES	9,780	4,890	6,970	2,080
	÷	•	•	-

HOUSING AUTHORITY OF THE CITY OF VINELAND

FINANCIAL REPORT FOR THE SIX MONTHS ENDED MARCH 31, 2024 BUDGET ACTUAL FROM ANNUAL THRU THRU BUDGET BUDGET MARCH MARCH (+OVER/-UNDER) RENT EXPENSE 18,570 9,285 9,288 3 **EXTERMINATION** 7,800 3,900 4,562 662 TRASH REMOVAL 9,600 4,800 5,015 215 TOTAL ORDINARY MAINT. & OPERATIONS EXP. 818,550 409,275 401,252 (8,023)GENERAL EXPENSES: BAD DEBTS 9,450 9,450 18,900 0 **COMPENSATED ABSENCES** 14,000 7,000 7,000 0 FSS ESCROWS-SEC 8 30,000 15,000 16,486 1,486 79,140 73,933 INSURANCE 158,280 (5,207)**OTHER GENERAL EXPENSES** 1,500 750 750 0 PAYMENTS IN LIEU OF TAXES 53,810 26,905 24,950 (1,955) PORT-IN HAP EXPENSE 500 250 0 (250)**REPLACEMENT RESERVES** 95,000 47,500 47,500 0 (8, 828)**RETIREE HEALTH BENEFITS** 93,520 46,760 37,932 TOTAL GENERAL EXPENSES 465,510 232,755 218,001 (14,754) TOTAL OPERATING EXPENSES 4,633,790 2,316,895 2,262,618 (54, 276)PROFIT (LOSS) EXCLUDING HAP 60,150 30,075 103,848 73,772 HAP REVENUES 7.824.000 3.912.000 4.635.621 723.621 3,897,000 HAP EXPENSES 7.794.000 4,528,385 631,385 NET HAP (LOSS) 30,000 15,000 107,236 * 92,236 GRAND TOTAL PROFIT (LOSS) 90,150 45,075 211,084 166,008 **UNRECONCILED HUD HELD RESERVES AT 03/31/24** 410,376 621,460

GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES

Housing Authority of the City of Vineland Administrative Report

Rental Assistar	nce Demonstration (RAD) Conversions - Status
PERIOD:	March 15, 2024 to April 11, 2024
SUBJECT:	Monthly Report (Stats for Marh 2024)
FROM:	Jacqueline S. Jones, Executive Director
TO:	Board of Commissioners, Vineland Housing Authority
DATE:	April 12, 2024

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	RAD	RAD
	Date	Closing Date	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
Scattered Sites	TBD	TBD	TBD
D'Orazio	12/07/2018	TBD	TBD

Community Room Furniture

The furniture in the Kidston and Olivio community rooms is in the process of being replaced. Authority staff are working with a State Contract vendor for this purchase. This project is on hold pending availability of funds after close-out of the current construction project and the award of the fire-pump project. The status of this project has not changed as the cost of the fire-pump project has not been determined.

Scope of Work	Work Status	Comments
Tarkiln Acres – Roof Replacements	In Planning Stage	 6/2021 - No Update; 9/2021 - A&E proposals received and under review; 12/2023- Project is in the planning stages with the architects; 1/2024 - Architect is preparing a proposal for this project; The plan is to move forward in 2024; 2/2024 - A project kickoff meeting was held with the architects; Bid documents are in process; 4/2024 - No change in project status;
KT/OT – Elevator Refurbishment;	Bid opening on 5/17/22	1/2024 – A change order is needed to
 07/2023 - Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a pre-construction meeting has been scheduled with the Contractor and Professional Team. 8/2023 - The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team. 9/2023 - Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement. Contract has been awarded and signed, a pre-construction meeting was held with the Contractor and Professional Team. The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Currently, Olivio Towers elevator car #2 is out-of-service waiting on motor repairs to be completed. 	 10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage. 11/2023 - The project continues in the submittals stage. One potential change order has been received and is under review by our professional team for reasonableness. 12/2023 - The project team is meeting to discuss the potential change order and overall project status on December 11, 2023, further updates may be available for discussion at the Board Meeting. 	replace the rear door to one elevator in Kidston Towers along with the sill plate; The equipment for the elevator modernization has not been received. 2/2024 – Equipment for the modernization is pending delivery from the manufacturer. 04/2024 – Equipment has been received but not yet delivered to the property. The subcontractor (OTIS) plans to begin with Olivio Towers – Car #2 within the next 2-3 weeks. The car is expected to be out-of- service for a period of 10-12 weeks. Once completed, work will begin on Car #1. Work at Kidston Towers has not yet been scheduled.

Kidston & Olivio Towers – Renovation Projects

<u>Kidston & Olivio Tower</u>	<u>s – Renov</u>	vation Projects
The following renovation projects are p	part of the impro	ovements as a result of the RAD conversion:
Scope of Work	Work	Comments
	Status	
KT/OT Exterior Renovations	Contract	5/2021 – Resolution to Reject Bids; Bids
(Façade caulking/sealing &	Award	are Over Budget; Re-bidding project under
selective repointing);	Expected	consideration;
	April 2021	6/2021 – No Update;
KT – New elevator lobby	-	7/2021 – No Update;
windows; stair tower window		9/2021- No Update;
replacement;		10/2021 – Contract Award recommendation
		via resolution for October meeting;
OT – Complete window		
replacement in units & communal		11/2021 Update: Contract was awarded in October to
areas; painting of A/C sleeves;		Gary F. Gardener, Inc.: Project meetings have
replace window unit stools		begun; 12/2021 Update: Project construction to begin first
throughout;		quarter of 2022;
C ,		1/2022 Update: Window submittals have been
		approved; Construction meetings continue;
		2/2022 Update: Window submittals have been
		approved; Construction meetings continue; Supply
		chain issues are anticipated for receipt of windows; 3/2022 Update: Change Order #1 is on the agenda to
		repair mortar & brick cracks at units 10A & 9A;
		4/2022 Update: All window materials has been
		ordered; Possible June delivery for window
		materials; Mortar repair will be completed along with window replacement project;
		with white wreplacement project,
		5/2022 Update – same status as 4/2022;
		······································
		6/2022 Update: Same as 5/2022;
		•
		7/2022 Update: Same as 6/2022;
		8/2022 Update: The windows for have been
		received; waiting on additional materials
		before the work will begin;
		9/2022 Update: The work on this project has
		begun;
		<u>10/2022 Update Detail:</u>
		1. A\C sleeves – this includes painting and new grills -
		100% completed.
		 the front canopy re-facing remains – not started yet. new domestic water pump replacement remains – not
		started yet.
		 new OSY valve replacement remains – not started yet. new public restrooms – 50% completed.
		6. new kitchenette – not started yet.
		7. water filtration system - not started yet.

Kidston & Olivio Towers – Renovation Projects The following renovation projects are part of the improvements as a result of the RAD conversion:

Scope of Work	Work	Comments
	Status	
KT/OT Exterior Renovations	Contract	Continued from above:
(Façade caulking/sealing &	Award	
selective repointing);	Expected	<u>1/2023 Update Detail:</u>
	April 2021	 Olivio Towers - front canopy- Letters have been received; work not yet started;
KT – New elevator lobby	1	2. New domestic water pump replacement remains –
windows; stair tower window		Scheduled to begin 2/7/2023; 3. New OSY valve replacement remains – Scheduled to begin
replacement;		2/7/2023;
1 /		4. New public restrooms – Kidston complete; Olivo to be complete week of 1/16/23;
OT – Complete window		5. Water filtration system - not started yet. Olivio scheduled to
replacement in units & communal		 begin 2/14/23; Kidston scheduled to begin 1/19/23; 6. Kidston Towers – Windows have been received; Installation
areas; painting of A/C sleeves;		to be complete week of 1/11/23;
replace window unit stools		 Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated
throughout;		and then installed;
11/2022 Update Detail:		<u>2/2023 Update Detail:</u>
1. A\C sleeves – this includes painting and new		1. Olivio Towers - front canopy– Letters have been
grills - 100% completed . 2. The front canopy re-facing remains – not		installed; complete; 2. New domestic water pump replacement remains –
started yet.		Scheduled to begin 2/7/2023; this project is in process;
3. new domestic water pump replacement		3. New OSY valve replacement remains – Scheduled to begin
 remains – not started yet. a. new OSY valve replacement remains – not 		2/7/2023; this project is in process.4. New public restrooms – Kidston complete; Olivo to be
started yet.		complete in February;
 new public restrooms – 50% complete. new kitchenette – to be removed from project. 		 Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; This
7. water filtration system - not started yet.		project is in process;
8. Kidston Towers – Waiting on window delivery for elevator lobby windows.		 Kidston Towers – Windows have been received; Installation is complete;
9. Olivio Towers – Waiting on letters for portico.		
<u>12/2022 Update Detail:</u>		<u>3/2023 Update Detail:</u>
1. A\C sleeves – this includes painting and new		This project is complete with the close-out process progressing;
grills - 100% completed.		5/2023 Update Detail:
2. The front canopy re-facing remains – Final submittal received and approved; work not		This project is complete with the close-out
yet started;		process progressing;
3. new domestic water pump replacement remains – Scheduled to begin 2/7/2023;		<u>6/2023 Update Detail:</u>
4. new OSY valve replacement remains –		This project is complete with the close-out
Scheduled to begin 2/7/2023; 5. new public restrooms – Kidston to be		process progressing; 9/2023 Update Detail:
complete week of 12/19/22; Olivo to be		This project is complete with the close-out
complete week of 1/9/23;		process progressing;
 new kitchenette – removed from scope of project; 		10/2023 Update Detail:
7. water filtration system - not started yet. Olivio		This project is complete with the close-out
scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23;		process progressing;
8. Kidston Towers – Windows have been		1/2024 Update: The Certificate of Substantial
received, pending date from installer; Olivio Towers – Final submittal received and		Completion on this project has been processed.
rejected; waiting for re-submission; lettering needs		<u>Compretion on this project hus been processed.</u>
to be fabricated and then installed;		

