
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



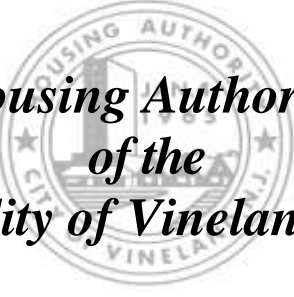
Board of Commissioners'

Meeting

April 20, 2023

6 p.m.

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

April 14, 2023


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 20, 2023 at **6:00 p.m.** 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,



Jacqueline S. Jones
Executive Director

JSJ:gp

Enclosures

REVISED
Housing Authority of the City of Vineland
AGENDA
Thursday, April 20, 2023
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 16, 2023
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
 - # 2023-17 Monthly Expenses (*updated*)
 - # 2023-18 Approving Revised Organizational Chart
 - # 2023-19 Amending Health, Dental, and Prescription Coverage Policy – Retired Employees Hired before 6/18/2015 – Retiree/Spouse Only
 - # 2023-20 Approve As Needed Electrical Services
 - # 2023-21 Approving Change Order #26 for Kidston & Olivio Towers Interior and Plumbing Renovations
 - # 2023-22 Granting an Official Leave of Absence (FMLA)

Executive Session if required
11. Comments from the press and/or public (*limited to 5 minutes for each speaker*)
12. Comments from Board Members
13. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, March 16, 2023
6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, March 16, 2023, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

Commissioner Chris Chapman
Commissioner Daniel Peretti
Commissioner Brian Asselta
Commissioner Albert Porter
Commissioner Iris Acosta-Jimenez
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 February 16, 2023. A motion was made by Commissioner Asselta and seconded by Commissioner Porter. The following vote was taken:

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

Chairman Ruiz-Mesa changed the order of the agenda and moved to Resolution # 2023-10 Authorizing Executive Session.

Resolution #2023-10 **Executive Session**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-10. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Mike Watson stated the resolution authorized Executive Session to discuss matters relating pending litigation, personnel issues and matters that fall under attorney client privileged. The minutes of the Executive Session will be kept and will be released to the public when the need for

confidentiality no longer exists. However, the minutes will be subject to redaction to maintain confidentiality and to maintain the attorney client privilege.

The Regular Meeting closed for Executive Session at 6:02 p.m.

The Regular Meeting reopened at 6:37 p.m. and proceeded with business.

Resolution #2023-11
Resolution Authorizing Settlement of Pending Litigation

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-11. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(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 five months ending February 28, 2023.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the Board has not had a presentation of the year ending 2021 audit. The Audit is finished except for one piece, which was the post-employment benefit information the auditors are waiting for from the State of NJ. The Auditors just received the information in February and the Auditors are preparing for presentation of the audit to the Board in next month or May. There were no findings. The auditors cannot give an unqualified report until they have all the information. The State has been late on that information in the past, but normally the auditors have received it by the June deadline. We are hoping they catch up so this does not happen year after year. This causes a lot of problems with all the agencies that require a copy of the Authority's audit.

The tenants at Kidston and Olivio are back in their units from the renovation project. The Authority is in the processing of renting the 20 units that were used as "hotel" units during the project. There are a few items left to do such as the domestic water pump replacement, piping replacement at Kidston and the water filtration system at Kidston and Olivio. These items do not affect the residents and these projects are currently in progress. The buildings look great. Everyone received new windows and the buildings look great from the outside. The common bathrooms were replaced and are more modern with gray fixtures and tile vs. the bright yellow 70's tile from the time it was built. The Authority is working on replacing the community room furniture in both buildings.

Last month the scattered site project was discussed with consultant Rick Ginnetti. There are currently four homes that are vacant in the area where the VHA will retain homes. The Authority is working toward moving four families into these homes from homes that the Authority is going to sell. The Authority has approved plans from the City of Vineland for several homes to replace the septic systems.

Other upcoming projects are the roof replacements at Tarkiln Acres and the elevator refurbishment as well.

There is one vacancy at Melrose Court. There is a strong waiting list for Melrose which will enable the Authority to be able to move a family.

In the last 12 months, there have been two cooking fires at D’Orazio. The systems are working. Fire alarms and firestops operated properly.

Mrs. Jones reported filling vacant units has gotten more difficult. Responses are low. The Authority is getting close to 95% occupancy. Before COVID the Authority was at 98-99% occupancy. Having said this, Mrs. Jones would like to mention the properties that have been converted to RAD and are no longer public housing and there is no requirement to designate the properties for the elderly. The Authority is thinking about lowering the age to 55 and over to open the pool of applicants to a wider population to be able to serve more applicants. Often the Authority goes through the waiting list of Vineland residents and assists people that do not live in Vineland because there are not enough applicants. Commissioner Porter asked if there was a timeline the Authority is looking at to make this change. Mrs. Jones stated soon, possibly next month. This would not happen unless the Board agreed and a resolution would need to be passed.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2023-12
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,394,035.48. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-13
**Approving Change Orders #23, #24, & #25 for
Kidston & Olivio Towers Interior and Plumbing Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-13. Mrs. Jones reviewed the change orders. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-14
Transfer Ownership of Authority Owned Vehicle

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-14. Mrs. Jones explained the Ocean City Housing Authority will be purchasing this vehicle in the amount of \$16,000 from the VHA. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-15
Resolution Awarding Pest Control Services Contract

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-15. Mrs. Jones reported the Pest Control Services bid received two bids. Elder Pest Control was the lowest bidder. A motion was made by Commissioner Chapman; seconded by Commissioner Porter. The following vote was taken:

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

Resolution #2023-16
Resolution to Dispose of Furniture and Equipment Utilizing the Disposition Policy

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-16. Mrs. Jones reviewed the items being disposed of. A motion was made by Commissioner Chapman; seconded by Commissioner Porter. The following vote was taken:

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

Chairman Ruiz-Mesa asked for comments from the press and/or public. No press or public comments. Chairman Ruiz-Mesa asked for comments from Board Members. Commissioner Chapman stated he always considered himself an apolitical individual for his 30+ years of services on the Board. Sadly enough, he expects to be in front of City Council on an issue related to him and he doesn't want it to be misinterpreted because of his association with the Housing Authority. He wanted to make the Board aware he would be in front of City Council speaking in regard to his manufacturing housing community. He imagines it will be in the newspaper and wanted all Board Members to know his representation in front of City Council is in no way, shape or form has anything to do with his association with the Authority. He is presenting as an individual owner

of a number of rentals. If this comes up in the paper and is misrepresented or misquoted, he will ask and hope that any Board Member would feel free to contact him with any questions. It is possible nothing may come up from this, but if it should Commissioner Chapman would speak openly and honestly about it. No further comments.

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 Peretti. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:59 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE SIX MONTHS ENDED MARCH 31, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU MARCH</u>	<u>ACTUAL THRU MARCH</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	802,860	401,430	387,332	(14,098)
OTHER INCOME MISC.	9,770	4,885	7,131	2,246
PHA OPERATING SUBSIDY	375,760	187,880	218,417	30,537
HUD ASSET REPOSITIONING FEE	82,000	41,000	76,586	35,586
SECTION 8 ADMIN. FEE INCOME	925,930	462,965	545,537	82,572
CAPITAL FUNDS	849,030	424,515	0	(424,515)
FSS GRANT-PH	95,000	47,500	47,500	0
CSP-CONGREGATE SERVICES INCOME	98,000	49,000	13,593	(35,407)
INVESTMENT INCOME	2,720	1,360	2,346	986
CF MANAGEMENT FEE	57,700	28,850	0	(28,850)
MGMT FEE-PH	142,000	71,000	69,387	(1,613)
MGMT FEE-SEC 8	135,070	67,535	66,216	(1,319)
MGMT FEE-MELROSE	10,200	5,100	997	(4,103)
MGMT FEE-RAD	311,000	155,500	222,788	67,288
BOOKKEEPING FEE	13,350	6,675	6,630	(45)
BOOKKEEPING FEE-SEC 8	84,420	42,210	41,385	(825)
ASSET MGMT FEE	20,640	10,320	9,890	(430)
SHOP RENT	64,800	32,400	32,400	0
INCOME FROM OTHER AUTHORITIES	326,000	163,000	167,231	4,231
SERVICE INCOME FROM MELROSE	47,000	23,500	28,052	4,552
MISCELLANEOUS INCOME	5,030	2,515	17,582	15,067
TOTAL INCOME	4,458,280	2,229,140	1,961,000	(268,140)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,031,000	515,500	507,035	(8,465)
PAYROLL TAXES	87,300	43,650	40,221	(3,429)
HEALTH BENEFITS	338,840	169,420	122,624	(46,796)
PENSION EXPENSE	96,800	48,400	60,162	11,762
CRIMINAL BACKGROUND CHECKS	11,910	5,955	863	(5,092)
TNT/EMPL SCREENING	14,500	7,250	11,493	4,243
LEGAL-GENERAL	30,250	15,125	8,991	(6,134)
LEGAL-OTHER	8,500	4,250	1,622	(2,628)
STAFF TRAINING	11,000	5,500	2,182	(3,318)
TRAVEL	3,750	1,875	0	(1,875)
ACCOUNTING	85,000	42,500	42,500	0
AUDITING	34,400	17,200	17,200	0
PORT OUT ADMIN FEES	4,500	2,250	1,551	(699)
MANAGEMENT FEES	276,990	138,495	135,603	(2,892)
BOOKKEEPING FEES	97,770	48,885	48,015	(870)
ASSET MGMT FEES	20,640	10,320	9,890	(430)
CONSULTANTS	10,000	5,000	1,821	(3,179)
IT CONSULTANTS	82,000	41,000	27,062	(13,938)
CONSULTANTS-RAD	8,000	4,000	0	(4,000)
RAD CONVERSION EXPENSES	6,000	3,000	0	(3,000)
MEMBERSHIP DUES/FEES	6,800	3,400	1,526	(1,874)
PUBLICATIONS	1,500	750	0	(750)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE SIX MONTHS ENDED MARCH 31, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU MARCH</u>	<u>ACTUAL THRU MARCH</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
ADVERTISING	5,000	2,500	1,765	(735)
OFFICE SUPPLIES	15,500	7,750	6,993	(757)
COMPUTER & SOFTWARE EXPENSES	150,900	75,450	48,899	(26,551)
FUEL-ADMIN	3,000	1,500	0	(1,500)
PHONE AND INTERNET	42,400	21,200	16,147	(5,053)
POSTAGE	9,400	4,700	3,268	(1,432)
COPIER SUPPLIES	10,100	5,050	5,830	780
INSPECTION FEES	13,700	6,850	6,188	(662)
MISCELLANEOUS EXPENSES	22,360	11,180	11,292	112
TOTAL ADMINISTRATION EXPENSES	<u>2,539,810</u>	<u>1,269,905</u>	<u>1,140,743</u>	<u>(129,162)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,860	22,930	13,758	(9,172)
PAYROLL TAXES	4,030	2,015	1,095	(920)
MEALS	44,000	22,000	0	(22,000)
FSS ESCROWS-PH	6,890	3,445	0	(3,445)
OTHER	66,450	33,225	6,392	(26,833)
TOTAL TENANT SERVICES	<u>167,230</u>	<u>83,615</u>	<u>21,245</u>	<u>(62,370)</u>
UTILITIES:				
WATER	38,630	19,315	18,240	(1,075)
ELECTRIC	168,190	84,095	78,928	(5,167)
GAS	35,130	17,565	19,485	1,920
GARBAGAE/TRASH REMOVAL	20,200	10,100	8,485	(1,615)
SEWER	59,920	29,960	30,045	85
TOTAL UTILITIES EXPENSE	<u>322,070</u>	<u>161,035</u>	<u>155,183</u>	<u>(5,852)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	441,000	220,500	128,711	(91,789)
PAYROLL TAXES	31,300	15,650	10,240	(5,410)
HEALTH BENEFITS	63,360	31,680	20,283	(11,397)
PENSION EXPENSE	70,100	35,050	23,292	(11,758)
MAINTENANCE UNIFORMS	1,810	905	1,513	608
VEHICLE GAS, OIL, GREASE	30,550	15,275	11,544	(3,731)
MATERIALS	159,340	79,670	41,893	(37,777)
CONTRACT-COSTS	169,150	84,575	71,875	(12,700)
REPAIRS-VEHICLES	7,880	3,940	7,230	3,290
RENT EXPENSE	18,570	9,285	9,288	3
EXTERMINATION	8,800	4,400	0	(4,400)
TRASH REMOVAL	9,200	4,600	3,770	(830)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>1,011,060</u>	<u>505,530</u>	<u>329,639</u>	<u>(175,891)</u>
GENERAL EXPENSES:				
BAD DEBTS	28,300	14,150	9,046	(5,104)
COMPENSATED ABSENCES	25,800	12,900	12,900	0
FSS ESCROWS-SEC 8	30,000	15,000	21,318	6,318
INSURANCE	156,430	78,215	70,102	(8,113)
OTHER GENERAL EXPENSES	1,500	750	750	0

