
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

May 18, 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

May 12, 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, May 18, 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, May 18, 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 April 20, 2023
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business – Auditors – Bowman & Company, Michael Thilker
10. Resolutions:
 - # 2023-23 Monthly Expenses (*updated*)
 - # 2023-24 Awarding Real Estate Sales Professional Services
 - # 2023-25 Reject Bids for Elevator Maintenance and Modernization at Kidston and Olivio Towers (received 5/11/2023)
 - # 2023-26 Audit Review Certificate FYE 2021
 - # 2023-27 Revisions to the Public Housing Admissions and Continued Occupancy Policy

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

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, April 20, 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, April 20, 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	(Absent)
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 March 16, 2023. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(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 six months ending March 31, 2023.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones provided a quick update on Audit FYE 2021. The auditors do have the information from the State for the post-employment health benefits. The plan is for the auditors to be at next month's meeting to present the audit to the Board. It is a clean audit report.

The Authority is working on the Kidston/Olivio elevator refurbishment project. The project will be going out to bid in the next couple of days.

The Kidston Towers exterior project is almost finished. The close out paperwork is being processed. The interior project at Kidston and Olivio is also about finished. There are few items left to complete due to supply chains issues.

The Authority is working with the residents of the Scattered Site Homes that will be sold. These residents will be moved to the houses that are closer to the office the Authority will keep and are vacant.

Melrose currently has one vacancy and another vacancy is anticipated, but the project is financially healthy. The audit was just finished on Melrose as well and will be brought to the Board next month. The development fee for this project has been paid in full to the Vineland Housing Development Corporation.

Mrs. Jones spoke about the voucher funding last month where HUD indicated there would be about a 7.7% increase in the Authority's funding from last year. Mrs. Jones will believe it when the money is received. It is anticipated to be received in May. The calculations do work out fairly close to a \$520,000 increase in Housing Assistance Payment funding. With the Authority's average housing assistance payment of about \$800, the Authority anticipates leasing up 54 new families with these vouchers. There is another voucher program called Mainstream, which is a special allocation of vouchers. The Authority was allocated 40 of those. About 20 of those have been leased.

Mrs. Jones reported there are some changes in HUD rules regarding how the rent is calculated with the tenants. This has been kicked around for about 6 years. The Authority will have to change the Administrative Plan for Section 8 and the Admissions and Continued Occupancy Policy for public housing. The changes have to do with over-income residents as well as some medical benefit deduction differences. There are also asset limitations of approximately \$100,000. If an applicant has \$100,000 in assets they would not qualify for housing or if they own a home and it is livable, they would not be qualified for housing either. The Authority is working on scheduling training and Mrs. Jones will provide an update at next month's meeting.

Commissioner Porter asked for the status of working with the tenants in regard to the furniture for the Towers. Mrs. Jones reported she is waiting for the samples from the furniture company.

Commissioner Porter asked how the \$100,000 asset limitation would impact the residents. Mrs. Jones does not know if it will affect current residents. Over-income issues would affect current residents. The Authority has not received the full training on the new rules yet. Residents will be notified of all the changes. Discussion about residents moving their assets and the current rule of disposing of an asset calculation.

Mrs. Jones provided a copy of a letter received from HUD to the Board. The year-ending date of June 30, 2012 on the letter is an error and Mrs. Jones believes they are referring to September 30, 2022 as the year ending date. Also, they did not include the PHAS score report with the letter. Mrs. Jones provided a copy of the PHAS score report to the Board. Mrs. Jones explained this is a method for HUD to score public housing authorities on certain indicators such as the physical condition of the property, financial condition, management condition as well as the Capital Fund. The last time the VHA was scored was in 2017 and the Authority was a high performer. The Authority was given a pass for a year or two because of being a high performer. COVID hit and at that time, Authorities maintained their previous score because HUD was not inspecting units during COVID. Last September, there was a rush to get units all inspected, which is the physical inspection indicator. The financial, management and Capital Fund information comes from various means. The financial indicator is determined when the Authority files the financial information at the year end. The management score comes from partly financial and part occupancy information along with a couple of other items. The Capital Fund is checked to make sure the funds are expended timely. This letter refers to the management score and indicates substandard management. The reason they are calling it substandard is because according to HUD the Authority is at 58% of the maximum score allowable and considered a near failure. This refers to only the public housing properties, which are D'Orazio and the Scattered Sites because

the remainder of the VHA properties have converted to RAD, which is considered Section 8. Mrs. Jones researched this further by logging into HUD's website and found out what is really going on with the management score. Mrs. Jones believes she found where HUD got their information and where the Authority believes it is inaccurate. She provided the Board with a document to review and explained her findings regarding accounts payable and the impairment loss as well as vehicle and tractor purchases, which are capital expenses, not operating expenses. The reason these expenses were not paid by the end of the year was because of supply chain issues. These are very odd occurrences that do not normally happen. The occupancy scoring was based on how occupied the property was. The Scattered Site Program was in an approved disposition status so all of the units were not rented because the Authority is selling them. This scoring system does not account for that for some reason. This needs to be adjusted as well. Lastly, this is a score based on the unaudited financial data schedule, which is known as the FDS. Once it is audited, HUD goes back and rescores the Authority. Mrs. Jones believes this will be re-scored and the Authority should be back to at least a score of 83, which is standard performer.