Kidston & Olivio Towers – Renovation Projects - Active

	*** *	~
Scope of Work	Work Status	Comments
KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;	July- August 2021 Award Anticipate d	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 first 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; 3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps & supports for wiring in first 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; 4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G & H risers are complete; these will become the "hotel units" for temporary relocation; work on the next two risers is expected to begin in early April; 4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G & H risers are complete, and work continues on E & F risers; Residents are temporarily relocating to G & H; 5/2022 Update: Work on E & F risers is in process; it is expected the work will be completed in four weeks & residents can return to their units;

Kidston & Olivio Towers – Renovation Projects – Active

	ſ	1
Scope of Work	Work	Comments
	Status	
KT – Interior Plumbing		
Renovations (Replacement of		9/2023 Update: - Water filtration system - Kidston
plumbing stacks; domestic water		- parts are backordered; Currently in final punch-
filtration system; new fire-rated		list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in
access panels; complete unit		process and expected to be completed by the end of
bathroom replacements;		September. The team is evaluating the installation
accessibility upgrades communal		of the water treatment systems for both buildings
area restrooms;		and will be making the necessary changes, Kidston Towers water treatment system has not yet been
domestic water filtration system;		installed.
domestic water pump;		
Accessibility upgrades to communal		10/2023 Update: - No update;
area restrooms;		11/2023 Update: - Water filtration system -
		systems in both buildings are now installed;
		Currently in final punch-list stage; Substantial
3/2023 Update: This plumbing project is		Completion issued; Close-out process
complete with the exception of the items		beginning. Final punch list work is in process
listed above on Page 4;		and expected to be completed by the end of
4/2023 Update: - New domestic water pump		October. The team is evaluating the
replacement – Complete;		installation of the water treatment systems to
- Kidston mechanical room piping		ensure it is functioning properly.
replacement – Complete;		12/2023 Update – Close-out process in motion;
- Water filtration system - Olivio is		The water treatment system installation has
complete; Kidston – parts are backordered;		been delayed; the system must be configured
Suchor utrou,		by the manufacturer, but the system was
5/2023 Update: Water filtration system -		shipped without being configured; the system
Kidston – parts are backordered; Currently		is being sent back to the manufacturer for
in final punch-list stage; Substantial		configuration;
Completion issued; Close-out process beginning.		02/2024 Undate Additional water testing has
Kidston/Olivio fire pump replacement is out		02/2024 Update – Additional water testing has been ordered to compare the results of the
for public bid; bids due June 1, 2023;		test conducted in 2020 to conditions today;
6/2023 Update: No status change;		no further update is available. The Close-
7/2023 Update: No status change; 8/2023 Update: Water filtration system -		out process is currently in process, no
Kidston – parts are backordered; Currently		further work is anticipated on this project.
in final punch-list stage; Substantial		
Completion issued; Close-out process		04/2024 – Update: - Water filtration system
beginning. Vidator (Olicio fine runne vorlagement initial		- additional water testing has been received
Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid		and reviewed; a flow test is being ordered to
again;		determine the best course of action; no
		further update is available. The Close-out
		process is currently in process, no further
		work is anticipated on this project.

<u> Kidston/Olivio Towers – Fire Pump Replacement</u>

9/2023 - Fire Pump Replacement

Project was bid on two occasions –

Round #1 – No Bids Received on June 1, 2023

Round #2 – 1 bid received on June 21, 2023

Negotiated Contract – the project team met with the sole bidder in an attempt to negotiate a contract. A follow-up meeting with the contractor has been scheduled for the end of August to review their new proposed pricing structure along with any possible value engineering cost savings. Negotiations are ongoing, our team began working with additional vendors to obtain more competitive pricing on this project.

10/2023 Update: Negotiated Contract – The project team negotiated with three (3) vendors and received best and final pricing; a recommendation for award is being presented on the Agenda for the October board meeting.

11/2023 Update: Negotiated Contract – Pending final contract completion.

12/2023 - Final contract has been received from the Contractor. The Team met to discuss the project, expectations were defined, and submittals are expected to be received for review. The Vineland Fire Department was made aware of the contract being awarded.

01/2024 - Final contract Underground utility infrastructure work is underway at the site. The construction team has been making regular site visits to inspect the work. The fire pump has been ordered but has not yet been shipped by the manufacturer.

03/2024 - Underground utility infrastructure work has been substantially completed. The tie-in at Kidston remains to be completed. The construction team has been making regular site visits to inspect the work. The fire pump has been shipped by the manufacturer, but not yet delivered to the site. Electrical, mechanical, and concrete work are being completed within the space to prepare for the pump delivery.

04/2024 - The fire pump has been installed in the building, the general contractor is working on piping and electrical work within the building.

<u>Scattered Site Disposition – Status</u>

- The Scattered Site program was approved for disposition by HUD.
- Several homes have been listed for sale. The below chart summarizes the status of the 72 homes;
- Due to market conditions, many residents have been unable to obtain rental housing using their Housing Choice Voucher; the is due to the low or no availability of rental housing.
- The board was presented with a concept at the September 2022 meeting of the Authority retaining approximately 35 of the 72 homes. The 35 homes could be converted to the Rental Assistance Demonstration (RAD) program while receiving a higher fair market rent. The Authority staff and consultant are working a presentation for the board to consider, which will change the status of 35 homes from "disposition" to RAD conversion;
- A conference call was held in November 2022 with the HUD Special Applications Center (SAC) staff to discuss the concept of converting some of the Scattered Site homes to a RAD project. The SAC staff gave an initial "ok" to move forward with the plan; Some additional work on the project is needed prior to presenting the plan to the board for approval;
- The Authority staff and consultant are working on a plan to move residents from the houses that are to be sold into houses that are being kept; The financial plan for the program as well as the steps needed to complete this program are being formulated and will be presented to the board at the February meeting;
- Staff continues to work with residents to move them from houses that are going to be sold to homes that are not going to be sold;
- Staff continue to work with residents to move them from houses that are going to be sold to homes that are not going to be sold; homes are in the process of being vacated and appraised. Listings are active on several units. Please see the below chart for status details;

Date	Addresses	Status	Total Hom
			<mark>39</mark>
			Keeping
2022 Activity	4209 Marilyn Avenue	SOLD – 5/4/22	-1
2022 Activity	1441 Nylund Drive	SOLD = 3/4/22 SOLD = 05/10/22	-1
	612 Oxford Street	SOLD - 5/16/22	-1
	1137 East Elmer Rd	SOLD = 5/10/22 SOLD = 6/28/22	-1
	864 Columbia Avenue	SOLD = 0/20/22 SOLD = 9/30/22	-1
	1409 Brown Road	SOLD = 9/8/22	-1
			-1
	1745 Jackson Drive	SOLD – 11/10/22	
	4331 Robert Drive	SOLD – 2/12/22	8 Sold
			25 Remainin
2023 Activity	760 N. Mill Rd	SOLD – 12/1/23	
	1091 N. Mill Rd	SOLD – 10/31/23	
	1290 Old Lake Rd	SOLD – 12/29/23	
	930 Charles St	SOLD – 1/11/2024	
	30 Avon Place	SOLD – 1/31/2024	
	5578 High Ridge Rd	SOLD – 1/31/2024	
	1479 Brown Rd	SOLD – 2/21/2024	
	2174 Sunset Ave	SOLD – 4/04/2024	
	5599 Lodge Place	Vineland Realty – Contract for Sale 4/2/24+-	8 Sold/1
			Listed
			16 Remaini
2024 Activity	2961 Athens Way	Agreement of Sale signed 4/8/24 - Exit Realty	
	3188 Hance Bridge Rd	Settlement 4/15/2024????	
	5633 High Ridge Rd	Settlement 4/26/2024????	
	4630 Bernkind Ruber 202	3 Diotudnbith 202B er Williams- 2/14/24	
	4509 Noel Drive	Vacated 1/26/24;to Vineland Realty Corp 1/31/24	
	721 S. Valley Ave	Settlement 4/29/2024????	
	4511 Robin Road	Agreement of Sale signed 4/11/24 –Vineland Realty	
	1659 Venus Drive	Listed for Sale Vineland Realty- 3/25/24	
	38 Victory Lane	Listed with Keller Williams- 3/25/24	
	1306 Brown Rd	Listed for Sale - Exit Realty – 3/25/24	
	2149 Berkley Dr	90-day notice to tenant/issued voucher/Offering	
		AA 44; refused AA 44; has voucher;	
	4486 Robin Road	90-day notice to tenant/issued voucher; Move to	
		64 Arcadia??	
	1017 Alexander Dr	Moving end of March with Voucher;	
	1460 Neptune Terr	Moving out 4/1/124;	
	5691 High Ridge Rd	Moved 3/14 without Voucher;	
	2935 Athens Way	Moving to 1810 Jackson Drive – April 15, 2024;	End of List

D'Orazio Terrace – Redevelopment

The board discussion regarding the D'Orazio Terrace will continue. The Scattered Site homes must 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 Scattered Site sales proceeds to HUD.

Update: The Contract to enter into a Housing Assistance Payment (CHAP) the Authority currently has with HUD may need to be rescinded as the funds from the scattered site sales are needed to move forward with this project as stipulated above. A new CHAP may be permitted to be issued in the future. Waiting for confirmation from HUD before moving forward.

September 2022 Update: The CHAP for D'Orazio Terrace has been withdrawn by the Authority as more time is needed to develop the required financial plan;

September 2023 Update: Staff continue to work with the JIF assigned insurance adjuster and contractor to finalize a scope of work (SOW) for the fire that occurred in Building #1 in January of 2023. The tenants in Building #1 have been relocated to other VHA properties due to the extensive nature of work needed in their units. Due to time constraints, a new architect is being utilized, Pederson Architects of Vineland will be assisting with this project. Limited demolition of affected areas has begun, the professional team will be evaluating and making recommendations on the repairs needed. We continue to work with our partners to obtain pricing on a complete rehab of building #1. We anticipate presenting options for Board consideration.

October 2023 Update: Board approved work on ten (10) units per Resolution. Limited demolition of the affected area has been completed. A scheduled of values is being finalized with All-Risk and the project Team met on site with the insurance company on October 11, 2023. Design documents remain in progress and under review.