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE SIX MONTHS ENDED MARCH 31, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU MARCH</u>	<u>ACTUAL THRU MARCH</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
PAYMENTS IN LIEU OF TAXES	53,140	26,570	25,767	(803)
PORT-IN HAP EXPENSE	500	250	0	(250)
REPLACEMENT RESERVES	95,000	47,500	47,500	0
RETIREE HEALTH BENEFITS	50,320	25,160	23,714	(1,446)
TOTAL GENERAL EXPENSES	<u>440,990</u>	<u>220,495</u>	<u>211,097</u>	<u>(9,398)</u>
TOTAL OPERATING EXPENSES	<u>4,481,160</u>	<u>2,240,580</u>	<u>1,857,907</u>	<u>(382,673)</u>
PROFIT (LOSS) EXCLUDING HAP	<u>(22,880)</u>	<u>(11,440)</u>	<u>103,093</u>	<u>114,533</u>
HAP REVENUES	6,700,000	3,350,000	3,974,151	624,151
HAP EXPENSES	<u>6,670,000</u>	<u>3,335,000</u>	<u>3,830,992</u>	<u>495,992</u>
NET HAP (LOSS)	<u>30,000</u>	<u>15,000</u>	<u>143,159</u> *	<u>128,159</u>
GRAND TOTAL PROFIT (LOSS)	<u>7,120</u>	<u>3,560</u>	<u>246,252</u>	<u>242,692</u>
UNRECONCILED HUD HELD RESERVES AT 03/31/23			<u>410,376</u>	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			<u>656,628</u>	

Housing Authority of the City of Vineland

Administrative Report

DATE: March 9, 2023

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for February 2023)

PERIOD: February 9, 2023 to March 8, 2023

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

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.

Audit for the Year-Ending September 30, 2021:

The Audit for the year-ending September 30, 2021, has been filed with HUD by the deadline of June 30, 2022. The audit report is a “qualified” report from the auditor as the NJ Pension and Health Benefits liability figures had not been released by the time of the filing deadline. *The Auditors report that the data necessary from the State of NJ has been received and the final audit is expected to be complete in the next. The auditor will present the audit to the board.*

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;	Bid opening on 5/17/22	6/2021 – Project kickoff meetings scheduled with Architect; 8/2021 – Project scope has been determined, working with Professional Team on design documents; 5/2022 update: Receiving bids on 5/17/22 for Modernization & Maintenance of Elevators; 4/2023 – With the very near completion of the projects at Kidston and Olivio Towers, attention will now move to the refurbishment of the Olivio Towers elevators;

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 & communal 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 first 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>3/2022 Update: Change Order #1 is on the agenda to repair mortar & brick cracks at units 10A & 9A;</p> <p>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;</p> <p>5/2022 Update – same status as 4/2022;</p> <p>6/2022 Update: Same as 5/2022;</p> <p>7/2022 Update: Same as 6/2022;</p> <p>8/2022 Update: The windows for have been received; waiting on additional materials before the work will begin;</p> <p>9/2022 Update: The work on this project has begun;</p> <p><u>10/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A/C sleeves – this includes painting and new grills - 100% completed. 2. the front canopy re-facing remains – not started yet. 3. new domestic water pump replacement remains – not started yet. 4. new OSY valve replacement remains – not started yet. 5. new public restrooms – 50% completed. 6. new kitchenette – not started yet. 7. water filtration system - not started yet.

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 style="text-align: center;">KT/OT Exterior Renovations (Façade caulking/sealing & selective repointing);</p> <p style="text-align: center;">KT – New elevator lobby windows; stair tower window replacement;</p> <p style="text-align: center;">OT – Complete window replacement in units & communal areas; painting of A/C sleeves; replace window unit stools throughout;</p> <p style="text-align: center;"><u>11/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A/C sleeves – this includes painting and new grills - 100% completed . 2. The front canopy re-facing remains – not started yet. 3. new domestic water pump replacement remains – not started yet. 4. new OSY valve replacement remains – not started yet. 5. new public restrooms – 50% complete. 6. new kitchenette – to be removed from project. 7. water filtration system - not started yet. 8. Kidston Towers – Waiting on window delivery for elevator lobby windows. 9. Olivio Towers – Waiting on letters for portico. <p style="text-align: center;"><u>12/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A/C sleeves – this includes painting and new grills - 100% completed. 2. The front canopy re-facing remains – Final submittal received and approved; work not yet started; 3. new domestic water pump replacement remains – Scheduled to begin 2/7/2023; 4. new OSY valve replacement remains – Scheduled to begin 2/7/2023; 5. new public restrooms – Kidston to be complete week of 12/19/22; Olivio to be complete week of 1/9/23; 6. new kitchenette – removed from scope of project; 7. water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; 8. Kidston Towers – Windows have been received, pending date from installer; Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed; 	<p>Contract Award Expected April 2021</p>	<p style="text-align: center;">Continued from above:</p> <p style="text-align: center;"><u>1/2023 Update Detail:</u></p> <ol style="list-style-type: none"> 1. Olivio Towers - front canopy– Letters have been received; work not yet started; 2. New domestic water pump replacement remains – Scheduled to begin 2/7/2023; 3. New OSY valve replacement remains – Scheduled to begin 2/7/2023; 4. New public restrooms – Kidston complete; Olivio to be complete week of 1/16/23; 5. Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; 6. Kidston Towers – Windows have been received; Installation to be complete week of 1/11/23; 7. Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed; <p style="text-align: center;"><u>2/2023 Update Detail:</u></p> <ol style="list-style-type: none"> 1. Olivio Towers - front canopy– Letters have been installed; complete; 2. New domestic water pump replacement remains – Scheduled to begin 2/7/2023; this project is in process; 3. New OSY valve replacement remains – Scheduled to begin 2/7/2023; this project is in process. 4. New public restrooms – Kidston complete; Olivio to be complete in February; 5. Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; This project is in process; 6. Kidston Towers – Windows have been received; Installation is complete; <p style="text-align: center;"><u>3/2023 Update Detail:</u></p> <p style="text-align: center;">This project is complete with the close-out process progressing;</p>

<u>Kidston & Olivio Towers – Renovation Projects - Active</u>	Work Status	Comments
<p style="text-align: center;">Scope of Work</p> <p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p>	<p style="text-align: center;">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 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, 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;</p>

<u>Kidston & Olivio Towers – Renovation Projects – Active</u>	Work Status	Comments
<p style="text-align: center;">Scope of Work</p> <p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p> <hr/> <p>6/2022 Update: E & F risers are complete; Work on J & K risers is in process; Remaining risers are A,B,C,D & I.</p> <p>7/2022 Update: J & K risers are complete; Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>8/2022 Update: Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>9/2/022 Update: Work on A & C risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p>10/2022 Update: Work on A & B risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p>11/2022 Update: Positive and Negative plumbing change orders for board meeting resolution; Two risers left to complete – B & I risers are in process; B wrapping up in 2 weeks; still working towards a 12/2022 completion; main supply line replacements to be done with water service interruption expected to be a maximum of 8 hours;</p>	<p>July-August 2021 Award Anticipated</p>	<p>Continued from above:</p> <p>12/2022 Update: B riser is complete; I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected throughout the project at certain intervals;</p> <p>1/2023 Update: I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected through-out the project at certain intervals;</p> <p>2/2023 Update: All risers are complete; All residents have moved back into their units; The occupancy staff is in the process of leasing the two vacant risers;</p> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4;</p> <p>4/2023 Update:</p> <ul style="list-style-type: none"> - New domestic water pump replacement – Complete; - Kidston mechanical room piping replacement – Complete; - Water filtration system - Olivio is complete; Kidston – parts are backordered;

Scattered Site Disposition – Status

- 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; this 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;
- *Scattered Site homes are listed for sale as they become vacant;*

SCATTERED SITE HOMES STATUS SUMMARY				
<i>DATE</i>	<i>UNDER CONTRACT</i>	<i>LISTED</i>	<i>SOLD</i>	<i>TOTAL HOMES</i>
				<i>72 Total</i>
				<i>-10 Not Selling</i>
				<i>62 Balance</i>
<i>May 14, 2022</i>	<i>1</i>	<i>2</i>	<i>-3</i>	<i>59 Balance</i>
<i>June 10, 2022</i>	<i>-1 (seller backed out)</i>	<i>3</i>	<i>-1</i>	<i>58 Balance</i>
<i>July 14, 2022</i>	<i>2 /-1 (seller backed out)</i>	<i>1</i>	<i>0</i>	<i>58 Balance</i>
<i>August 1, 2022</i>	<i>1</i>	<i>3</i>	<i>0</i>	<i>58 Balance</i>
<i>September 8, 2022</i>	<i>1</i>	<i>0</i>	<i>-1</i>	<i>57 Balance</i>
<i>September 30, 2022</i>			<i>-1</i>	<i>56 Balance</i>
<i>November 10, 2022</i>			<i>-1</i>	<i>55 Balance</i>
<i>December 8, 2022</i>	<i>4331 Roberts Dr</i>		<i>-1</i>	<i>54 Balance</i>
<i>Total</i>			<i>8</i>	

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 on 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;

Melrose Court

The property has one vacancy 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
Albert D. Porter	Registered for (2) Classes
Iris Acosta-Jimenez	Registered for all (5) Five Classes
Vacant	

- **The Spring 2023 Schedule for the NJ Local Housing Authority and Redevelopment Training Program classes can be found here: <https://cgs.rutgers.edu/programs/housing>**
- **Please contact Gloria Pomales, Executive Assistant, to register for these classes – gpomales@vha.org or 856-691-4099 Ext 106. All classes are at the expense of the Authority.**



U.S. Department of Housing and Urban Development
Newark Field Office- Region II
One Newark Center 13th Floor
Newark, New Jersey 07102-5260
Office (973) 776-7200

April 13, 2023

Board of Commissioners
c/o Mario Ruiz-Mesa, Chair
Vineland Housing Authority
191 Chestnut Avenue
Vineland, NJ 08360-5499

Dear Commissioners:

On March 23, 2023, the Housing Authority of the Vineland Housing was designated Substandard Management by HUD based on a failing Public Housing Assessment System management score of 13 (of 25), and an overall score of 73 (of 100) for the fiscal year ending June 30, 2012, as shown in the enclosed PHAS Score Report.

The Board of Commissioners/Governing Body of the Vineland Housing Authority should take immediate action to identify the sources(s) of the performance deficiencies and develop and implement a plan to recover its PHAS score and ensure long-term sustainability at an acceptable level of performance.

The following list of actions is offered as common suggestions to the Board to use in self-diagnosing the source(s) of its deficiencies and identifying solutions to recover its performance for long-term sustainability.

Management

Generally, when a public housing agency becomes management substandard, it has failed to maintain an acceptable occupancy level in its developments.