November 2023 Update: Board approved work on ten (10) units per Resolution. Limited demolition of the affected area has been completed. We continue to work with our partners to obtain pricing on a complete rehab of building #1, we anticipate presenting options for Board consideration. Work has started at the building; a final scope is being developed in conjunction with the adjuster for presentation at the December JIF meeting.

December 2023 Update: Additional scope of work is required to rehab building #1; Additional investigation into perc rates and water tables are in process to determine best solutions; A verbal update will be given at the board meeting;

February 2024 Update: Additional scope of work is required to rehab building #1; Additional investigation into perc rates and water tables are in process to determine best solutions; A verbal update will be given at the board meeting;

D'Orazio Terrace – Redevelopment - continued

March 2024 - Work continues within the Architects office to develop a comprehensive set of construction plans to make improvements to the building. Floor plans have been approved and interior framing, plumbing/electrical rough ins are underway. Repairs to the roof are expected to begin within the next few weeks, weather dependent. A limited Survey and Geotech study are being completed to better determine the correct course of action to prevent future water infiltration into the crawl spaces of the building. A further explanation of this project will be provided at the Board meeting.

April 2024 – Project status to be reviewed at board meeting;

Melrose Court

The property 100# occupied. The waiting list is strong with applicants. The property is financially strong.

Board of Commissioners NJ Local Housing Authority Training Program Status

Commissioner	Training Program Status
Brian Asselta	Completed with Certificate
Chris Chapman	Completed with Certificate
Mario Ruiz-Mesa	Completed with Certificate
Daniel J. Peretti, Jr.	Completed with Certificate
Albert D. Porter	Completed with Certificate
Iris Acosta-Jimenez	Completed with Certificate
Vacant	

Tenant Accounts Receivable Number of "non-payment of rent" cases referred to the solicitor	0	0	
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	60
Number of inspections actually completed this month - all sites	22		
Total number of units inspected year-to-date - all sites	269	247	20
City Inspections	0	98	
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down,Prep & Leasup Time)	111	113	10
Annual Unit Turnaround Time (For Fiscal Year)	138	143	15
Monthly - Number of Vacancies Filled (this month)	5		1
Monthly - Average unit turnaround time in days for Lease Up	2		
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	80		4
PIC Score	99.22		
Occupancy Rate	96.28%	97.78%	97.00%
Public Housing & RAD Waiting List Applicants 0, 1, 5 & 6 bedroom lists open 3/1/24			
Families - With Local Preference	114	117	374
Families - Without Local Preference	251	246	
Elderly (Seniors - 62+)/Disabled - With Local preference	43	32	176
Elderly (Seniors - 62+)/Disabled - Without Local preference	98	119	
			0.00
Average work order turnaround time in days - Tenant Generated	0.11	0.11	0.09
Number of routine work orders written this month	579	460	561
Number of outstanding work orders from previous month Total number of work orders to be addressed this month	1,456 2,035	1,528 1,988	1,537 2,098
Total number of work orders completed this month	533	532	2,098
Total number of work orders left outstanding	1,502	1,456	1,528
Number of emergency work orders written this month	0		
Total number of work orders written year-to-date	3,333	2,754	2,294
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	3		
Constinue 0			
<u>Section 8</u> Level of leased units of previous month was:	1019	1017	1003
Level of leased units this month is:	1019	-	
Number of increased leased-units over last month	0		14
Total number of units inspected this month	27	37	32
Programs (Voucher):			
ABA Utilization %	111.16%	110.17%	108.82%
Repayment Agreements	31	-	-
Total repayments due YTD		\$93,317.64	
Total repayments received YTD		\$10,647.32	
PIC Score (Oakview added 10/13)	101.1		
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	630		
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED	1204		
Section 8 Project Based Waiting List Applicants- Oakview - OPEN (all br sizes)	427	373	
Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - Open 3/7/24	11	9	
Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - Open 3/7/24	159 90%/10%		83%/17%
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI Section 8 - Choice Mobility List	90%/10%	82%/18% 140	
	100	140	
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	15	6	1
The number of residents signed on to the program. (FSS Contracts).	20		
The number of FSS Participants with established escrow accounts.	14		
Number of residents in need of employment skills (GED, DL, Job Training.)	2		:
The number of meetings, workshops and case management services	2	6	1
Congragate Services		1	
Congregate Services Number of clients on the Congregate Progam	22	10	2
<u>Congregate Services</u> Number of clients on the Congregate Progam Number of clients on Meal Program	22		

Number of clients on Laundry Services (This service is included in housekeeping)	15	17	18
Number of clients on Shopping Services (This service is included in housekeeping)	3	13	4
Registered Nurse			
Number of clients served this month	140	133	135
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	5	10	6
Meds Supervision	29	29	27
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	0	0	119
Number of residents that received case management services	15	6	10
Number of Meetings	2	3	119
Number of residents enrolled in academic/employment workshops (FSS)	2	2	3
VHA - (MEDICAL)			
Number of residents received health assessment	5	10	6
Number of residents health activities of daily living assessments.	5	10	6
Resident's medicine monitoring/supervision for month	29	29	35
Self-sufficiency - improved living conditions.	0	10	0
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	64
Total clients currently being served this month	16	16	64
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	14	14	14
Low 50%-31% (MFI)	18	18	18
Very Low 30%-0% (MFI)	32	32	32
Total	64	64	64
Client Demographics			
White	6	6	6
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	48
Non-Hispanic	16	16	16

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

RESOLUTION #2024-19

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 <u>\$2,580,385.18.</u>

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: April 18, 2024

MOVED/SECONDED:

Resolution moved by Commissioner Asseltc

Resolution seconded by Commissioner Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti	1.1.1			V
Brian Asselta				
Albert Porter	2			
Iris Acosta-Jimenez				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

Jano Kuzhiesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on April 18, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

Jones, Executive Director By: ueline

HOUSING AUTHORITY OF THE CITY OF VINELAND BOARD MEETING LIST OF CHECKS 4/18/24

CHECK NO.	ACCOUNT		AMOUNT
4251-4298	SECTION 8 HAP PROGRAM LANDLORD/TENANT CHECKS AND OTHER	\$ \$ 12,759.00	802,161.00
21458-21659; 500051	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 12,759.00 \$ 789,402.00	
747-748; 20240870508, 20240870509, 20241070390 -	SECTION 8 ADM FEE ACCOUNT COMPUTER CHECKS- Ocean First COMPUTER CHECKS- BB&T	\$516,757.14 \$0.00	516,757.14
	SECTION 8 NEW HOMEOWNERSHIP COMPUTER CHECKS	\$0.00	0.00
- 109	NEW HOMEOWNERSHIP INVESTMENTS COMPUTER CHECKS- Ocean First COMPUTER CHECKS- BB&T	\$0.00 \$182,730.50	182,730.50
227	OCEAN FIRST BANK PH SECURITY DEPOSIT COMPUTER CHECKS	\$275.51	275.51
	OCEAN FIRST BANK FSS ESCROW COMPUTER CHECKS	\$0.00	0.00
2600-2607, 20240680391, 240680392, 214347,448668, 5460176231, 5465472372, 5468622589, 20241070328, 20241070329, 20241070332	CAPITAL BANK GEN/FUND PH COMPUTER CHECKS		435,210.87
12504, 12950-13033, 438411, 3222024, 3252024, 4052024, 9540143, 10092333, 5465867258, 20241070322, 710203262024	COCC CASH ACCOUNT COMPUTER CHECKS		461,184.24
	COCC EXPENDITURES PAYROLL	3/22/24 - 4/5/2024	151,239.56
	PAYROLL TAX LIABILITY	3/22/24 - 4/5/2024	30,826.36