- Evaluate waiting list, tenant selection, and initial certification processes to ensure coordination with property managers and timely preparation for move-ins.
- Assess existing new tenant intake policies and practices and consider implementing those that would contribute to quicker lease up, such as starting the certification process earlier or limiting the number of unit-offer turn-downs for new tenants.
- Assess existing continued occupancy policies and practices and consider implementing those that would reduce the frequency of move-outs, such as educating tenants on lease enforcement and how to be good renters or limiting transfers for existing tenants.
- Evaluate the turn-around time of vacant units for occupancy, including the time it takes maintenance to make-ready units and the time it takes property managers to lease up units.
- Assess the feasibility and desirability of under-occupied developments, e.g. physical

Visit Our Web Site at: www.hud.gov

condition and configuration, rehabilitation costs and lifespan, neighborhood factors such as crime and proximity to employment, transportation, and services, etc., and consider repositioning options if appropriate.

- Ensure that units taken off line for modernization, special use, or other allowed reasons have been approved by HUD, do not exceed their permissible time limitation (e.g. three years maximum for modernization units), and are correctly classified in HUD systems.
- Consider contracting property management of Public Housing to another entity or public housing agency.

Please provide our office with a proposed recovery plan within 30 days of the receipt of this letter. Your plan will be reviewed by a Recovery Team of subject matter experts to determine further assistance to be provided by HUD and actions to be taken.

Please also be advised that in accordance with federal regulations the Vineland Housing Authority must correct its deficient performance areas within 90 days of the date of its substandard designation, or HUD may initiate actions to develop and implement an Action Plan to document and ensure that recovery efforts have been put in place. If you have any questions or need assistance in developing your plan, please contact me cephas.v.ward@hud.gov or 973-776-7224.

Sincerely,



Leonard J. Spicer
Director
Office of Public Housing

Enclosure
cc:
Iris Acosta-Jimenez
Brian Asselta
Anthony Fanucci
Wendy Hughes
Jacqueline Jones
Daniel Peretti
Albert Porter

Program Statistics Report

10/2022 - 10/2023

Mar2023

Feb2023

Jan2023

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	5	8	5
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	25	24	14
Total number of units inspected year-to-date - all sites	148	123	99
City Inspections	0	0	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	262	235	35
Annual Unit Turnaround Time (For Fiscal Year)	151	99	65
Monthly - Number of Vacancies Filled (this month)	15	7	5
Monthly - Average unit turnaround time in days for Lease Up	238	227	6
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	15	5	11
PIC Score	93.24%	92.67%	92.00%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	93.83%	92.83%	92.33%
Public Housing & RAD Waiting List Applicants			
Families - All lists closed.	350	330	268
Elderly (Seniors - 62+)/Disabled - All lists closed.	254	306	248
Average work order turnaround time in days - Tenant Generated	0.11	0.10	0.12
Number of routine work orders written this month	550	575	606
Number of outstanding work orders from previous month	957	983	963
Total number of work orders to be addressed this month	1507	1558	1569
Total number of work orders completed this month	561	601	586
Total number of work orders left outstanding	946	957	983
Number of emergency work orders written this month	0	1	1
Total number of work orders written year-to-date	3,437	2,887	2,312
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	5	4	6
Section 8			
Level of leased units of previous month was:	930	929	937
Level of leased units this month is:	928	930	929
Number of increased leased-units over last month	-2	1	-8
Total number of units inspected this month	44	50	36
Programs (Voucher):			
ABA Utilization %	97.36%	97.48%	84.99%
Repayment Agreements	28	27	27
Total repayments due YTD	\$90,503	\$89,273	\$89,424
Total repayments received YTD	\$6,725	\$6,570	\$6,419
PIC Score (Oakview added 10/13)	93.85%	92.54%	90.42%
Section 8 Housing Choice Voucher Waiting List Applicants - Closed 11/19/2021	2,187	2,187	2,187
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	282	276	272
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	172	172	173
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	73%/27%	72%/28%	67%/33%
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	8	6	10
The number of residents signed on to the program. (FSS Contracts).	20	20	23
The number of FSS Participants with established escrow accounts.	18	18	21
Number of residents in need of employment skills (GED, DL, Job Training.)	3	2	3
The number of meetings, workshops and case management services	4	1	4
Congregate Services			
Number of clients on the Congregate Program	25	29	39
Number of clients on Meal Program	0	0	0
Number of clients on Homemaking Program	19	20	13

Program Statistics Report

10/2022 - 10/2023

Mar2023

Feb2023

Jan2023

Number of clients on Laundry Services (This service is included in housekeeping)	17	18	18
Number of clients on Shopping Services (This service is included in housekeeping)	10	9	8
Registered Nurse			
Number of clients served this month	129	102	113
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	11	8	11
Meds Supervision	33	35	38
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	20	8	10
Number of residents that received case management services	10	6	10
Number of Meetings	2	5	0
Number of residents enrolled in academic/employment workshops (FSS)	3	2	3
VHA - (MEDICAL)			
Number of residents received health assessment	11	8	11
Number of residents health activities of daily living assessments.	11	8	11
Resident's medicine monitoring/supervision for month	0	35	38
Self-sufficiency - improved living conditions.	11	8	11
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	2
Number of ongoing clients	65	66	66
Total clients currently being served this month	8	8	11
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	23%	24%	24%
Low 50%-31% (MFI)	28%	27%	27%
Very Low 30%-0% (MFI)	49%	48%	48%
Total	100%	100%	100%
Client Demographics			
White	7	7	7
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	49	50	50
Non-Hispanic	16	16	16

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

RESOLUTION #2023-17

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 \$1,844,190.15.

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 20, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Asse Ita*

Resolution seconded by Commissioner *Chapman*

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz Mesa
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 20, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

HOUSING AUTHORITY OF THE CITY OF VINELAND
 BOARD MEETING
 LIST OF CHECKS
 4/20/23

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 690,251.00
3711 - 3749, 20231030362-63	LANDLORD/TENANT CHECKS AND OTHER	\$ 51,221.00
19159 - 19327	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 639,030.00
	SECTION 8 ADM FEE ACCOUNT	258.52
687 - 690	COMPUTER CHECKS- Ocean First	\$ 258.52
-	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NHOP	
-	COMPUTER CHECKS	\$0.00 0.00
	NHOP INVESTMENTS	0.00
-	COMPUTER CHECKS- Ocean First	\$0.00
-	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	
-	COMPUTER CHECKS	0.00
	OCEAN FIRST BANK FSS ESCROW	
-	COMPUTER CHECKS	1,945.56
2518- 2521, 20231030361	CAPITAL BANK GEN/FUND PH COMPUTER CHECKS	433,025.90
	COCC CASH ACCOUNT	
11814,11837 -11943	COMPUTER CHECKS	462,541.64
3172023, 9663038, 10776012, 2023032901 & 2023041101	COCC EXPENDITURES	
	PAYROLL	03/17/23 - 04/14/23 219,347.16
	PAYROLL TAX LIABILITY	03/17/23 - 04/14/23 38,765.93
	TOTAL	\$ 1,844,190.15

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=03/2023-04/2023 AND Check Date=03/24/2023-04/20/2023 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	3711	vha - HOUSING AUTHORITY CITY OF VINELAND	3/17/2023	03-2023	3,326.00	3/31/2023
sec8hap - Section 8 HAP	3712	Ocaguas - CAGUAS OF MUNICIPALITY	4/5/2023	04-2023	366.00	
sec8hap - Section 8 HAP	3713	Ocounina - COURTER	4/5/2023	04-2023	1,042.00	
sec8hap - Section 8 HAP	3714	Omillif - LIFESPRING OF MILLVILLE INC	4/5/2023	04-2023	577.00	
sec8hap - Section 8 HAP	3715	Oosccos8 - OSCEOLA COUNTY HOUSING	4/5/2023	04-2023	960.00	
sec8hap - Section 8 HAP	3716	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	4/5/2023	04-2023	14.00	
sec8hap - Section 8 HAP	3717	t0000624 - GUNN	4/5/2023	04-2023	104.00	
sec8hap - Section 8 HAP	3718	t0000660 - COLON	4/5/2023	04-2023	101.00	
sec8hap - Section 8 HAP	3719	t0001053 - MEDINA	4/5/2023	04-2023	116.00	
sec8hap - Section 8 HAP	3720	t0003357 - KENNEDY	4/5/2023	04-2023	64.00	
sec8hap - Section 8 HAP	3721	t0004557 - RAMOS	4/5/2023	04-2023	24.00	
sec8hap - Section 8 HAP	3722	t0004846 - ROTHMALLER	4/5/2023	04-2023	101.00	
sec8hap - Section 8 HAP	3723	t0005188 - MELENDEZ	4/5/2023	04-2023	45.00	
sec8hap - Section 8 HAP	3724	t0005231 - REDFERN	4/5/2023	04-2023	23.00	
sec8hap - Section 8 HAP	3725	t0005288 - ROSADO	4/5/2023	04-2023	70.00	
sec8hap - Section 8 HAP	3726	t0005571 - CARABALLO	4/5/2023	04-2023	5.00	
sec8hap - Section 8 HAP	3727	t0005666 - BALDWIN	4/5/2023	04-2023	41.00	
sec8hap - Section 8 HAP	3728	t0005731 - HAROLD	4/5/2023	04-2023	89.00	
sec8hap - Section 8 HAP	3729	t0006338 - SAEZ	4/5/2023	04-2023	3.00	
sec8hap - Section 8 HAP	3730	t0007057 - DESAI	4/5/2023	04-2023	63.00	
sec8hap - Section 8 HAP	3731	t0008553 - CARLO	4/5/2023	04-2023	240.00	
sec8hap - Section 8 HAP	3732	t0010166 - ORTIZ	4/5/2023	04-2023	195.00	
sec8hap - Section 8 HAP	3733	t0012267 - ACKLEY	4/5/2023	04-2023	18.00	
sec8hap - Section 8 HAP	3734	t0012269 - PEYTON	4/5/2023	04-2023	64.00	
sec8hap - Section 8 HAP	3735	t0012270 - MERCADO	4/5/2023	04-2023	1.00	
sec8hap - Section 8 HAP	3736	t0012280 - LOPEZ	4/5/2023	04-2023	2.00	
sec8hap - Section 8 HAP	3737	t0012304 - MEDINA	4/5/2023	04-2023	36.00	
sec8hap - Section 8 HAP	3738	t0012529 - IRIZARRY	4/5/2023	04-2023	5.00	
sec8hap - Section 8 HAP	3739	t0013702 - Medina	4/5/2023	04-2023	73.00	
sec8hap - Section 8 HAP	3740	t0014876 - ROJAS ESCOBAR	4/5/2023	04-2023	38.00	
sec8hap - Section 8 HAP	3741	t0015067 - QUILES	4/5/2023	04-2023	107.00	
sec8hap - Section 8 HAP	3742	t0015625 - MACIN	4/5/2023	04-2023	73.00	
sec8hap - Section 8 HAP	3743	vfl033 - SEMINOLE COUNTY	4/5/2023	04-2023	1,298.00	
sec8hap - Section 8 HAP	3744	vfl093 - ORANGE COUNTY HOUSING & C D	4/5/2023	04-2023	1,541.00	
sec8hap - Section 8 HAP	3745	t0015636 - WILSON	4/6/2023	04-2023	36.00	
sec8hap - Section 8 HAP	3746	t0015850 - PURNELL	4/6/2023	04-2023	65.00	
sec8hap - Section 8 HAP	3747	t0015857 - PAYNE	4/6/2023	04-2023	41.00	
sec8hap - Section 8 HAP	3748	t0015908 - BEARDSLEY	4/6/2023	04-2023	41.00	
sec8hap - Section 8 HAP	3749	0housin - VINELAND HOUSING AUTHORITY	4/14/2023	04-2023	4,021.00	
sec8hap - Section 8 HAP	19159	0537grap - 529-537 GRAPE STREET,LLC	4/5/2023	04-2023	386.00	
sec8hap - Section 8 HAP	19160	0abobab - BABATUNDE O ABORISADE	4/5/2023	04-2023	687.00	
sec8hap - Section 8 HAP	19161	0abrawi - ABRAHAN HEREDIA	4/5/2023	04-2023	559.00	
sec8hap - Section 8 HAP	19162	0acojor - ACOSTA	4/5/2023	04-2023	1,614.00	
sec8hap - Section 8 HAP	19163	0ahcpv - AFFORDABLE HOUSING CORPORATION	4/5/2023	04-2023	13,731.00	

Payment Summary

arty=.all AND Bank=sec8hap AND mm/yy=03/2023-04/2023 AND Check Date=03/24/2023-04/20/2023 AND All Checks=Yes AND Include Voids=All Cl

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	19164	0ahctaaa - AFFORDABLE HOUSING CORPORATION	4/5/2023	04-2023	83,968.00
sec8hap - Section 8 HAP	19165	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	4/5/2023	04-2023	70,713.00
sec8hap - Section 8 HAP	19166	0albreb - REBECCA C THOMPSON-ALBERT	4/5/2023	04-2023	89.00
sec8hap - Section 8 HAP	19167	0aljess - ALJESS LLC	4/5/2023	04-2023	905.00
sec8hap - Section 8 HAP	19168	0andcar - ANDUJAR	4/5/2023	04-2023	281.00
sec8hap - Section 8 HAP	19169	0andjon - JONATHAN ANDREOZZI	4/5/2023	04-2023	1,492.00
sec8hap - Section 8 HAP	19170	0andron - RONALD ANDRO	4/5/2023	04-2023	73.00
sec8hap - Section 8 HAP	19171	0aparab - AB APARTMENTS LLC	4/5/2023	04-2023	3,127.00
sec8hap - Section 8 HAP	19172	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	4/5/2023	04-2023	7,405.00
sec8hap - Section 8 HAP	19173	0behhar - BEHRENS	4/5/2023	04-2023	523.00
sec8hap - Section 8 HAP	19174	0beredw - EDWIN C & SAVALYN BERGAMO	4/5/2023	04-2023	1,061.00
sec8hap - Section 8 HAP	19175	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	4/5/2023	04-2023	4,244.00
sec8hap - Section 8 HAP	19176	0berobe - OBED BERMUDEZ	4/5/2023	04-2023	986.00
sec8hap - Section 8 HAP	19177	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	4/5/2023	04-2023	783.00
sec8hap - Section 8 HAP	19178	0brewst - BREWSTER GARDEN APARTMENTS LLC	4/5/2023	04-2023	1,040.00
sec8hap - Section 8 HAP	19179	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	4/5/2023	04-2023	17,406.00
sec8hap - Section 8 HAP	19180	0bususa - USA BUSY BEE INC	4/5/2023	04-2023	911.00
sec8hap - Section 8 HAP	19181	0cackim - KIMBERLY A CACCHIOLI	4/5/2023	04-2023	1,256.00
sec8hap - Section 8 HAP	19182	0camnil - NILZA R CAMACHO	4/5/2023	04-2023	536.00
sec8hap - Section 8 HAP	19183	0carjos - CARVALHO	4/5/2023	04-2023	702.00
sec8hap - Section 8 HAP	19184	0carmar - SIMOES	4/5/2023	04-2023	791.00
sec8hap - Section 8 HAP	19185	0casros - CASTILLO	4/5/2023	04-2023	659.00
sec8hap - Section 8 HAP	19186	0cbrenta - C & B RENTAL	4/5/2023	04-2023	867.00
sec8hap - Section 8 HAP	19187	0cdgard - CD GARDENS INC.	4/5/2023	04-2023	2,711.00
sec8hap - Section 8 HAP	19188	0chainv - CHAAD INVESTMENTS LLC	4/5/2023	04-2023	621.00
sec8hap - Section 8 HAP	19189	0chajos - JOSEPH T CHAMBERS	4/5/2023	04-2023	950.00
sec8hap - Section 8 HAP	19190	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	4/5/2023	04-2023	4,900.00
sec8hap - Section 8 HAP	19191	0chuoks - OKSANA CHUMAK	4/5/2023	04-2023	1,575.00
sec8hap - Section 8 HAP	19192	0colmac - MACY A COLLINS	4/5/2023	04-2023	654.00
sec8hap - Section 8 HAP	19193	0corjua - CORTES	4/5/2023	04-2023	2,619.00
sec8hap - Section 8 HAP	19194	0cridan - DANA CRISS	4/5/2023	04-2023	835.00
sec8hap - Section 8 HAP	19195	0damjos - DAMATO	4/5/2023	04-2023	899.00
sec8hap - Section 8 HAP	19196	0dejyes - YESENIA DEJESUS	4/5/2023	04-2023	1,700.00
sec8hap - Section 8 HAP	19197	0delsia - SIAN DELUCA	4/5/2023	04-2023	454.00
sec8hap - Section 8 HAP	19198	0delwil - WILSON ZUNUN DE LEON	4/5/2023	04-2023	648.00
sec8hap - Section 8 HAP	19199	0dibwil - WILLIAM V DIBIASE	4/5/2023	04-2023	1,105.00
sec8hap - Section 8 HAP	19200	0eas307 - 307 N EAST AVE LLC	4/5/2023	04-2023	547.00
sec8hap - Section 8 HAP	19201	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	4/5/2023	04-2023	721.00
sec8hap - Section 8 HAP	19202	0edwdip - EDWARD DIPALMA	4/5/2023	04-2023	955.00
sec8hap - Section 8 HAP	19203	0egbmar - MARY J EGBEH	4/5/2023	04-2023	1,534.00
sec8hap - Section 8 HAP	19204	0einmar - MARTIN JAY EINSTEIN	4/5/2023	04-2023	598.00
sec8hap - Section 8 HAP	19205	0equacc - ACCUMULATING EQUITY PARTNERS LLC	4/5/2023	04-2023	4,950.00
sec8hap - Section 8 HAP	19206	0estros - ESTATE OF LUIS A ROSADO-TORRES	4/5/2023	04-2023	507.00
sec8hap - Section 8 HAP	19207	0flodor - FLOWERS	4/5/2023	04-2023	907.00

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=03/2023-04/2023 AND Check Date=03/24/2023-04/20/2023 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	19208	Og.b.ltd - G B LTD OPER CO INC	4/5/2023	04-2023	69.00	
sec8hap - Section 8 HAP	19209	Ogarabn - ABNER GARCIA	4/5/2023	04-2023	492.00	
sec8hap - Section 8 HAP	19210	Ogarsal - GARCIA	4/5/2023	04-2023	2,530.00	
sec8hap - Section 8 HAP	19211	Ogarspr - SPRING GARDENS VINELAND LLC	4/5/2023	04-2023	7,637.00	
sec8hap - Section 8 HAP	19212	Ogarvin - VINELAND GARDENS LLC	4/5/2023	04-2023	895.00	
sec8hap - Section 8 HAP	19213	Oghebre - BRENDAN G GHEEN	4/5/2023	04-2023	907.00	
sec8hap - Section 8 HAP	19214	Ogibjam - GRIBBLE JR	4/5/2023	04-2023	835.00	
sec8hap - Section 8 HAP	19215	Ohagdan - DANIEL HAGEMAN JR	4/5/2023	04-2023	2,525.00	
sec8hap - Section 8 HAP	19216	Ohemtom - BTW 4 LLC	4/5/2023	04-2023	1,150.00	
sec8hap - Section 8 HAP	19217	Ohereri - 123 SOUTH 4TH STREET LLC	4/5/2023	04-2023	1,306.00	
sec8hap - Section 8 HAP	19218	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	4/5/2023	04-2023	2,201.00	
sec8hap - Section 8 HAP	19219	Ohfprop - HF PROPERTY MANAGEMENT	4/5/2023	04-2023	1,654.00	
sec8hap - Section 8 HAP	19220	Oholasm - ASM HOLDINGS LLC	4/5/2023	04-2023	487.00	
sec8hap - Section 8 HAP	19221	Oholvin - VINELAND 18 HOLDINGS LLC	4/5/2023	04-2023	579.00	
sec8hap - Section 8 HAP	19222	Ohomhec - HECS HOMES LLC	4/5/2023	04-2023	841.00	
sec8hap - Section 8 HAP	19223	Ohomoa - O&A HOME RENTAL LLC	4/5/2023	04-2023	1,400.00	
sec8hap - Section 8 HAP	19224	Ohomsky - SKYLO HOMES LLC	4/5/2023	04-2023	631.00	
sec8hap - Section 8 HAP	19225	Ohomtar - TARKILN HOMES LLC	4/5/2023	04-2023	5,445.00	
sec8hap - Section 8 HAP	19226	Ohormil - MILLVILLE HORIZON LLC	4/5/2023	04-2023	1,401.00	
sec8hap - Section 8 HAP	19227	Ohougol - GOLD HOUSING PROVIDERS LLC	4/5/2023	04-2023	1,050.00	
sec8hap - Section 8 HAP	19228	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	4/5/2023	04-2023	1,043.00	
sec8hap - Section 8 HAP	19229	Ohowkev - KEVIN HOWARD	4/5/2023	04-2023	2,966.00	
sec8hap - Section 8 HAP	19230	Oiaplis - LISA A IAPALUCCI	4/5/2023	04-2023	1,513.00	
sec8hap - Section 8 HAP	19231	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	4/5/2023	04-2023	1,577.00	
sec8hap - Section 8 HAP	19232	Ojhorn - JOHN HORNER	4/5/2023	04-2023	33.00	
sec8hap - Section 8 HAP	19233	Okapala - PANDA REALTY GROUP LLC	4/5/2023	04-2023	1,293.00	
sec8hap - Section 8 HAP	19234	Okatjay - JAY-KAT INVESTMENTS, LLC	4/5/2023	04-2023	885.00	
sec8hap - Section 8 HAP	19235	Oklc1llc - KLC1 LLC	4/5/2023	04-2023	1,383.00	
sec8hap - Section 8 HAP	19236	Olandic - LANDICINI 566 LLC	4/5/2023	04-2023	1,038.00	
sec8hap - Section 8 HAP	19237	Olebzai - LEBRON	4/5/2023	04-2023	2,534.00	
sec8hap - Section 8 HAP	19238	Olegmay - MAYERFELD LEGACY TRUST	4/5/2023	04-2023	1,289.00	
sec8hap - Section 8 HAP	19239	Olevgab - GABRIELLE LEVITT	4/5/2023	04-2023	850.00	
sec8hap - Section 8 HAP	19240	Olhrent - L & H RENTALS	4/5/2023	04-2023	671.00	
sec8hap - Section 8 HAP	19241	Olinrob - ROBERT LINDNER	4/5/2023	04-2023	446.00	
sec8hap - Section 8 HAP	19242	Ollciig - IIG-1 LLC	4/5/2023	04-2023	893.00	
sec8hap - Section 8 HAP	19243	Olonдав - DAVID LONGINI	4/5/2023	04-2023	515.00	
sec8hap - Section 8 HAP	19244	Olopyad - YADIRA LOPEZ	4/5/2023	04-2023	625.00	
sec8hap - Section 8 HAP	19245	Olospro - LOST PROPERTIES LLC	4/5/2023	04-2023	2,470.00	
sec8hap - Section 8 HAP	19246	Omanmil - MILLVILLE MANOR LLC	4/5/2023	04-2023	572.00	
sec8hap - Section 8 HAP	19247	Omapgre - GREENWOOD MAPLE JAY LLC	4/5/2023	04-2023	944.00	
sec8hap - Section 8 HAP	19248	Omelrose - MELROSE COURT LP	4/5/2023	04-2023	17,012.00	
sec8hap - Section 8 HAP	19249	Omenbre - MENDEZ	4/5/2023	04-2023	245.00	
sec8hap - Section 8 HAP	19250	Omillvil - MILLVILLE REALTY CORPORATION	4/5/2023	04-2023	2,420.00	
sec8hap - Section 8 HAP	19251	Omiryar - MIRANDA	4/5/2023	04-2023	4,655.00	