TOTAL

\$ 2,580,385.18

Jan Barren Ba			Check	Post	Total Date	
Bank	Check#	Vendor	Date	Month	Amount Reco	nciled
ec8hap - Section 8 HAP	4251	0apabar - BARCLAY APARTMENTS VENTURES LP	4/1/2024	04-2024	1,259.00	
ec8hap - Section 8 HAP	4252	0invfai - INVESTMENT GROUP LLC	4/1/2024	04-2024	1,870.00	
ec8hap - Section 8 HAP	4253	0osccos8 - OSCEOLA COUNTY HOUSING	4/1/2024	04-2024	942.00	
ec8hap - Section 8 HAP	4254	t0000066 - CORTES	4/1/2024	04-2024	36.00	
ec8hap - Section 8 HAP	4255	t0000613 - ALEJANDRO	4/1/2024	04-2024	79.00	
ec8hap - Section 8 HAP	4256	t0001053 - MEDINA	4/1/2024	04-2024	93.00	
ec8hap - Section 8 HAP	4257	t0003357 - KENNEDY	4/1/2024	04-2024	81.00	
ec8hap - Section 8 HAP	4258	t0003914 - CHEESMAN	4/1/2024	04-2024	56.00	
ec8hap - Section 8 HAP	4259	t0004557 - RAMOS	4/1/2024	04-2024	39.00	
ec8hap - Section 8 HAP	4260	t0004672 - CRUZ	4/1/2024	04-2024	84.00	
ec8hap - Section 8 HAP	4261	t0004846 - ROTHMALLER	4/1/2024	04-2024	101.00	
ec8hap - Section 8 HAP	4262	t0005231 - REDFERN	4/1/2024	04-2024	81.00	
ec8hap - Section 8 HAP	4263	t0005502 - JIMENEZ	4/1/2024	04-2024	77.00	
ec8hap - Section 8 HAP	4264	t0005562 - GASKINS	4/1/2024	04-2024	160.00	
ec8hap - Section 8 HAP	4265	t0005666 - BALDWIN	4/1/2024	04-2024	155.00	
ec8hap - Section 8 HAP	4266	t0006629 - FORD	4/1/2024	04-2024	73.00	
ec8hap - Section 8 HAP	4267	t0006704 - ORTIZ- RAMOS	4/1/2024	04-2024	37.00	
ec8hap - Section 8 HAP	4268	t0006766 - MOSS	4/1/2024	04-2024	188.00	
ec8hap - Section 8 HAP	4269	t0007057 - DESAI	4/1/2024	04-2024	63.00	
ec8hap - Section 8 HAP	4270	t0008495 - CASTRO	4/1/2024	04-2024	20.00	
ec8hap - Section 8 HAP	4271	t0008517 - LUGO	4/1/2024	04-2024	4.00	
ec8hap - Section 8 HAP	4272	t0008553 - CARLO	4/1/2024	04-2024	141.00	
ec8hap - Section 8 HAP	4273	t0010164 - RIVERA MARTINEZ	4/1/2024	04-2024	48.00	
ec8hap - Section 8 HAP	4274	t0010166 - ORTIZ	4/1/2024	04-2024	195.00	
ec8hap - Section 8 HAP	4275	t0012256 - SANCHEZ	4/1/2024	04-2024	36.00	
ec8hap - Section 8 HAP	4276	t0012267 - ACKLEY	4/1/2024	04-2024	18.00	
ec8hap - Section 8 HAP	4277	t0012269 - PEYTON		04-2024	64.00	
ec8hap - Section 8 HAP	4278	t0013322 - FLORES		04-2024	90.00	
ec8hap - Section 8 HAP	4279	t0013742 - Thomas		04-2024	71.00	
ec8hap - Section 8 HAP	4280	t0013746 - Rodriguez		04-2024	159.00	
ec8hap - Section 8 HAP	4281	t0013888 - Scarbrough	, .	04-2024	112.00	
ec8hap - Section 8 HAP	4282	t0013890 - BASS-TORRES		04-2024	73.00	
ec8hap - Section 8 HAP	4283	t0013930 - Quinones	4/1/2024		41.00	
ec8hap - Section 8 HAP	4284	t0014235 - Hayes	4/1/2024	04-2024	72.00	
ec8hap - Section 8 HAP	4285	t0014378 - HAND	4/1/2024	04-2024	130.00	
ec8hap - Section 8 HAP	4286	t0014546 - Heggs	4/1/2024		13.00	
ec8hap - Section 8 HAP	4287	t0014727 - Rodriguez	4/1/2024		197.00	
ec8hap - Section 8 HAP	4288	t0014786 - Rivera Viruet	4/1/2024	04-2024	75.00	
	4289	t0015043 - POWELL	4/1/2024	04-2024	133.00	
ec8hap - Section 8 HAP ec8hap - Section 8 HAP	4290	t0015625 - MACIN	4/1/2024		67.00	
ec8hap - Section 8 HAP	4290	t0015634 - DICKS	4/1/2024		52.00	
ec8hap - Section 8 HAP	4291	t0015636 - WILSON	4/1/2024		36.00	
ec8hap - Section 8 HAP			4/1/2024		119.00	
ec8hap - Section 8 HAP	4293	t0015908 - BEARDSLEY			79.00	
sec8hap - Section 8 HAP	4294	t0015929 - ALICEA	4/1/2024		90.00	
sec8hap - Section 8 HAP	4295	t0018082 - JORDAN	4/1/2024			
ec8hap - Section 8 HAP	4296	t0018174 - TURNER	4/1/2024	04-2024	60.00	

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Bank	Check#	Vendor	Date	Month	Amount Reconcile
ec8hap - Section 8 HAP	4297	vfl093 - ORANGE COUNTY HOUSING & C D	4/1/2024	04-2024	1,379.00
ec8hap - Section 8 HAP	4298	vha - HOUSING AUTHORITY CITY OF VINELAND	4/9/2024	04-2024	3,711.00
ec8hap - Section 8 HAP	21458	0537grap - 529-537 GRAPE STREET,LLC	4/3/2024	04-2024	300.00
ec8hap - Section 8 HAP	21459	0abobab - BABATUNDE O ABORISADE	4/3/2024	04-2024	877.00
ec8hap - Section 8 HAP	21460	0abrawi - ABRAHAN HEREDIA	4/3/2024	04-2024	662.00
ec8hap - Section 8 HAP	21461	0acojor - ACOSTA	4/3/2024	04-2024	1,928.00
ec8hap - Section 8 HAP	21462	0ahcpv - AFFORDABLE HOUSING CORPORATION	4/3/2024	04-2024	14,286.00
ec8hap - Section 8 HAP	21463	0ahctaaa - AFFORDABLE HOUSING CORPORATION	4/3/2024	04-2024	92,534.00
ec8hap - Section 8 HAP	21464	0ahcvktot - AFFORDABLE HOUSING CORP OF VINEL4	ANE 4/3/2024	04-2024	78,648.00
ec8hap - Section 8 HAP	21465	0albreb - REBECCA C THOMPSON-ALBERT	4/3/2024	04-2024	301.00
ec8hap - Section 8 HAP	21466	0aljess - ALJESS LLC	4/3/2024	04-2024	641.00
ec8hap - Section 8 HAP	21467	0andcar - ANDUJAR	4/3/2024	04-2024	555.00
ec8hap - Section 8 HAP	21468	0andjon - JONATHAN ANDREOZZI	4/3/2024	04-2024	1,921.00
ec8hap - Section 8 HAP	21469	0andron - RONALD ANDRO	4/3/2024	04-2024	454.00
ec8hap - Section 8 HAP	21470	0aparab - AB APARTMENTS LLC	4/3/2024	04-2024	3,205.00
ec8hap - Section 8 HAP	21471	0apsnew - NEWCOMB SENIOR APARTMENTS PH 2	4/3/2024		495.00
ec8hap - Section 8 HAP	21472	Oarbors - ROSEMAR PROPERTIES III LLC/THE ARBOR			6,972.00
ec8hap - Section 8 HAP	21473	0assind - INDEPENDENCE ASSOCIATES LLC	4/3/2024		892.00
ec8hap - Section 8 HAP	21474	0asslop - LOPEZ & ASSOCIATES LLC		04-2024	851.00
ec8hap - Section 8 HAP	21475	0augdav - DAVID AUGUSTINE		04-2024	1,876.00
ec8hap - Section 8 HAP	21476	Obehant - ANTHONY BEHRENS		04-2024	350.00
ec8hap - Section 8 HAP	21477	Oberedw - EDWIN C & SAVALYN BERGAMO		04-2024	221.00
ec8hap - Section 8 HAP	21478	Oberksh - ROSEMAR PROPERTIES IV LLC / CAMELOT			4,480.00
ec8hap - Section 8 HAP	21479	Obetalp - ALPHA BETA CAMDEN LLC		04-2024	1,305.00
ec8hap - Section 8 HAP	21480	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC		04-2024	945.00
ec8hap - Section 8 HAP	21481	Obrewst - BREWSTER GARDEN APARTMENTS LLC		04-2024	982.00
· · · · · · · · · · · · · · · · · · ·	21482	0buebor - BOROUGH OF BUENA HOUSING AUTHORI			16,258.00
ec8hap - Section 8 HAP	21482	Obususa - USA BUSY BEE INC		04-2024	930.00
ec8hap - Section 8 HAP	21483	0cackim - KIMBERLY A CACCHIOLI		04-2024	1,137.00
sec8hap - Section 8 HAP	21485	0camnil - NILZA R CAMACHO	• •	04-2024	1,044.00
ec8hap - Section 8 HAP				04-2024	781.00
ec8hap - Section 8 HAP	21486	Ocarjos - CARVALHO		04-2024	769.00
ec8hap - Section 8 HAP	21487	Ocarmar - SIMOES		04-2024	637.00
ec8hap - Section 8 HAP	21488	Ocasros - CASTILLO			838.00
sec8hap - Section 8 HAP	21489	Ocbrenta - C & B RENTALS	4/3/2024		
sec8hap - Section 8 HAP	21490	Ocdgard - CD GARDENS INC.		04-2024	5,921.00
ec8hap - Section 8 HAP	21491	Ochajos - JOSEPH T CHAMBERS	4/3/2024		950.00
sec8hap - Section 8 HAP	21492	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	4/3/2024		5,533.00
ec8hap - Section 8 HAP	21493	Ochuoks - OKSANA CHUMAK	4/3/2024		1,525.00
ec8hap - Section 8 HAP	21494			04-2024	570.00
sec8hap - Section 8 HAP	21495	0conpat - PATRIOT CONSTRUCTION SERVICES LLC		04-2024	1,490.00
sec8hap - Section 8 HAP	21496	0corjua - CORTES		04-2024	4,205.00
sec8hap - Section 8 HAP	21497	0damjos - DAMATO		04-2024	879.00
sec8hap - Section 8 HAP	21498	0dejpau - PAULINO S DEJESUS		04-2024	1,975.00
sec8hap - Section 8 HAP	21499	0dejyes - YESENIA DEJESUS		04-2024	1,850.00
sec8hap - Section 8 HAP	21500	0delwil - WILSON ZUNUN DE LEON		04-2024	639.00
sec8hap - Section 8 HAP	21501	Odibwil - WILLIAM V DIBIASE	4/3/2024	04-2024	1,191.00