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=03/2023-04/2023 AND Check Date=03/24/2023-04/20/2023 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	19252	Omonbry - BRYAN P. MONTEMURRO	4/5/2023	04-2023	1,450.00	
sec8hap - Section 8 HAP	19253	Onegcar - CARLOS NEGRON JR	4/5/2023	04-2023	788.00	
sec8hap - Section 8 HAP	19254	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	4/5/2023	04-2023	25,052.00	
sec8hap - Section 8 HAP	19255	Ooyojos - JOSE N OYOLA	4/5/2023	04-2023	320.00	
sec8hap - Section 8 HAP	19256	Opaeast - EAST PARK APARTMENTS	4/5/2023	04-2023	6,608.00	
sec8hap - Section 8 HAP	19257	Opagang - ANGEL L PAGAN	4/5/2023	04-2023	1,260.00	
sec8hap - Section 8 HAP	19258	Oparest - PARVIN ESTATES LLC	4/5/2023	04-2023	66.00	
sec8hap - Section 8 HAP	19259	Opargle - GLEN PARK APARTMENTS LP	4/5/2023	04-2023	1,097.00	
sec8hap - Section 8 HAP	19260	Oparkto - PARK TOWNE APTS LLC	4/5/2023	04-2023	11,368.00	
sec8hap - Section 8 HAP	19261	Opasmar - PASTORE	4/5/2023	04-2023	1,070.00	
sec8hap - Section 8 HAP	19262	Opoisil - SILVER POINT MANAGEMENT LLC	4/5/2023	04-2023	376.00	
sec8hap - Section 8 HAP	19263	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	4/5/2023	04-2023	701.00	
sec8hap - Section 8 HAP	19264	Oprofai - FAIOLA PROPERTY MANAGEMENT AND MAINT	4/5/2023	04-2023	640.00	
sec8hap - Section 8 HAP	19265	Oprofam - FAM PROPERTY MANAGEMENT LLC	4/5/2023	04-2023	1,280.00	
sec8hap - Section 8 HAP	19266	Oprotim - TIMARIA PROPERTIES LLC	4/5/2023	04-2023	1,323.00	
sec8hap - Section 8 HAP	19267	Opwn822 - 822 PLUM STREET LLC	4/5/2023	04-2023	1,260.00	
sec8hap - Section 8 HAP	19268	Oquilou - QUILES	4/5/2023	04-2023	374.00	
sec8hap - Section 8 HAP	19269	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	4/5/2023	04-2023	155,714.00	
sec8hap - Section 8 HAP	19270	Oramnic - NICHOLAS P RAMBONE	4/5/2023	04-2023	1,455.00	
sec8hap - Section 8 HAP	19271	Oreajba - JBAR REALTY LLC	4/5/2023	04-2023	911.00	
sec8hap - Section 8 HAP	19272	Orealbf - B & F REAL ESTATE HOLDINGS LLC	4/5/2023	04-2023	1,610.00	
sec8hap - Section 8 HAP	19273	Orealsa - S & A REALTY ENTERPRISES LLC	4/5/2023	04-2023	668.00	
sec8hap - Section 8 HAP	19274	Oreamat - MATURO REALTY INC	4/5/2023	04-2023	1,371.00	
sec8hap - Section 8 HAP	19275	Oreasar - SARA REAVES	4/5/2023	04-2023	631.00	
sec8hap - Section 8 HAP	19276	Oregche - REGENCY CHESTNUT COURT	4/5/2023	04-2023	10,469.00	
sec8hap - Section 8 HAP	19277	Oregeas - REGENCY EAST LLC	4/5/2023	04-2023	2,372.00	
sec8hap - Section 8 HAP	19278	Orenaco - ACOSTA RENTAL LLC	4/5/2023	04-2023	1,891.00	
sec8hap - Section 8 HAP	19279	Orenokg - K G RENOVATIONS LLC	4/5/2023	04-2023	1,121.00	
sec8hap - Section 8 HAP	19280	Orivdie - DIEGO A RIVERA	4/5/2023	04-2023	442.00	
sec8hap - Section 8 HAP	19281	Oriviri - IRIS J RIVERA	4/5/2023	04-2023	1,793.00	
sec8hap - Section 8 HAP	19282	Orivvic - VICTORIANO RIVERA JR	4/5/2023	04-2023	328.00	
sec8hap - Section 8 HAP	19283	Ormidprop - R MIDDLETON PROPERTIES LLC	4/5/2023	04-2023	848.00	
sec8hap - Section 8 HAP	19284	Oroceli - ELIZABETH ROCHE	4/5/2023	04-2023	608.00	
sec8hap - Section 8 HAP	19285	Orodhen - HENRY RODRIGUEZ	4/5/2023	04-2023	781.00	
sec8hap - Section 8 HAP	19286	Orogsal - SALVATORE W ROGGIO	4/5/2023	04-2023	855.00	
sec8hap - Section 8 HAP	19287	Orpjpro - RPJ PROPERTIES LLC	4/5/2023	04-2023	11,187.00	
sec8hap - Section 8 HAP	19288	Oruppab - RUPERTO	4/5/2023	04-2023	1,175.00	
sec8hap - Section 8 HAP	19289	Osaiger - GERALD M SAINOT JR	4/5/2023	04-2023	1,758.00	
sec8hap - Section 8 HAP	19290	Osalasda - DAMIAN & ELAINE SALAS	4/5/2023	04-2023	612.00	
sec8hap - Section 8 HAP	19291	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	4/5/2023	04-2023	758.00	
sec8hap - Section 8 HAP	19292	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	4/5/2023	04-2023	467.00	
sec8hap - Section 8 HAP	19293	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	4/5/2023	04-2023	309.00	
sec8hap - Section 8 HAP	19294	Oshabru - BRUCE D SHAW	4/5/2023	04-2023	1,251.00	
sec8hap - Section 8 HAP	19295	Osimseb - SIMONE	4/5/2023	04-2023	554.00	

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=03/2023-04/2023 AND Check Date=03/24/2023-04/20/2023 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	19296	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	4/5/2023	04-2023	1,703.00	
sec8hap - Section 8 HAP	19297	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	4/5/2023	04-2023	263.00	
sec8hap - Section 8 HAP	19298	Ototalb - ALBERTO SOTO	4/5/2023	04-2023	1,090.00	
sec8hap - Section 8 HAP	19299	Osqulan - LANDIS SQUARE SR APTS	4/5/2023	04-2023	1,565.00	
sec8hap - Section 8 HAP	19300	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	4/5/2023	04-2023	828.00	
sec8hap - Section 8 HAP	19301	Oswaway - WAYNE SWANSON	4/5/2023	04-2023	97.00	
sec8hap - Section 8 HAP	19302	Otayver - TAYLOR	4/5/2023	04-2023	618.00	
sec8hap - Section 8 HAP	19303	Othapau - ALBERTA A QUAIROLI ESTATE	4/5/2023	04-2023	1,082.00	
sec8hap - Section 8 HAP	19304	Otimesus - SUSAN V TIMMRECK	4/5/2023	04-2023	815.00	
sec8hap - Section 8 HAP	19305	Ovasdap - DAPHNE VASSALOTTI	4/5/2023	04-2023	704.00	
sec8hap - Section 8 HAP	19306	Oveljon - JONATHAN VELEZ	4/5/2023	04-2023	1,398.00	
sec8hap - Section 8 HAP	19307	Ovelmal - MALADA CRESPO VELEZ	4/5/2023	04-2023	739.00	
sec8hap - Section 8 HAP	19308	Ovinlan - VINELAND VILLAGE APTS	4/5/2023	04-2023	6,852.00	
sec8hap - Section 8 HAP	19309	Ovirulou - LOUIS A VIRUET	4/5/2023	04-2023	992.00	
sec8hap - Section 8 HAP	19310	Ovitdor - VITALO	4/5/2023	04-2023	924.00	
sec8hap - Section 8 HAP	19311	Owalnut - WALNUT REALTY ASSOCIATES LLC	4/5/2023	04-2023	8,003.00	
sec8hap - Section 8 HAP	19312	Owassey - SEYMOUR WASSERSTRUM	4/5/2023	04-2023	1,100.00	
sec8hap - Section 8 HAP	19313	Owatrob - ROBERT H WATSON	4/5/2023	04-2023	1,400.00	
sec8hap - Section 8 HAP	19314	Owhejon - WHEELER	4/5/2023	04-2023	494.00	
sec8hap - Section 8 HAP	19315	Owolpro - WOLF PROPERTY HOLDINGS LLC	4/5/2023	04-2023	1,266.00	
sec8hap - Section 8 HAP	19316	Owrialf - ALFRED WRIGHT	4/5/2023	04-2023	1,709.00	
sec8hap - Section 8 HAP	19317	Oassind - INDEPENDENCE ASSOCIATES LLC	4/7/2023	04-2023	832.00	
sec8hap - Section 8 HAP	19318	Obetalp - ALPHA BETA CAMDEN LLC	4/7/2023	04-2023	1,440.00	
sec8hap - Section 8 HAP	19319	Ocrofre - FBF ASSOCIATES INC	4/7/2023	04-2023	800.00	
sec8hap - Section 8 HAP	19320	Ogromad - MADHU GROUP LLC	4/7/2023	04-2023	2,200.00	
sec8hap - Section 8 HAP	19321	Ohereri - 123 SOUTH 4TH STREET LLC	4/7/2023	04-2023	2,599.00	
sec8hap - Section 8 HAP	19322	Olocloc - LOCATION LOCATION & TIMING LLC	4/7/2023	04-2023	956.00	
sec8hap - Section 8 HAP	19323	Oneeshr - SHREE NEEL LLC	4/7/2023	04-2023	2,573.00	
sec8hap - Section 8 HAP	19324	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	4/7/2023	04-2023	3,295.00	
sec8hap - Section 8 HAP	19325	Oiscam - CAMDEN RISING 2 LLC	4/7/2023	04-2023	1,139.00	
sec8hap - Section 8 HAP	19326	Orpjpro - RPJ PROPERTIES LLC	4/7/2023	04-2023	2,285.00	
sec8hap - Section 8 HAP	19327	Ovhosri - SRI VHOMES LLC	4/7/2023	04-2023	1,205.00	
sec8hap - Section 8 HAP	20231030362	vha - HOUSING AUTHORITY CITY OF VINELAND	4/13/2023	04-2023	18,037.50	
sec8hap - Section 8 HAP	20231030363	vha - HOUSING AUTHORITY CITY OF VINELAND	4/13/2023	04-2023	18,154.50	
					690,251.00	

Payment Summary

erty=.all AND Bank=sec8adm AND mm/yy=03/2023-04/2023 AND Check Date=03/24/2023-04/20/2023 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8adm - Section 8 Admi	687	Ocaguas - CAGUAS OF MUNICIPALITY	4/5/2023	04-2023	63.04	
sec8adm - Section 8 Admi	688	Oosccos8 - OSCEOLA COUNTY HOUSING	4/5/2023	04-2023	65.16	
sec8adm - Section 8 Admi	689	vf1033 - SEMINOLE COUNTY	4/5/2023	04-2023	65.16	
sec8adm - Section 8 Admi	690	vf1093 - ORANGE COUNTY HOUSING & C D	4/5/2023	04-2023	65.16	
					258.52	

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=03/2023-04/2023 AND Check Date=03/24/2023-04/20/2023 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
	#				
capgenfd - Public Housing C	2518	vmu - Vineland Municipal Utilities	3/24/2023	03-2023	4,305.74
capgenfd - Public Housing C	2519	sjgas - South Jersey Gas Company	3/31/2023	03-2023	3,907.91
capgenfd - Public Housing C	2520	vmu - Vineland Municipal Utilities	3/31/2023	03-2023	1,310.76
capgenfd - Public Housing C	2521	vha - HOUSING AUTHORITY CITY OF VINELAND	4/14/2023	04-2023	16,301.49
capgenfd - Public Housing C	20231030361	vha - HOUSING AUTHORITY CITY OF VINELAND	4/13/2023	04-2023	407,200.00
					433,025.90

Payment Summary

perty=.all AND Bank=cocc AND mm/yy=03/2023-04/2023 AND Check Date=03/17/2023-04/20/2023 AND All Checks=Yes AND Include Voids=All Che

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	11814	herald - Cape May County Herald Newspaper	4/17/2023	04-2023	-153.50
cocc - Central Office Cost	11837	axaequ - Equitable	3/17/2023	03-2023	2,575.00
cocc - Central Office Cost	11838	cannon - Estate of Earl Cannon	3/17/2023	03-2023	68.91
cocc - Central Office Cost	11839	acehar - Vineland Ace Hardware East	3/24/2023	03-2023	57.27
cocc - Central Office Cost	11840	aceplu - Ace Plumbing and Electrical Supplies Inc	3/24/2023	03-2023	65.64
cocc - Central Office Cost	11841	amacap - Amazon Capital Services Inc	3/24/2023	03-2023	90.57
cocc - Central Office Cost	11842	ccia - Cumberland Co Improvement Auth	3/24/2023	03-2023	16.32
cocc - Central Office Cost	11843	centur - Century Water Conditioning & Purification Inc	3/24/2023	03-2023	402.50
cocc - Central Office Cost	11844	dagost - D'Agostino's Water Solutions, LLC	3/24/2023	03-2023	265.90
cocc - Central Office Cost	11845	daily - The Daily Journal	3/24/2023	03-2023	33.15
cocc - Central Office Cost	11846	homede - Home Depot Credit Services	3/24/2023	03-2023	1,194.32
cocc - Central Office Cost	11847	madmonk - Mad Monkey Wrapz LLC	3/24/2023	03-2023	320.00
cocc - Central Office Cost	11848	miles - Miles Technologies	3/24/2023	03-2023	5,925.00
cocc - Central Office Cost	11849	prich - P C Richard and Son Builders Div	3/24/2023	03-2023	1,797.00
cocc - Central Office Cost	11850	rkauto - RK Auto Group	3/24/2023	03-2023	86.88
cocc - Central Office Cost	11851	sherwi - Sherwin Williams Company	3/24/2023	03-2023	699.04
cocc - Central Office Cost	11852	vhapet - Gloria Pomaes	3/24/2023	03-2023	259.47
cocc - Central Office Cost	11853	sjgas - South Jersey Gas Company	3/31/2023	03-2023	1,392.93
cocc - Central Office Cost	11854	vmu - Vineland Municipal Utilities	3/31/2023	03-2023	2,638.68
cocc - Central Office Cost	11855	acehar - Vineland Ace Hardware East	3/31/2023	03-2023	11.69
cocc - Central Office Cost	11856	adcase - Advanced Cabinetry & Storage Systems LLC	3/31/2023	03-2023	1,111.00
cocc - Central Office Cost	11857	amacap - Amazon Capital Services Inc	3/31/2023	03-2023	21.87
cocc - Central Office Cost	11858	aprsup - APR SUPPLY CO	3/31/2023	03-2023	3,237.28
cocc - Central Office Cost	11859	barret - Barretta Plumbing Heating Cooling	3/31/2023	03-2023	1,750.72
cocc - Central Office Cost	11860	bobaut - BOB'S AUTO SUPPLY, INC	3/31/2023	03-2023	383.94
cocc - Central Office Cost	11861	cintas - Cintas Corporation #100	3/31/2023	03-2023	134.25
cocc - Central Office Cost	11862	combus - COMCAST	3/31/2023	03-2023	348.35
cocc - Central Office Cost	11863	dagost - D'Agostino's Water Solutions, LLC	3/31/2023	03-2023	187.50
cocc - Central Office Cost	11864	dudley - Dudley General Contracting LLC	3/31/2023	03-2023	1,992.32
cocc - Central Office Cost	11865	ekrise - ERIC M. KRISE ELECTRICAL CONTRACTOR LLC	3/31/2023	03-2023	7,626.27
cocc - Central Office Cost	11866	fioch - Fiochi Tire Center Inc	3/31/2023	03-2023	1,656.32
cocc - Central Office Cost	11867	jccupa - JC'S Custom Painting	3/31/2023	03-2023	4,721.25
cocc - Central Office Cost	11868	maxcom - Max Communications Inc	3/31/2023	03-2023	135.00
cocc - Central Office Cost	11869	njdep - Treasurer State of NJ, Div of Revenue	3/31/2023	03-2023	144.00
cocc - Central Office Cost	11870	sermas - ServiceMaster Of The Shore Area	3/31/2023	03-2023	495.00
cocc - Central Office Cost	11871	sherwi - Sherwin Williams Company	3/31/2023	03-2023	2.84
cocc - Central Office Cost	11872	aflac - AFLAC	3/31/2023	03-2023	286.05

Payment Summary

erty=.all AND Bank=sec8hap AND mm/yy=03/2023-04/2023 AND Check Date=03/24/2023-04/20/2023 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	11873	axaequ - Equitable	3/31/2023	03-2023	2,515.00	
cocc - Central Office Cost	11874	cwa - Communications Workers of America	3/31/2023	03-2023	374.67	
cocc - Central Office Cost	11875	amacap - Amazon Capital Services Inc	4/6/2023	04-2023	41.64	
cocc - Central Office Cost	11876	carahsoft - Carahsoft Technology Corporation	4/6/2023	04-2023	1,850.45	
cocc - Central Office Cost	11877	genser - Genserve Inc	4/6/2023	04-2023	1,995.00	
cocc - Central Office Cost	11878	jccupa - JC'S Custom Painting	4/6/2023	04-2023	2,311.25	
cocc - Central Office Cost	11879	nanmck - Nan McKay and Associates Inc	4/6/2023	04-2023	100.00	
cocc - Central Office Cost	11880	quapri - Quality Printing	4/6/2023	04-2023	124.00	
cocc - Central Office Cost	11881	semper - Semper Secure , LLC	4/6/2023	04-2023	1,537.20	
cocc - Central Office Cost	11882	tricit - Tri City Products	4/6/2023	04-2023	133.10	
cocc - Central Office Cost	11883	veriw - Verizon Wireless	4/6/2023	04-2023	999.55	
cocc - Central Office Cost	11884	ahcvktot - AFFORDABLE HOUSING CORPORATION	4/14/2023	04-2023	11,420.00	
cocc - Central Office Cost	11885	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	4/14/2023	04-2023	1,875.00	
cocc - Central Office Cost	11886	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	4/14/2023	04-2023	10,317.00	
cocc - Central Office Cost	11887	vha - HOUSING AUTHORITY CITY OF VINELAND	4/14/2023	04-2023	7,917.00	
cocc - Central Office Cost	11888	blockisi - TELESYSTEM	4/14/2023	04-2023	1,791.05	
cocc - Central Office Cost	11889	callexp - Call Experts New Jersey	4/14/2023	04-2023	515.16	
cocc - Central Office Cost	11890	dagost - D'Agostino's Water Solutions, LLC	4/14/2023	04-2023	1,367.46	
cocc - Central Office Cost	11891	deereco - Deere & Company	4/14/2023	04-2023	3,502.39	
cocc - Central Office Cost	11892	maxcom - Max Communications Inc	4/14/2023	04-2023	450.00	
cocc - Central Office Cost	11893	miles - Miles Technologies	4/14/2023	04-2023	14,554.59	
cocc - Central Office Cost	11894	pbrese - Reserve Account	4/14/2023	04-2023	1,000.00	
cocc - Central Office Cost	11895	pdq - PDQ Supply Inc	4/14/2023	04-2023	1,070.40	
cocc - Central Office Cost	11896	rigin - Riggins Inc	4/14/2023	04-2023	46.46	
cocc - Central Office Cost	11897	vercon - Verizon Connect Fleet USA LLC	4/14/2023	04-2023	352.00	
cocc - Central Office Cost	11898	wex - WEX Bank	4/14/2023	04-2023	1,978.23	
cocc - Central Office Cost	11899	ahcvktot - AFFORDABLE HOUSING CORPORATION	4/14/2023	04-2023	11,420.00	
cocc - Central Office Cost	11900	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	4/14/2023	04-2023	1,875.00	
cocc - Central Office Cost	11901	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	4/14/2023	04-2023	10,317.00	
cocc - Central Office Cost	11902	vha - HOUSING AUTHORITY CITY OF VINELAND	4/14/2023	04-2023	7,917.00	
cocc - Central Office Cost	11903	acehar - Vineland Ace Hardware East	4/20/2023	04-2023	66.51	
cocc - Central Office Cost	11904	adcass - Advanced Cabinetry & Storage Systems LLC	4/20/2023	04-2023	1,264.00	
cocc - Central Office Cost	11905	amacap - Amazon Capital Services Inc	4/20/2023	04-2023	551.98	
cocc - Central Office Cost	11906	ambcom - Ambient Comfort	4/20/2023	04-2023	566.00	
cocc - Central Office Cost	11907	aprsup - APR SUPPLY CO	4/20/2023	04-2023	146.54	
cocc - Central Office Cost	11908	avena - Linda M Avena CPA	4/20/2023	04-2023	7,083.34	
cocc - Central Office Cost	11909	bobaut - BOB'S AUTO SUPPLY, INC	4/20/2023	04-2023	559.86	
cocc - Central Office Cost	11910	brooke - The Brooke Group LLC	4/20/2023	04-2023	1,451.25	
cocc - Central Office Cost	11911	brownc - Brown & Connery LLP	4/20/2023	04-2023	574.00	
cocc - Central Office Cost	11912	browni - Browns Integrated Pest Management	4/20/2023	04-2023	300.00	
cocc - Central Office Cost	11913	canbus - Canon Solutions America Inc	4/20/2023	04-2023	232.57	
cocc - Central Office Cost	11914	ccia - Cumberland Co Improvement Auth	4/20/2023	04-2023	3,140.49	
cocc - Central Office Cost	11915	cintas - Cintas Corporation #100	4/20/2023	04-2023	526.95	
cocc - Central Office Cost	11916	coloni - Colonial Electrical Supply	4/20/2023	04-2023	558.40	
cocc - Central Office Cost	11917	cullig - South Jersey Culligan Water	4/20/2023	04-2023	91.94	
cocc - Central Office Cost	11918	daily - The Daily Journal	4/20/2023	04-2023	19.89	
cocc - Central Office Cost	11919	eldpes - ELDER PEST CONTROL, INC.	4/20/2023	04-2023	337.50	
cocc - Central Office Cost	11920	gabage - Eisenstat Gabage and Furman PC	4/20/2023	04-2023	1,391.67	
cocc - Central Office Cost	11921	gatto - Gatto's Septic	4/20/2023	04-2023	220.00	
cocc - Central Office Cost	11922	hdsupp - HD Supply Facilities Maintenance LTD	4/20/2023	04-2023	3,460.92	

Payment Summary

arty=.all AND Bank=sec8hap AND mm/yy=03/2023-04/2023 AND Check Date=03/24/2023-04/20/2023 AND All Checks=Yes AND Include Voids=All C