Wein Martin Martin	N. Stephent o		Check	Post	Total Date
ank	Check#	Vendor	Date	Month	Amount Reconcile
c8hap - Section 8 HAP	21502	0doniau - DONNELLY	4/3/2024	04-2024	1,353.00
c8hap - Section 8 HAP	21503	0dowter - DOWER	4/3/2024	04-2024	1,552.00
c8hap - Section 8 HAP	21504	0eas307 - 307 N EAST AVE LLC	4/3/2024	04-2024	751.00
c8hap - Section 8 HAP	21505	0eas710 - 710 EAST ALMOND STREET ASSOCIATES L	LC 4/3/2024	04-2024	677.00
c8hap - Section 8 HAP	21506	0edwdip - EDWARD DIPALMA	4/3/2024	04-2024	947.00
c8hap - Section 8 HAP	21507	0egbmar - MARY J EGBEH	4/3/2024	04-2024	1,415.00
c8hap - Section 8 HAP	21508	0einmar - MARTIN JAY EINSTEIN	4/3/2024	04-2024	676.00
c8hap - Section 8 HAP	21509	0equacc - ACCUMULATING EQUITY PARTNERS LLC	4/3/2024	04-2024	8,392.00
c8hap - Section 8 HAP	21510	0equsul - SULLIVAN EQUITTES LLC	4/3/2024	04-2024	1,175.00
c8hap - Section 8 HAP	21511	0estros - ESTATE OF LUIS A ROSADO-TORRES	4/3/2024	04-2024	474.00
c8hap - Section 8 HAP	21512	Ofamfai - Faiola Family LP	4/3/2024	04-2024	363.00
c8hap - Section 8 HAP	21513	0famlp - FAIOLA FAMILY LP	4/3/2024	04-2024	1,339.00
c8hap - Section 8 HAP	21514	Oflodor - FLOWERS	4/3/2024	04-2024	884.00
ec8hap - Section 8 HAP	21515	0g.b.ltd - G B LTD OPER CO INC	4/3/2024	04-2024	1,063.00
c8hap - Section 8 HAP	21516	0garabn - ABNER GARCIA	4/3/2024	04-2024	478.00
c8hap - Section 8 HAP	21517	Ogarsal - GARCIA	4/3/2024		3,468.00
c8hap - Section 8 HAP	21518	0garspr - SPRING GARDENS VINELAND LLC	4/3/2024	04-2024	8,693.00
c8hap - Section 8 HAP	21519	Ogarvin - VINELAND GARDENS LLC	4/3/2024	04-2024	264.00
c8hap - Section 8 HAP	21520	Oghebre - BRENDAN G GHEEN	4/3/2024	04-2024	960.00
c8hap - Section 8 HAP	21521	Ogibjam - GRIBBLE JR	4/3/2024	04-2024	1,125.00
c8hap - Section 8 HAP	21522	Ogolrob - ROBERT D GALBIATI	4/3/2024	04-2024	1,220.00
c8hap - Section 8 HAP	21523	0gonabr - GONZALEZ JR	4/3/2024	04-2024	1,012.00
c8hap - Section 8 HAP	21524	0groche - CHERRY GROUP LLC	4/3/2024		1,550.00
c8hap - Section 8 HAP	21525	Ogromad - MADHU GROUP LLC	4/3/2024		2,614.00
c8hap - Section 8 HAP	21526	Ogromic - MICHAEL D RUPPERT JR	4/3/2024		887.00
c8hap - Section 8 HAP	21527	Ogruedi - EDISON GRULLON	4/3/2024		1,940.00
ec8hap - Section 8 HAP	21528	0hagdan - DANIEL HAGEMAN JR	4/3/2024	04-2024	2,914.00
c8hap - Section 8 HAP	21529	0hemtom - BTW 4 LLC	4/3/2024		1,150.00
c8hap - Section 8 HAP	21530	Ohenreu - HENDLER		04-2024	1,667.00
c8hap - Section 8 HAP	21531	Ohereri - 123 SOUTH 4TH STREET LLC	4/3/2024		2,511.00
c8hap - Section 8 HAP	21532	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TOR			3,895.00
c8hap - Section 8 HAP	21533	Ohfprop - HF PROPERTY MANAGEMENT		04-2024	1,725.00
ec8hap - Section 8 HAP	21534	0holasm - ASM HOLDINGS LLC		04-2024	674.00
ec8hap - Section 8 HAP	21535	0holvin - VINELAND 18 HOLDINGS LLC	4/3/2024		1,607.00
c8hap - Section 8 HAP	21536	0homfhd - FHD HOME INVESTMENT LLC	4/3/2024		1,238.00
c8hap - Section 8 HAP	21537	0homhec - HECS HOMES LLC		04-2024	962.00
c8hap - Section 8 HAP	21538	0homsky - SKYLO HOMES LLC	4/3/2024		630.00
c8hap - Section 8 HAP	21530	Ohomtar - TARKILN HOMES LLC	4/3/2024		5,470.00
c8hap - Section 8 HAP	21555	Ohopape - APEX HOPEWELL NJ LLC	4/3/2024		610.00
	21540	Ohopape - APEX HOPEWELL NJ LLC	4/8/2024		-610.00
ec8hap - Section 8 HAP	21540	0hougol - GOLD HOUSING PROVIDERS LLC	4/3/2024		1,250.00
ec8hap - Section 8 HAP	21541 21542	0houriv - RIVERGROVE HOUSING PARTNERS LLC	4/3/2024		459.00
ec8hap - Section 8 HAP	21542	0howkev - KEVIN HOWARD		04-2024	5,961.00
ec8hap - Section 8 HAP			4/3/2024		1,479.00
ec8hap - Section 8 HAP	21544	Oiaplis - LISA A IAPALUCCI			1,133.00
ec8hap - Section 8 HAP	21545		4/3/2024		
ec8hap - Section 8 HAP	21546	0invbot - BOTA INVESTMENTS LLC	4/3/2024	04-2024	1,941.00

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ec8hap - Section 8 HAP	21547	0invegh - E. G. H. R. E. INVESTMENTS LLC	4/3/2024	04-2024	3,393.00	
ec8hap - Section 8 HAP	21548	0invtra - T-RAY INVESTMENTS LLC	4/3/2024	04-2024	4,444.00	
ec8hap - Section 8 HAP	21549	0invweb - WEBER INVESTMENT GROUP LLC	4/3/2024	04-2024	6,190.00	
ec8hap - Section 8 HAP	21550	0jacgar - W JACK	4/3/2024	04-2024	1,741.00	
ec8hap - Section 8 HAP	21551	0jerpri - PRIME JERSEY ESTATES	4/3/2024	04-2024	11,778.00	
ec8hap - Section 8 HAP	21552	0kapala - PANDA REALTY GROUP LLC	4/3/2024	04-2024	1,299.00	
ec8hap - Section 8 HAP	21553	0katjay - JAY-KAT INVESTMENTS, LLC	4/3/2024	04-2024	877.00	
ec8hap - Section 8 HAP	21554	0klc1llc - KLC1 LLC	4/3/2024	04-2024	1,460.00	
ec8hap - Section 8 HAP	21555	0labfel - LABOY	4/3/2024	04-2024	1,712.00	
ec8hap - Section 8 HAP	21556	Olandic - LANDICINI 566 LLC	4/3/2024	04-2024	335.00	
ec8hap - Section 8 HAP	21557	Olanedw - EDWARD J LANG	4/3/2024	04-2024	1,300.00	
ec8hap - Section 8 HAP	21558	Olebzai - LEBRON	4/3/2024	04-2024	1,711.00	
ec8hap - Section 8 HAP	21559	Olegmay - MAYERFELD LEGACY TRUST	4/3/2024	04-2024	1,002.00	
ec8hap - Section 8 HAP	21560	0levgab - GABRIELLE LEVITT	4/3/2024	04-2024	507.00	
ec8hap - Section 8 HAP	21561	Olhrent - L & H RENTALS	4/3/2024	04-2024	792.00	
ec8hap - Section 8 HAP	21562	0linrob - ROBERT LINDNER	4/3/2024	04-2024	461.00	
ec8hap - Section 8 HAP	21563	Ollciig - IIG-1 LLC	4/3/2024	04-2024	871.00	
ec8hap - Section 8 HAP	21564	0lickoo - KOONER LLC	4/3/2024	04-2024	1,707.00	
ec8hap - Section 8 HAP	21565	Olicsn2 - SN 22 LLC	4/3/2024		1,931.00	
ec8hap - Section 8 HAP	21566	Olocloc - LOCATION LOCATION & TIMING LLC	4/3/2024		, 1,047.00	
ec8hap - Section 8 HAP	21567	0londav - DAVID LONGINI	4/3/2024		471.00	
ec8hap - Section 8 HAP	21568	Olopyad - YADIRA LOPEZ	4/3/2024		603.00	
ec8hap - Section 8 HAP	21569	Olospro - LOST PROPERTIES LLC	4/3/2024		2,786.00	
ec8hap - Section 8 HAP	21505	Omalaug - MIKLAVCIC JR	4/3/2024		1,217.00	
ec8hap - Section 8 HAP	21573	0manarc - MANAGEMENT LLC	4/3/2024		1,050.00	
ec8hap - Section 8 HAP	21571	0mapgre - GREENWOOD MAPLE JAY LLC	4/3/2024		981.00	
ec8hap - Section 8 HAP	21572	0melrose - MELROSE COURT LP	4/3/2024		19,213.00	
ec8hap - Section 8 HAP	21575	Omenbre - MENDEZ	4/3/2024		208.00	
ec8hap - Section 8 HAP	21575	0millvil - MILLVILLE REALTY CORPORATION	4/3/2024		1,813.00	
		Omirvar - MIRANDA	4/3/2024		2,218.00	
ec8hap - Section 8 HAP	21576	Omonbry - BRYAN P. MONTEMURRO		04-2024	622.00	
ec8hap - Section 8 HAP	21577	<i>,</i>		04-2024	955.00	
ec8hap - Section 8 HAP	21578	Omriang - RIVERA			1,777.00	
ec8hap - Section 8 HAP	21579	Oneddav - NEDER		04-2024 04-2024		
ec8hap - Section 8 HAP	21580	Oneeshr - SHREE NEEL LLC	4/3/2024		2,425.00	
ec8hap - Section 8 HAP	21581	Onegcar - CARLOS NEGRON JR	4/3/2024	04-2024	766.00	
ec8hap - Section 8 HAP	21582	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL			32,117.00	
ec8hap - Section 8 HAP	21583	0paeast - EAST PARK APARTMENTS	4/3/2024		8,304.00	
ec8hap - Section 8 HAP	21584	0panpar - PARESH PANCHAL	4/3/2024		1,940.00	
ec8hap - Section 8 HAP	21585	Oparest - PARVIN ESTATES LLC	4/3/2024		46.00	
ec8hap - Section 8 HAP	21586	Opargle - GLEN PARK APARTMENTS LP	4/3/2024		2,152.00	
ec8hap - Section 8 HAP	21587	0parkto - PARK TOWNE APTS LLC	4/3/2024		12,412.00	
ec8hap - Section 8 HAP	21588	0pasmar - PASTORE	4/3/2024		2,590.00	
ec8hap - Section 8 HAP	21589	0pin173 - 173 PINE ST LLC	4/3/2024		1,067.00	
ec8hap - Section 8 HAP	21590	0placam - PHILLIP BLACK & KATHLEEN BLACK IRA	4/3/2024	04-2024	5,742.00	
ec8hap - Section 8 HAP	21591	Opoisil - SILVER POINT MANAGEMENT LLC	4/3/2024	04-2024	713.00	
ec8hap - Section 8 HAP	21592	0proali - ALL PRO GROUP LLC	4/3/2024	04-2024	1,204.00	