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
cocc - Central Office Cost	11923	hill - Ronald Hill	4/20/2023	04-2023	1,125.00	
cocc - Central Office Cost	11924	himina - DELSEA LAUNDROMAT	4/20/2023	04-2023	796.25	
cocc - Central Office Cost	11925	homede - Home Depot Credit Services	4/20/2023	04-2023	1,948.44	
cocc - Central Office Cost	11926	hompro - The Home Depot Pro - SupplyWorks	4/20/2023	04-2023	3,456.56	
cocc - Central Office Cost	11927	inspira - Inspira Health Network Urgent Care, PC	4/20/2023	04-2023	300.00	
cocc - Central Office Cost	11928	jccupa - JC'S Custom Painting	4/20/2023	04-2023	3,967.50	
cocc - Central Office Cost	11929	jersey - Jersey Elevator LLC	4/20/2023	04-2023	2,748.00	
cocc - Central Office Cost	11930	madmonk - Mad Monkey Wrapz LLC	4/20/2023	04-2023	820.00	
cocc - Central Office Cost	11931	mason - W B Mason Co Inc	4/20/2023	04-2023	815.00	
cocc - Central Office Cost	11932	miles - Miles Technologies	4/20/2023	04-2023	870.00	
cocc - Central Office Cost	11933	natten - National Tenant Network	4/20/2023	04-2023	1,842.00	
cocc - Central Office Cost	11934	pdq - PDQ Supply Inc	4/20/2023	04-2023	301.85	
cocc - Central Office Cost	11935	peters - Peterson Service Co Inc	4/20/2023	04-2023	1,620.00	
cocc - Central Office Cost	11936	pitneq - Pitney Bowes Global Financial Services, LLC.	4/20/2023	04-2023	574.26	
cocc - Central Office Cost	11937	rkauto - RK Auto Group	4/20/2023	04-2023	6,280.79	
cocc - Central Office Cost	11938	semper - Semper Secure , LLC	4/20/2023	04-2023	1,537.20	
cocc - Central Office Cost	11939	sherwi - Sherwin Williams Company	4/20/2023	04-2023	330.80	
cocc - Central Office Cost	11940	shred - Shred-It USA LLC	4/20/2023	04-2023	68.38	
cocc - Central Office Cost	11941	simonik - SIMONIK TRANSPORTATION AND WAREHOUSE	4/20/2023	04-2023	1,872.00	
cocc - Central Office Cost	11942	staadv - Staples, Inc.	4/20/2023	04-2023	1,440.90	
cocc - Central Office Cost	11943	xpress - Xpress Electronic Services, Inc.	4/20/2023	04-2023	99.00	
cocc - Central Office Cost	3172023	paychex - Paychex of New York LLC	3/17/2023	03-2023	391.77	
cocc - Central Office Cost	9663038	pers - Public Employees Retirement System	4/10/2023	04-2023	17,920.75	
cocc - Central Office Cost	10776012	pers - Public Employees Retirement System	4/18/2023	04-2023	244,427.00	
cocc - Central Office Cost	2023032901	paychex - Paychex of New York LLC	3/31/2023	03-2023	396.35	
cocc - Central Office Cost	2023041101	paychex - Paychex of New York LLC	4/14/2023	04-2023	399.70	
					462,541.64	

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

RESOLUTION #2023-18

A Resolution Approving Revised Organizational Chart

WHEREAS, it has become necessary to revise the Organizational Chart of the Housing Authority of the City of Vineland; and

WHEREAS, the following positions have been deleted and/or added to the Organizational Chart;

DELETED	ADDED
PT Administrative Assistant	FT Receptionist/Tenant Relations
PT Occupancy Specialist	FT Occupancy Specialist

WHEREAS, the Organizational Chart has been attached hereunto; and

WHEREAS, the Organizational Chart is effective April 20, 2023.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Vineland approves the attached Organizational Chart of the Housing Authority of the City of Vineland.

ADOPTED: April 20, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Porter*

Resolution seconded by Commissioner *Chapman*

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

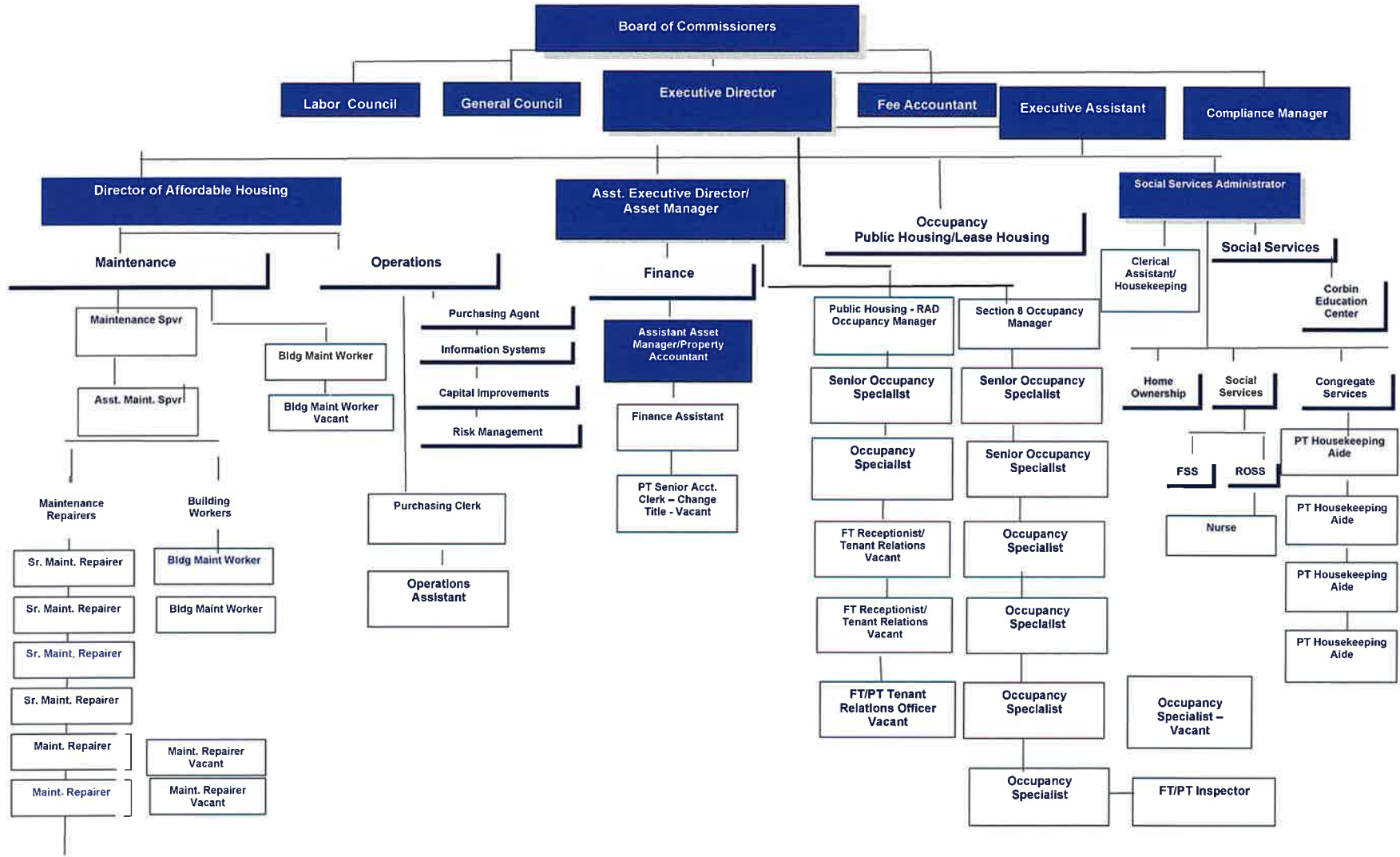
This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on April 20, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

Housing Authority of the City of Vineland

Organization Chart



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

RESOLUTION #2023-19

**Resolution Amending Health, Dental, and Prescription Coverage Policy–
Retired Employees Hired on or before June 18, 2015**

WHEREAS, the Housing Authority of the City of Vineland has an adopted Personnel Policy and Employee Manual, dated October 28, 2021, which governs the right and obligation of the Authority's employees and the Authority's employment policies, in keeping with local public practice and rescinding any previously approved Personnel Policy; and

WHEREAS, the Housing Authority of the City of Vineland has previously implemented a policy that provided medical coverage, including dental and prescription coverage, to its retired employees hired on or before June 18, 2015 as follows; and,

TIER 1 Employees hired on or before June 18, 2015. Eligible employees who have reached the age of sixty-two (62) or older and retire after fifteen (15) years of participation in the Public Employees Retirement System of which at least ten (10) years have been continued service with the Vineland Housing Authority will be provided full medical coverage, including dental and prescription coverage. This coverage will also be extended to the employee's enrolled spouse at the time of retirement. At the time the employee and/or his/her spouse become eligible for Medicare, he/she/they will be responsible for his/her/their Medicare premium and the Housing Authority will offer his/her/them the option of supplemental insurance to Medicare at a cost of fifty (50%) per cent of the premium. Dental and prescription coverage will not be affected by Medicare eligibility.

Eligible employees who retire with twenty-five (25) years or more participation in the Public Employees Retirement system of which has at least ten (10) years have been of continued service with the Vineland Housing Authority and are between the age of fifty-five (55) and Medicare eligibility age will be provided full medical coverage, including dental and prescription coverage. This coverage will also be extended to the employee's enrolled spouse at the time of retirement. At the time the employee and/or his/her spouse become eligible for Medicare, he/she/they will be responsible for his/her/their Medicare premium and the Housing Authority will offer his/her/them the option of supplemental insurance to Medicare at a cost of fifty (50%) per cent of the premium. Dental and prescription coverage will not be affected by Medicare eligibility.

Eligible employees who retire on disability will be provided full medical coverage including dental and prescription coverage. This coverage will also be extended to the employee's enrolled spouse at the time of retirement. At the time the employee and/or his/her spouse become eligible for Medicare he/she/they will be responsible for his/her/their Medicare premium and the Housing Authority will offer him/her/them the option of supplemental insurance at a cost of fifty (50%) per cent of the premium. Dental and prescription coverage will not be affected by Medicare eligibility.

If a TIER 1 Employee fails to pay, in full, the cost of supplemental insurance within sixty (60) days of the payment's due date, the Authority will notify the New Jersey Division of Pension and Benefits to terminate the employee's supplemental insurance coverage.

WHEREAS, it is the desire of the Board of Commissioners to clarify the post-retirement medical benefits of employees who qualify for payment under Chapter 48 of the New Jersey State Health Benefits Program (SHBP) who retire on or after May 1, 2023; and,

WHEREAS, said post-employment benefits apply to retirees and their surviving spouse only; and

WHEREAS, said post-employment benefits do not apply to any other dependents of the retiree other than the retiree's surviving spouse; and

WHEREAS, the adoption of this resolution does not free the Authority of the obligation to pay for post-retirement medical benefits of retirees or employees who qualified for those payments under any Chapter 48 Resolution adopted previously by this governing body; and

WHEREAS, the Housing Authority of the City of Vineland does not extend retirement health, dental and prescription benefits to employees who are hired on or after June 18, 2015, as outlined in the Personnel Policy and Employee Manual, dated June 18, 2015 – Resolution 2015-25; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners approves the attached Chapter 48 Resolution and Addendum to be submitted to the New Jersey Division of Pension & Benefits – Health Benefits Bureau; and

BE IT FURTHER RESOLVED that the terms of this Resolution shall apply to collective bargaining unit employees of the Housing Authority of the City of Vineland who were hired before June 18, 2015.

ADOPTED: April 20, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Chapman*

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
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 20, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones
Jacqueline S. Jones, Executive Director
Secretary/Treasurer



State Health Benefits Program (SHBP)
School Employees' Health Benefits Program (SEHBP)
RESOLUTION

To be completed by the employing agency's Certifying Officer.

A resolution to adopt the provisions of Chapter 48 (N.J.S.A. 52:14.17.38) under which a public employer may agree to pay for the SHBP and/or SEHBP coverage of certain retirees.

BE IT RESOLVED

1. The Vineland Housing Authority 1460-00
Corporate Name of Employer *SHBP/SEHBP Employer Location Number*

hereby elects to adopt the provisions of N.J.S.A. 52:14-17.38 and adhere to the rules and regulations promulgated by the State Health Benefits Commission and School Employees' Health Benefits Commission to implement the provisions of that law.

2. This resolution affects employees as shown on the attached *Chapter 48 Resolution Addendum*. It is effective on the 1st day of May, 2023
Month *Year*

3. We are aware that adoption of this resolution does not free us of the obligation to pay for post-retirement medical benefits of retirees or employees who qualified for those payments under any *Chapter 88 Resolution* or *Chapter 48 Resolution* adopted previously by this governing body.