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
ec8hap - Section 8 HAP	21593	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	4/3/2024	04-2024	644.00
ec8hap - Section 8 HAP	21594	0profam - FAM PROPERTY MANAGEMENT LLC	4/3/2024	04-2024	1,350.00
ec8hap - Section 8 HAP	21595	Oprolha - LHA PROPERTIES LLC	4/3/2024	04-2024	1,493.00
ec8hap - Section 8 HAP	21596	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	4/3/2024	04-2024	536.00
ec8hap - Section 8 HAP	21597	0proral - RAL PROPERTIES LLC	4/3/2024	04-2024	1,400.00
ec8hap - Section 8 HAP	21598	0proter - TERRAVESTRA PROPERTY MANAGEMENT LLC	4/3/2024	04-2024	17,352.00
ec8hap - Section 8 HAP	21599	Oprotim - TIMARIA PROPERTIES LLC	4/3/2024	04-2024	1,186.00
ec8hap - Section 8 HAP	21600	0quilou - QUILES	4/3/2024	04-2024	291.00
ec8hap - Section 8 HAP	21601	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	4/3/2024	04-2024	161,953.00
ec8hap - Section 8 HAP	21602	0ramnic - NICHOLAS P RAMBONE	4/3/2024	04-2024	1,449.00
ec8hap - Section 8 HAP	21603	0raymar - RAYMOND HOLDINGS LLP	4/3/2024	04-2024	1,071.00
ec8hap - Section 8 HAP	21604	Oreadcb - Realty LLC	4/3/2024	04-2024	730.00
ec8hap - Section 8 HAP	21605	Oreahen - REAL ESTATE	4/3/2024	04-2024	1,810.00
ec8hap - Section 8 HAP	21606	Oreajba - JBAR REALTY LLC	4/3/2024	04-2024	903.00
ec8hap - Section 8 HAP	21607	Orealbf - B & F REAL ESTATE HOLDINGS LLC	4/3/2024	04-2024	1,684.00
ec8hap - Section 8 HAP	21608	Orealsa - S & A REALTY ENTERPRISES LLC	4/3/2024	04-2024	628.00
ec8hap - Section 8 HAP	21609	Oreamat - MATURO REALTY INC	4/3/2024	04-2024	2,543.00
ec8hap - Section 8 HAP	21610	Oreamil - MILLVILLE REALTY CORP	4/3/2024	04-2024	1,082.00
ec8hap - Section 8 HAP	21611	Oreasar - SARA REAVES	4/3/2024	04-2024	470.00
ec8hap - Section 8 HAP	21612	Oregche - REGENCY CHESTNUT COURT	4/3/2024	04-2024	10,995.00
ec8hap - Section 8 HAP	21613	Oregeas - REGENCY EAST LLC	4/3/2024	04-2024	3,026.00
ec8hap - Section 8 HAP	21614	Oreisup - SUPERIOR RE INVESTMENTS LLC	4/3/2024	04-2024	1,435.00
ec8hap - Section 8 HAP	21615	0renaco - ACOSTA RENTAL LLC	4/3/2024	04-2024	2,055.00
ec8hap - Section 8 HAP	21616	0renokg - K G RENOVATIONS LLC	4/3/2024		1,107.00
ec8hap - Section 8 HAP	21617	Orivdie - RIVERA	4/3/2024		2,302.00
ec8hap - Section 8 HAP	21618	Oriviri - RIVERA	4/3/2024		1,168.00
ec8hap - Section 8 HAP	21619	Ormidprop - R MIDDLETON PROPERTIES LLC	4/3/2024		, 659.00
ec8hap - Section 8 HAP	21620	Orodhen - HENRY RODRIGUEZ		04-2024	881.00
ec8hap - Section 8 HAP	21620	Orogluc - ROGERS		04-2024	754.00
ec8hap - Section 8 HAP	21622	0rogsal - SALVATORE W ROGGIO		04-2024	1,114.00
ec8hap - Section 8 HAP	21623	Orpjpro - RPJ PROPERTIES LLC		04-2024	12,325.00
ec8hap - Section 8 HAP	21623	Orunind - INDIAN RUN APARTMENTS LP	• •	04-2024	1,071.00
ec8hap - Section 8 HAP	21625	0ruppab - RUPERTO		04-2024	748.00
ec8hap - Section 8 HAP	21625	0saiger - GERALD M SAINSOT JR	4/3/2024		1,311.00
ec8hap - Section 8 HAP	21627	0salasda - DAMIAN & ELAINE SALAS	4/3/2024		2,034.00
	21628	Osauaud - SAUNDERS	. ,	04-2024	1,800.00
ec8hap - Section 8 HAP	21629	Osaumar - SAUDERS	4/3/2024		641.00
ec8hap - Section 8 HAP			4/3/2024		1,845.00
ec8hap - Section 8 HAP	21630	0schdan - SCHWARTZ 0seaves - VESTA-SEABROOK URBAN RENEWAL III LLC			736.00
ec8hap - Section 8 HAP	21631				2,407.00
ec8hap - Section 8 HAP	21632	Osenbri - HOUSING PARTNERS LLC	4/3/2024		210.00
ec8hap - Section 8 HAP	21633	Osennew - NEWCOMB SENIOR APARTMENTS URBAN F			
ec8hap - Section 8 HAP	21634	Oshabru - BRUCE D SHAW	4/3/2024		1,391.00
ec8hap - Section 8 HAP	21635	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	4/3/2024		2,575.00
ec8hap - Section 8 HAP	21636	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP			993.00
ec8hap - Section 8 HAP	21637	0solpro - ASSURED PROPERTY SOLUTIONS LLC	4/3/2024		2,519.00
ec8hap - Section 8 HAP	21638	0sotalb - ALBERTO SOTO	4/3/2024	04-2024	1,069.00

Bank=sec8hap AND mm/yy=03/2024-04/2024 AND Check Date=03/22/2024-04/18/2024 AND All Checks=Yes AND Include Voids=All Checks

	1124.2.5		Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconcile
sec8hap - Section 8 HAP	21639	0squlan - LANDIS SR URBAN RENEWAL PARTNERS LLC	4/3/2024	04-2024	2,084.00
sec8hap - Section 8 HAP	21640	0strassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	4/3/2024	04-2024	1,285.00
sec8hap - Section 8 HAP	21641	Oswaway - WAYNE SWANSON	4/3/2024	04-2024	1,171.00
sec8hap - Section 8 HAP	21642	0swe101 - 101 S WEST LLC	4/3/2024	04-2024	1,710.00
sec8hap - Section 8 HAP	21643	0tayver - TAYLOR	4/3/2024	04-2024	637.00
sec8hap - Section 8 HAP	21644	0thapau - ALBERTA A QUAIROLI ESTATE	4/3/2024	04-2024	1,219.00
sec8hap - Section 8 HAP	21645	0timsus - SUSAN V TIMMRECK	4/3/2024	04-2024	794.00
sec8hap - Section 8 HAP	21646	0torism - TORRES	4/3/2024	04-2024	1,916.00
ec8hap - Section 8 HAP	21647	0vasdap - DAPHNE VASSALOTTI	4/3/2024	04-2024	593.00
ec8hap - Section 8 HAP	21648	0vashen - VASQUEZ	4/3/2024	04-2024	971.00
ec8hap - Section 8 HAP	21649	0veljon - JONATHAN VELEZ	4/3/2024	04-2024	1,411.00
ec8hap - Section 8 HAP	21650	0vhosri - SRI VHOMES LLC	4/3/2024	04-2024	1,650.00
ec8hap - Section 8 HAP	21651	0vinlan - VINELAND VILLAGE APTS	4/3/2024	04-2024	6,969.00
ec8hap - Section 8 HAP	21652	0virulou - LOUIS A VIRUET	4/3/2024	04-2024	1,064.00
ec8hap - Section 8 HAP	21653	0walnut - WALNUT REALTY ASSOCIATES LLC	4/3/2024	04-2024	4,006.00
ec8hap - Section 8 HAP	21654	0wassey - SEYMOUR WASSERSTRUM	4/3/2024	04-2024	1,200.00
ec8hap - Section 8 HAP	21655	0webric - WEBER	4/3/2024	04-2024	2,000.00
ec8hap - Section 8 HAP	21656	Owhebri - WHEELER SR	4/3/2024	04-2024	472.00
ec8hap - Section 8 HAP	21657	0whihen - WHITE III	4/3/2024	04-2024	918.00
ec8hap - Section 8 HAP	21658	0wolpro - WOLF PROPERTY HOLDINGS LLC	4/3/2024	04-2024	1,277.00
ec8hap - Section 8 HAP	21659	0wrialf - WRIGHT	4/3/2024	04-2024	1,618.00
sec8hap - Section 8 HAP	500051	0chainv - CHAAD INVESTMENTS LLC	4/3/2024	04-2024	0.00

802,161.00

Payment Summary

Bank=sec8admn AND mm/yy=03/2024-04/2024 AND Check Date=03/22/2024-04/18/2024 AND All Checks=Yes AND Include Voids=All Checks

	2.80.2214		Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
sec8admn - Section 8 Admin Fee	747	0osccos8 - OSCEOLA COUNTY HOUSING	4/1/2024	04-2024	67.84
sec8admn - Section 8 Admin Fee	748	vfl093 - ORANGE COUNTY HOUSING & C D	4/1/2024	04-2024	65.90
sec8admn - Section 8 Admin Fee	20240870508	vha - HOUSING AUTHORITY CITY OF VINELAND	3/27/2024	03-2024	85,697.24
sec8admn - Section 8 Admin Fee	20240870509	vha - HOUSING AUTHORITY CITY OF VINELAND	3/27/2024	03-2024	309,326.16
sec8admn - Section 8 Admin Fee	20241070390	vha - HOUSING AUTHORITY CITY OF VINELAND	4/16/2024	04-2024	121,600.00
					516,757.14

Payment Summary

Bank=nhopbbt AND mm/yy=03/2024-04/2024 AND Check Date=03/22/2024-04/18/2024 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
nhopbbt - New HOP Inv - BB&T(Truist)	109	allris - All Risk Inc	4/12/2024	04-2024	182,730.50
					182.730.50