4. We agree that this resolution will remain in effect until properly amended or revoked with the SHBP and/or SEHBP. We recognize that while we participate with the SHBP and/or SEHBP, we are responsible for providing the payment for post-retirement medical coverage as listed in the attached *Chapter 48 Resolution Addendum* for all employees who qualify for this coverage while this resolution is in force.

5. We understand that we are required to provide the New Jersey Division of Pensions & Benefits (NJDPB) complete copies of all contracts, ordinances, and resolutions that detail post-retirement medical payment obligations we undertake. We also recognize that we may be required to provide the NJDPB with information needed to carry out the terms of this resolution.

I hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the:

Vineland Housing Authority 856-691-4099
Corporate Name of Employer *Phone Number*

191 W. Chestnut Avenue Vineland NJ 08360
Street Address *City* *State* *Zip Code*

Jacqueline S. Jones Executive Director
Print Name *Official Title*

 4 / 20 / 2023
Signature *Date*

32 22-1768886/000
Number of Employees *Employer's State Employer Identification Number (EIN)*

Mail Completed Resolution to: New Jersey Division of Pensions & Benefits
Health Benefits Bureau
P.O. Box 299
Trenton, NJ 08625-0299

Email Completed Resolution to: HBRetired@treas.nj.gov



State Health Benefits Program (SHBP) and
 School Employees' Health Benefits Program (SEHBP)
CHAPTER 48 RESOLUTION ADDENDUM

Effective Date of Resolution 05 / 01 / 2023 Form to be used for: Medical Dental Both

Employer Name Vineland Housing Authority, 1460-00
Corporate Name of Employer, SHBP/SEHBP Employer Location Number

CLASS OF EMPLOYEES Examples: police officers, clerical workers, bargaining unit (PBA, CWA), nonaligned, or individual(s)	N.J.S.A. 52:14-17.38 Provisions Adopted						Premium Payment Retirees If Yes Show %	SPOUSES ONLY Premium Payment Dependents		Medicare Reimbursement		Premium Payment Surviving Spouses		Do Benefits Apply to Current Retirees		If Benefits Do Not Apply To Current Retirees, Give Effective Date
	1) Retired on a Disability Retirement	2) Retired w/25 or + years of service	2a) Number of years service w/employer	3) Retired age 65 + w/25 years service	3a) Number of years service w/employer	4) Retired 62 or older w/15 years or more service w/employer		No	If Yes Show %	No	If Yes Show %	No	If Yes Show %	No	If Yes Show %	
Individuals hired BEFORE 06/18/2015	X						100		100		50		100		100	
Individuals hired BEFORE 06/18/2015		X	10				100		100		50		100		100	
Individuals hired BEFORE 06/18/2015						X	100		100		50		100		100	
All Individuals hired ON or AFTER 06/18/2015							0		0		0		0		0	

Note: An age requirement is not permitted on Provisions 1 or 2; Provisions 3 and 4 already have an age requirement.

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

RESOLUTION #2023-20

Resolution Awarding As-Needed Electrical Services

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

WHEREAS, three 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
Lee-Way Electrical LLC – 105 Morris Avenue, Landisville, NJ**

to provide the Vineland Housing Authority with as-needed Electrical Services commencing May 1, 2023 through April 30, 2024 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 20, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Asse Ha*

Resolution seconded by Commissioner *Porter*

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
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 20, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

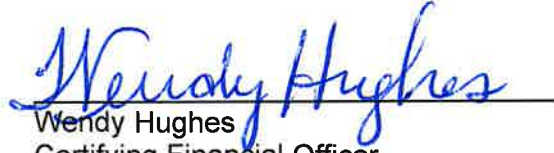
By: *Jacqueline S. Jones*
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

Funding is available for:

AS-NEEDED ELECTRICAL SERVICES CONTRACT

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



Wendy Hughes
Certifying Financial Officer

4/20/23
Date

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - CONTRACTOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
AS-NEEDED ELECTRICAL SERVICES
UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	HOURLY RATE	ESTIMATED QTY OF HOURS	TOTAL PRICE
ELEC-HOUR	Provide price per hour for a Journeyman Electrician	\$125	100	\$12,500-
ELEC-HOUR-OT	Provide price per hour overtime rate for a Journeyman Electrician	\$125	5	\$937.50
LABR-HOUR	Provide price per hour for a Laborer	\$125	100	\$12,500-
LABR-HOUR-OT	Provide price per hour overtime rate for a Laborer	\$125	5	\$937.50

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 \$ **26,875 -**

twenty-six thousand eight hundred and seventy five

TOTAL PRICE IN WRITTEN WORD FORM

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

High Point Home Services BY: *Greg Guth*
Firm Name

80 Broad St Elmer NJ 08318
Street, Town, State, Zip Code

856-769-3932
Telephone

Sworn to and subscribed before me on this *6th* day of *April*, 20*23*
day of _____, 20*23*

Greg Guth
Signature of proposer if the proposer is an individual

Greg Guth
Signature of partner if proposer is a partnership

Greg Guth
Signature of officer if the proposer is a corporation

Fax

Greg Guth
Notary Public

(SEAL)

Owner
Title

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - CONTRACTOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
AS-NEEDED ELECTRICAL SERVICES
UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	HOURLY RATE	ESTIMATED QTY OF HOURS	TOTAL PRICE
ELEC-HOUR	Provide price per hour for a Journeyman Electrician	95.00	100	\$ 9500.00
ELEC-HOUR-OT	Provide price per hour overtime rate for a Journeyman Electrician	142.50	5	\$ 712.50
LABR-HOUR	Provide price per hour for a Laborer	50.00	100	\$ 5000.00
LABR-HOUR-OT	Provide price per hour overtime rate for a Laborer	75.00	5	\$ 375.00

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 \$ 15587.50

TOTAL PRICE IN WRITTEN WORD FORM

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

Robert Mac ^{Genl Electric Contractor} BY: Robert Mac

Firm Name

1525 Nelson Dr Vineland NJ 08360

Street, Town, State, Zip Code

856-257-0394

Telephone

Signature of proposer if the proposer is an individual

Sworn to and subscribed before me on this 12th day of April 20 23

Signature of partner if proposer is a partnership

Signature of officer if the proposer is a corporation

Notary Public

(SEAL) Marlene Sosa-Trujillo
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES March 17, 2028

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - CONTRACTOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
AS-NEEDED ELECTRICAL SERVICES
UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	HOURLY RATE	ESTIMATED QTY OF HOURS	TOTAL PRICE
ELEC-HOUR	Provide price per hour for a Journeyman Electrician	128.00	100	\$ 12,800.00
ELEC-HOUR-OT	Provide price per hour overtime rate for a Journeyman Electrician	192.00	5	\$ 960.00
LABR-HOUR	Provide price per hour for a Laborer	75.00	100	\$ 7,500.00
LABR-HOUR-OT	Provide price per hour overtime rate for a Laborer	112.50	5	\$ 562.50

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 \$ 21,822.50 -

Twenty One Thousand Eight Hundred Twenty Two Dollars and Fifty Cents

TOTAL PRICE IN WRITTEN WORD FORM

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

Lee-Way Electrical LLC BY: Wayne Owsley

Firm Name
105 Morris Ave Landisville NJ 08326

Street, Town, State, Zip Code

856-507-0899 Telephone 856-507-0895 Fax

Sworn to and subscribed before me on this 23 day of March, 2023

Signature of proposer if the proposer is an individual *Wayne Owsley*

Signature of partner if proposer is a partnership

Signature of officer if the proposer is a corporation

Notary Public
MARIA M. DONATO
(SEAL) NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 17, 2024
I.D. #2446021

Owner

Title

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

RESOLUTION #2023-21

Approving Change Order #26 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 026 is for additional toilet carriers and credits for unused NTE change orders #2 & 3, the net is a credit of (\$5,908.81); and

WHEREAS, the aforementioned change order is a credit in the amount of (\$5,908.91) and is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby accepts the change order in the credit of (\$5,908.91) for the Kidston & Olivio Towers Interior and Plumbing Renovations.

ADOPTED: April 20, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Porter*

Resolution seconded by Commissioner *Chapman*

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
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 20, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: *Jacqueline S. Jones*
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: 026

 Date: 04/11/2023

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.)

- | | |
|---|--------------|
| 1. Cost for additional toilets and carriers replaced. | \$6,239.57 |
| 2. Credit applied to CO #2 for Metal Stud Repairs | (\$5,057.94) |
| 3. Credit for CO #3 - In Unit Bathrooms - Moisture and Mildew Reparis Kidston Tower | (\$7,090.54) |

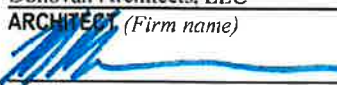
TOTAL CREDIT: **(\$5,908.91)**

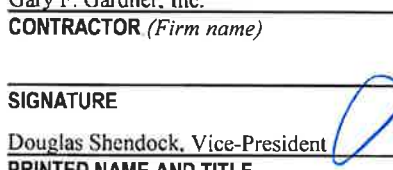
The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 176,203.71
The Contract Sum prior to this Change Order was	\$ 2,924,184.71
The Contract Sum will be decreased by this Change Order in the amount of	\$ 5,908.91
The new Contract Sum including this Change Order will be	\$ 2,918,275.80

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 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. Donovan, Principal
 PRINTED NAME AND TITLE
 4/11/23
 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
 4/21/23
 DATE

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

RESOLUTION #2023-22

Resolution of the Housing Authority of the City of Vineland
Granting an Official Leave of Absence (FMLA)

WHEREAS, employee Ana Soler applied for Family and Medical Leave Act (FMLA) on March 7, 2023; and

WHEREAS, said employee has been under physician care as of March 3, 2023; and

WHEREAS, it is recommended the Board of Commissioners of the City of Vineland grant an official leave of absence under FMLA to Ana Soler; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioner of the City of Vineland grants Ana Soler an official leave of absence until released to full active duty with no restrictions by her physician.

ADOPTED: April 20, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Chapman*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	✓			
Daniel Peretti				✓
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 20, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:



Jacqueline S. Jones, Executive Director
Secretary/Treasurer

4/14/23

HOUSING AUTHORITY OF VINELAND - APRIL, 2023 - EVICTIONS

1. ADRIANA DELGADO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on February 6, 2023. Trial was scheduled for March 15, 2023. A settlement agreement was entered into whereby the tenant would stay in the premises and make payments on her past due rent. This matter will be removed from the list.

2. AMY DELGADO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference was scheduled for March 10, 2023. Trial was scheduled for April 12, 2023. A settlement agreement was entered into whereby the tenant would stay in the premises and make payments on her past due rent. This matter will be removed from the list.

3. SHERRIE WILLIAMS

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on January 19, 2023. Trial was scheduled for April 12, 2023. Tenant called and said that her daughter was sick so the Court postponed trial to April 26, 2023.

4. REINALDO RODRIGUEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on March 29, 2023. We are currently awaiting a Case Management Conference date.

5. IGRACIO TURPEAU

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on March 29, 2023. We are currently awaiting a Case Management Conference date.

6. MOLLY COOK

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. While we were awaiting the Case Management Conference to take place, we were advised by the Housing Authority to dismiss the case with the Court. This matter will be removed from the list.

4/14/23

MELROSE COURT - APRIL, 2023 - EVICTIONS

1. SALLY BELTRAN-ACEVEDO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on February 6, 2023. Trials took place on March 22, 2023 and then again on April 15, 202. At that time, a consent to vacate was entered. This matter will be removed from the list.

2. ISA SERRANO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. While we were awaiting a Case Management Conference date, we were advised by the Authority to dismiss the case with the Court. This matter will be removed from the list.

3. JESSICA CARDONA

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. After the Case Management Conference took place, we were advised by the Housing Authority to dismiss the case with the Court. This matter will be removed from the list.