Payment Summary

		1.1.55		Check	Post	Total Date
Bank	Che	ck#	Vendor	Date	Month	Amount Reconciled
capsecdp - PH Sec Dep Acct		227	vha - HOUSING AUTHORITY CITY OF VINELAND	3/29/2024	03-2024	275.51
						275.51

Bank=sec8hap AND mm/yy=03/2024-04/2024 AND Check Date=03/22/2024-04/18/2024 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconcile
capgenfd - Public Housing General Fund	2600	0invbot - BOTA INVESTMENTS LLC	3/26/2024	03-2024	3,000.00
capgenfd - Public Housing General Fund	2601	b0000780 - RODRIGUEZ	3/26/2024	03-2024	50.00
capgenfd - Public Housing General Fund	2602	t0014672 - KIDAWA	3/27/2024	03-2024	294.51
capgenfd - Public Housing General Fund	2603	Osanfau - SANTANA	3/28/2024	03-2024	3,450.00
capgenfd - Public Housing General Fund	2604	b0010385 - CARRION	3/28/2024	03-2024	22.00
capgenfd - Public Housing General Fund	2605	t0001581 - SANTIAGO	3/28/2024	03-2024	50.00
capgenfd - Public Housing General Fund	2606	t0003282 - RODRIGUEZ	4/11/2024	04-2024	607.39
capgenfd - Public Housing General Fund	2607	vmu - Vineland Municipal Utilities	4/16/2024	04-2024	2,889.45
capgenfd - Public Housing General Fund	20240680391	vha - HOUSING AUTHORITY CITY OF VINELAND	3/8/2024	03-2024	1,548.00
capgenfd - Public Housing General Fund	20240680392	vha - HOUSING AUTHORITY CITY OF VINELAND	3/8/2024	03-2024	13,363.34
capgenfd - Public Housing General Fund	214347	vmu - Vineland Municipal Utilities	3/26/2024	03-2024	11,912.61
capgenfd - Public Housing General Fund	448668	vmu - Vineland Municipal Utilities	3/26/2024	03-2024	3,588.20
capgenfd - Public Housing General Fund	5460176231	sjgas - South Jersey Gas Company	4/5/2024	04-2024	16.58
capgenfd - Public Housing General Fund	5465472372	sjgas - South Jersey Gas Company	3/22/2024	03-2024	3,554.10
capgenfd - Public Housing General Fund	5468622589	sjgas - South Jersey Gas Company	3/22/2024	03-2024	293.40
capgenfd - Public Housing General Fund	20241070328	vha - HOUSING AUTHORITY CITY OF VINELAND	4/16/2024	04-2024	1,548.00
capgenfd - Public Housing General Fund	20241070329	vha - HOUSING AUTHORITY CITY OF VINELAND	4/16/2024	04-2024	12,923.29
capgenfd - Public Housing General Fund	20241070332	vha - HOUSING AUTHORITY CITY OF VINELAND	4/16/2024	04-2024	376,100.00
					435,210.87

 Payment Summary

 Bank=cocc
 AND mm/yy=03/2024-04/2024
 AND Check Date=03/22/2024-04/18/2024
 AND All Checks=Yes
 AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
cocc - Central Office Cost	12504	insgrp - The Inspection Group Inc	4/8/2024	04-2024	-2,850.00
cocc - Central Office Cost	12950	cwa - Communications Workers of America	3/28/2024	03-2024	260.20
cocc - Central Office Cost	12951	aprsup - APR SUPPLY CO	4/2/2024	04-2024	584.13
cocc - Central Office Cost	12952	bobaut - BOB'S AUTO SUPPLY, INC	4/2/2024	04-2024	200.50
cocc - Central Office Cost	12953	bolste - Bolster Hardware II LLC	4/2/2024	04-2024	176.17
cocc - Central Office Cost	12954	broste - Stefan Browne	4/2/2024	04-2024	328.00
cocc - Central Office Cost	12955	canbus - Canon Solutions America Inc	4/2/2024	04-2024	91.25
cocc - Central Office Cost	12956	ccia - Cumberland Co Improvement Auth	4/2/2024	04-2024	201.21
cocc - Central Office Cost	12957	combus - COMCAST	4/2/2024	04-2024	398.35
cocc - Central Office Cost	12958	conser - County Conservation Company LLC	4/2/2024	04-2024	576.00
cocc - Central Office Cost	12959	eldpes - ELDER PEST CONTROL, INC.	4/2/2024	04-2024	1,346.00
cocc - Central Office Cost	12960	getrai - G & E Trailer Sales LLC	4/2/2024	04-2024	156.00
cocc - Central Office Cost	12961	highlan - Highland Carpet Outlet Inc.	4/2/2024	04-2024	1,125.00
cocc - Central Office Cost	12962	hompro - HD SUPPLY formely Home Depot Pro	4/2/2024	04-2024	1,852.13
cocc - Central Office Cost	12963	jccupa - JC'S Custom Painting	4/2/2024	04-2024	2,268.75
cocc - Central Office Cost	12964	jmrefi - JM Refinishing LLC	4/2/2024	04-2024	1,100.00
cocc - Central Office Cost	12965	mason - W B Mason Co Inc	4/2/2024	04-2024	646.74
cocc - Central Office Cost	12966	miles - Miles IT Company	4/2/2024	04-2024	1,078.52
cocc - Central Office Cost	12967	pbrese - Reserve Account	4/2/2024	04-2024	2,000.00
cocc - Central Office Cost	12968	rkauto - RK Auto Group	4/2/2024	04-2024	103.58
cocc - Central Office Cost	12969	sherwi - Sherwin Williams Company	4/2/2024	04-2024	574.20
cocc - Central Office Cost	12970	shred - STERICYCLE, INC.	4/2/2024	04-2024	70.20
cocc - Central Office Cost	12971	sjappra - South Jersey Appraisal Associates LLC	4/2/2024	04-2024	1,800.00
cocc - Central Office Cost	12972	veriwi - Verizon Wireless	4/2/2024	04-2024	1,155.39
cocc - Central Office Cost	12973	yardi - Yardi Systems Inc	4/2/2024	04-2024	52.00
cocc - Central Office Cost	12974	sjglas - South Jersey Glass & Door Company	4/2/2024	04-2024	106.23
cocc - Central Office Cost	12975	insgrp - The Inspection Group Inc	4/9/2024	04-2024	2,850.00
cocc - Central Office Cost	12976	genelec - Gen X Electrical Contractors LLC	4/11/2024	04-2024	237.50
cocc - Central Office Cost	12977	aceplu - Ace Plumbing and Electrical Supplies Inc	4/18/2024	04-2024	448.89

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconcile
occ - Central Office Cost	12978	adcass - Advanced Cabinetry & Storage Systems LLC	4/18/2024	04-2024	811.00
occ - Central Office Cost	12979	allris - All Risk Inc	4/18/2024	04-2024	6,321.00
occ - Central Office Cost	12980	amacap - Amazon Capital Services Inc	4/18/2024	04-2024	435.77
occ - Central Office Cost	12981	anchor - Anchor Moving & Storage	4/18/2024	04-2024	1,500.00
occ - Central Office Cost	12982	aprsup - APR SUPPLY CO	4/18/2024	04-2024	152.74
occ - Central Office Cost	12983	avena - Linda M Avena CPA	4/18/2024	04-2024	7,083.34
occ - Central Office Cost	12984	babbit - Babbitt Manufacturing Co, Inc.	4/18/2024	04-2024	45.50
occ - Central Office Cost	12985	blocklsi - TELESYSTEM	4/18/2024	04-2024	2,012.50
occ - Central Office Cost	12986	bobaut - BOB'S AUTO SUPPLY, INC	4/18/2024	04-2024	903.51
occ - Central Office Cost	12987	bolste - Bolster Hardware II LLC	4/18/2024	04-2024	249.17
occ - Central Office Cost	12988	brooke - The Brooke Group LLC	4/18/2024		6,035.00
occ - Central Office Cost	12989	brownc - Brown & Connery LLP	4/18/2024		3,415.21
occ - Central Office Cost	12990	callexp - Call Experts New Jersey	4/18/2024		483.96
occ - Central Office Cost	12991	canbus - Canon Solutions America Inc	4/18/2024		181.36
occ - Central Office Cost	12991	carahsoft - Carahsoft Technology Corporation	4/18/2024		7,704.14
occ - Central Office Cost	12993	ccia - Cumberland Co Improvement Auth	4/18/2024		3,538.74
occ - Central Office Cost	12993	cintas - Cintas Corporation #100	4/18/2024		737.10
occ - Central Office Cost	12995	coloni - Colonial Electrical Supply	4/18/2024		1,065.95
		conser - County Conservation Company LLC	4/18/2024		425.00
occ - Central Office Cost	12996	costel - Costello Home Construction LLC	4/18/2024		19,550.00
occ - Central Office Cost	12997		4/18/2024		33.00
occ - Central Office Cost	12998	cullig - South Jersey Culligan Water	4/18/2024		787.50
occ - Central Office Cost	12999	eldpes - ELDER PEST CONTROL, INC.	4/18/2024		330.00
occ - Central Office Cost	13000	gatto - Gatto's Septic			
occ - Central Office Cost	13001	genelec - Gen X Electrical Contractors LLC	4/18/2024		1,712.39
occ - Central Office Cost	13002	hdsupp - HD Supply Facilities Maintenance LTD	4/18/2024		2,975.26
occ - Central Office Cost	13003	hill - Ronald Hill	4/18/2024		1,837.50
occ - Central Office Cost	13004	himinha - DELSEA LAUNDROMAT	4/18/2024		902.50
occ - Central Office Cost	13005	homede - Home Depot Credit Services	4/18/2024		885.75
occ - Central Office Cost	13006	homest - HP Homestead Plumbing and Heating Inc	4/18/2024		884.95
occ - Central Office Cost	13007	hompro - HD SUPPLY formely Home Depot Pro	4/18/2024		5,398.98
occ - Central Office Cost	13008	irrsj - Conserva Irrigation of South Jersey	4/18/2024		370.00
occ - Central Office Cost	13009	jccupa - JC'S Custom Painting	4/18/2024		3,510.00
occ - Central Office Cost	13010	latorr - LaTorre Delsea Hardware	4/18/2024		1,084.99
occ - Central Office Cost	13011	lilfor - LILLISTON FORD, INC.	4/18/2024	04-2024	104.32
occ - Central Office Cost	13012	mason - W B Mason Co Inc	4/18/2024	04-2024	700.18
occ - Central Office Cost	13013	mazza - Frank Mazza & Son Inc.	4/18/2024	04-2024	22,489.62
occ - Central Office Cost	13014	miles - Miles IT Company	4/18/2024	04-2024	8,345.72
occ - Central Office Cost	13015	natten - National Tenant Network	4/18/2024	04-2024	1,424.65
occ - Central Office Cost	13016	pbrese - Reserve Account	4/18/2024	04-2024	2,000.00
occ - Central Office Cost	13017	percon - Personnel Concepts Inc	4/18/2024	04-2024	418.63
occ - Central Office Cost	13018	peters - Peterson Service Co Inc	4/18/2024	04-2024	10,005.22
occ - Central Office Cost	13019	pitneq - Pitney Bowes Global Financial Services, LLC.	4/18/2024	04-2024	574.26
occ - Central Office Cost	13020	pitney - Pitney Bowes, Inc.	4/18/2024	04-2024	177.52
occ - Central Office Cost	13021	presso - Press of Atlantic City	4/18/2024	04-2024	208.59
occ - Central Office Cost	13022	purewa - Pure Water Solutions Inc	4/18/2024	04-2024	93.00
occ - Central Office Cost	13023	riggin - Riggins Inc	4/18/2024	04-2024	98.21
cocc - Central Office Cost	13024	sherwi - Sherwin Williams Company		1 04-2024	28.00
cocc - Central Office Cost	13025	siglas - South Jersey Glass & Door Company		1 04-2024	342.00
cocc - Central Office Cost	13026	smigre - GREG SMITH TREE SERVICE LLC	4/18/2024	1 04-2024	1,800.00
cocc - Central Office Cost	13027	staadv - Staples, Inc.		1 04-2024	523.61
cocc - Central Office Cost	13028	totsec - Total Security Alarms, LLC.		1 04-2024	566.76
ANA - VEHICALOUNCE COSE	10020		.,,	•	

	64951 - S. M. M.		Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
cocc - Central Office Cost	13030	vercon - Verizon Connect Fleet USA LLC	4/18/2024	04-2024	414.85
cocc - Central Office Cost	13031	vhapet - Gloria Pomales	4/18/2024	04-2024	225.24
cocc - Central Office Cost	13032	weaequ - Weaver Equipment Sales & Service LLC	4/18/2024	04-2024	501.44
cocc - Central Office Cost	13033	yardi - Yardi Systems Inc	4/18/2024	04-2024	49.00
cocc - Central Office Cost	438411	vmu - Vineland Municipal Utilities	3/27/2024	03-2024	2,628.66
cocc - Central Office Cost	3222024	paychex - Paychex of New York LLC	3/22/2024	03-2024	398.00
cocc - Central Office Cost	3252024	aflac - AFLAC	3/25/2024	03-2024	156.00
cocc - Central Office Cost	3252024	axaequ - Equitable	3/25/2024	03-2024	2,035.00
cocc - Central Office Cost	4052024	axaequ - Equitable	4/5/2024	04-2024	2,035.00
cocc - Central Office Cost	4052024	paychex - Paychex of New York LLC	4/5/2024	04-2024	398.00
cocc - Central Office Cost	9540143	pers - Public Employees Retirement System	4/5/2024	04-2024	20,592.51
cocc - Central Office Cost	10092333	pers - Public Employees Retirement System	4/10/2024	04-2024	267,152.00
cocc - Central Office Cost	5465867258	sjgas - South Jersey Gas Company	3/22/2024	03-2024	1,646.29
cocc - Central Office Cost	20241070322	vha - HOUSING AUTHORITY CITY OF VINELAND	4/16/2024	04-2024	7,917.00
cocc - Central Office Cost	710203262024	wex - WEX Bank	3/26/2024	03-2024	2,496.34
					461,184.24

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

RESOLUTION #2024-20

Resolution to Authorize the Executive Director or Designee to Forward an Application to the United States Department of Housing and Urban Development (HUD) to Convert the Vineland Scattered Site Project of the Vineland Housing Authority (Authority) Public Housing Stock to the Rental Assistance Demonstration Program and for the Executive Director to make a Certification to HUD that the Board has Approved said Application

WHEREAS, HUD issued PIH Notice 2012-32, as revised with PIH Notice 2017-03, REV-3 and further revised PIH Notice 2019-23 Rev-4 that allows Public Housing Authorities to convert their public housing units to the Rental Assistance Demonstration (RAD) program; and

WHEREAS, there is no deadline to submit the application, and its approval in part depends on availability of units authorized by congress for HUD to convert; and

WHEREAS, the Authority staff will have completed two meetings with the residents to review the RAD program and provide written responses to their questions prior to submitting the application; and

WHEREAS, the Authority is making an application for 39-units at the Vineland Scattered Site Project; and

WHEREAS, the application will include that the Authority will administer project-based Section 8 Housing Choice Vouchers.

NOW, THEREFORE BE IT RESOLVED ON THIS 18th DAY OF April, 2024, that the Board of Commissioners of the Vineland Housing Authority hereby authorizes the Executive Director or Designee to submit to HUD the RAD application and for the Executive Director to make a Certification to HUD that the Board Approved said Application.

ADOPTED: April 18, 2024

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti	2.4			V
Brian Asselta				12
Albert Porter				
Iris Acosta-Jimenez				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on April 18, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

Jones, Executive Director By: Jacqueline/S. Jones Secretary/Preasure

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

RESOLUTION #2024-20

Resolution to Authorize the Executive Director or Designee to Forward an Application to the United States Department of Housing and Urban Development (HUD) to Convert the Vineland Scattered Site Project of the Vineland Housing Authority (Authority) Public Housing Stock to the Rental Assistance Demonstration Program and for the Executive Director to make a Certification to HUD that the Board has Approved said Application

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WHEREAS, there is no deadline to submit the application, and its approval in part depends on availability of units authorized by congress for HUD to convert; and

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ADOPTED: April 18, 2024

MOVED/SECONDED:

Resolution moved by Commissioner Chapman

Resolution seconded by Commissioner 🔓

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	V			
Daniel Peretti				~
Brian Asselta				
Albert Porter				
Iris Acosta-Jimenez				
Mario Ruiz-Mesa – Chairman	V			

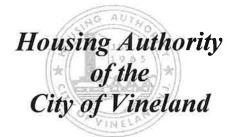
VINELAND HOUSING AUTHORITY

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on April 18, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

Jones, Executive Director By: Jacqu

Board of Commissioners Mario Ruiz-Mesa, Chairman Chris Chapman Brian Asselta Daniel Peretti Albert Porter Iris Acosta-Jimenez Michael Watson, Esquire – Solicitor



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

April 18, 2024

Re: RAD Application Evidence of the Vineland Housing Authority to Administer PBV's

To whom it may concern:

The Vineland Housing Authority is confirming with this letter that it will administer the Section 8 Project Based Vouchers for the RAD conversion for the Scattered Site RAD application. This has been approved via a Board resolution at the April 18, 2024, Vineland Housing Authority Board of Commissioners meeting, Resolution # 2024-20.

If you require additional information please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Sincerely, Jacqueline S. Jones Executive Director

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

RESOLUTION #2024-21

Resolution Awarding As-Needed Electrical Services

WHEREAS, the Vineland Housing Authority has solicited Requests for Quotes for As-Needed Electrical Services; and

WHEREAS, two proposals were submitted and reviewed; and

WHEREAS, the Vineland Housing Authority recommends to its Board of Commissioners to authorize the use of the proposals received from the following vendors:

High Point Electrical LLC dba; Eric M. Krise Electric – 80 Broad Street, Elmer, NJ Gen X Electrical Contractors LLC – 1452 S. Delsea Drive, Vineland, NJ

to provide the Vineland Housing Authority with as-needed Electrical Services commencing May 1, 2024 through April 30, 2025 in accordance with the attached fee schedules; and

WHEREAS, it is recommended to the Board of Commissioners to contract with the above listed contractors to provide the Vineland Housing Authority with As-Needed Electrical Services in amounts not to exceed \$44,000 per the attached schedules.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to utilize the services of As-Needed Electrical Services with the above listed contractors as indicated above.

ADOPTED: April 18, 2024

MOVED/SECONDED:

Resolution moved by Commissioner Acce Hr

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti	1.00			V
Brian Asselta				
Albert Porter				
Iris Acosta-Jimenez	~			
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on April 18, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

acqueline S./Jones, Executive Director Secretary/Treasurer

CERTIFICATION

Funding is available for:

AS-NEEDED ELECTRICAL SERVICES CONTRACT

from the Operating Budget Account # 4430-06 (Contract – Electrical)

ughes

Wendy Hughes Certifying Financial Officer

FORM OF PROPOSAL

Vineland Housing Authority – As Needed Electrical Services RFQ

	Total		
Cost per hour Electrician	\$ 110.		
Cost per hour Laborer	\$ 70.0		

Signature of Proposer

Date

Printed Name of Above Signature

Printed Company Name

1452 S. Dersec Dr Address

UNULAND NJ 08360 City, State, Zip

	856.297.0394	
Phone		

Sworn to and subscribed before me this 202 day of A Notary Public (SEAL)

Jenny Gonzalez Notary Public of New Jersey Commission Expires

4/8/2026

FORM OF PROPOSAL

Vineland Housing Authority - As Needed Electrical Services RFQ

	Total
Cost per hour Electrician	\$ 12.5 00
Cost per hour Laborer	\$ 12500

Signature of Proposer

Date

Tim Parks Printed Name of Above Signature

High Point Home Services Printed Company Name

80 Broad St.

Address

Elmer NJ 08318 City, State, Zip

856 Phone

Sworn to and subscribed before me this ____] day of march , 2024 (SEAL) otar