Mrs. Jones is going respond to the HUD and Chairman Ruiz-Mesa will cosign the letter. The Board will be copied on the response. Brief discussion regarding HUD inspections.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2023-17
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,844,190.15. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-18
Approving Revised Organizational Chart

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-18. Mrs. Jones explained the changes. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-19
Amending Health, Dental, and Prescription Coverage Policy
Retired Employees Hired before 6/18/2015 – Retiree/Spouse Only

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-19. Mrs. Jones explained the post-employment benefits and the amendment being made. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-20
Approve As Needed Electrical Services

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-20. Mrs. Jones stated this is formalizing a relationship with three different vendors in an amount not to exceed \$44,000 each. This amount is because Ron Miller is a Qualified Purchasing Agent and it allows the authority to contact up to \$44,000 with each vendor without going out to bid. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

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

Resolution #2023-21
Approving Change Orders #26 for
Kidston & Olivio Towers Interior and Plumbing Renovations

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-21. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-22
Granting an Official Leave of Absence (FMLA) – Ana Soler

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-22. Mrs. Jones explained the resolution. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

There is no need for an Executive Session.

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. No 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 Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:37 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE SEVEN MONTHS ENDED APRIL 30, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU APRIL</u>	<u>ACTUAL THRU APRIL</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	802,860	468,335	456,653	(11,682)
OTHER INCOME MISC.	9,770	5,699	4,721	(978)
PHA OPERATING SUBSIDY	375,760	219,193	248,473	29,280
HUD ASSET REPOSITIONING FEE	82,000	47,833	76,586	28,753
SECTION 8 ADMIN. FEE INCOME	925,930	540,126	631,337	91,211
CAPITAL FUNDS	849,030	495,268	155,593	(339,675)
FSS GRANT-PH	95,000	55,417	55,417	0
CSP-CONGREGATE SERVICES INCOME	98,000	57,167	14,187	(42,980)
INVESTMENT INCOME	2,720	1,587	2,567	980
CF MANAGEMENT FEE	57,700	33,658	0	(33,658)
MGMT FEE-PH	142,000	82,833	81,383	(1,450)
MGMT FEE-SEC 8	135,070	78,791	77,292	(1,499)
MGMT FEE-MELROSE	10,200	5,950	2,568	(3,382)
MGMT FEE-RAD	311,000	181,417	236,204	54,787
BOOKKEEPING FEE	13,350	7,788	7,747	(41)
BOOKKEEPING FEE-SEC 8	84,420	49,245	48,307	(938)
ASSET MGMT FEE	20,640	12,040	11,530	(510)
SHOP RENT	64,800	37,800	37,800	0
INCOME FROM OTHER AUTHORITIES	326,000	190,167	190,123	(44)
SERVICE INCOME FROM MELROSE	47,000	27,417	28,052	635
MISCELLANEOUS INCOME	5,030	2,934	21,410	18,476
TOTAL INCOME	4,458,280	2,600,663	2,387,950	(212,713)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,031,000	601,417	645,959	44,542
PAYROLL TAXES	87,300	50,925	51,392	467
HEALTH BENEFITS	338,840	197,657	149,105	(48,552)
PENSION EXPENSE	96,800	56,467	70,189	13,722
CRIMINAL BACKGROUND CHECKS	11,910	6,948	3,758	(3,190)
TNT/EMPL SCREENING	14,500	8,458	14,445	5,987
LEGAL-GENERAL	30,250	17,646	10,383	(7,263)
LEGAL-OTHER	8,500	4,958	2,896	(2,062)
STAFF TRAINING	11,000	6,417	4,642	(1,775)
TRAVEL	3,750	2,188	0	(2,188)
ACCOUNTING	85,000	49,583	49,583	(0)
AUDITING	34,400	20,067	20,067	0
PORT OUT ADMIN FEES	4,500	2,625	1,810	(815)
MANAGEMENT FEES	276,990	161,578	158,674	(2,904)
BOOKKEEPING FEES	97,770	57,033	56,055	(978)
ASSET MGMT FEES	20,640	12,040	11,530	(510)
CONSULTANTS	10,000	5,833	3,274	(2,559)
IT CONSULTANTS	82,000	47,833	38,055	(9,778)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE SEVEN MONTHS ENDED APRIL 30, 2023

	ANNUAL BUDGET	BUDGET THRU APRIL	ACTUAL THRU APRIL	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	8,000	4,667	0	(4,667)
RAD CONVERSION EXPENSES	6,000	3,500	0	(3,500)
MEMBERSHIP DUES/FEES	6,800	3,967	1,526	(2,441)
PUBLICATIONS	1,500	875	0	(875)
ADVERTISING	5,000	2,917	2,990	73
OFFICE SUPPLIES	15,500	9,042	7,982	(1,060)
COMPUTER & SOFTWARE EXPENSES	150,900	88,025	71,464	(16,561)
FUEL-ADMIN	3,000	1,750	0	(1,750)
PHONE AND INTERNET	42,400	24,733	18,761	(5,972)
POSTAGE	9,400	5,483	4,348	(1,135)
COPIER SUPPLIES	10,100	5,892	6,489	597
INSPECTION FEES	13,700	7,992	7,218	(774)
MISCELLANEOUS EXPENSES	22,360	13,043	13,225	182
TOTAL ADMINISTRATION EXPENSES	<u>2,539,810</u>	<u>1,481,556</u>	<u>1,425,820</u>	<u>(55,736)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,860	26,752	17,697	(9,055)
PAYROLL TAXES	4,030	2,351	1,408	(943)
MEALS	44,000	25,667	0	(25,667)
FSS ESCROWS-PH	6,890	4,019	0	(4,019)
OTHER	66,450	38,763	7,429	(31,334)
TOTAL TENANT SERVICES	<u>167,230</u>	<u>97,551</u>	<u>26,534</u>	<u>(71,017)</u>
UTILITIES:				
WATER	38,630	22,534	21,047	(1,487)
ELECTRIC	168,190	98,111	94,710	(3,401)
GAS	35,130	20,493	23,566	3,074
GARBAGAE/TRASH REMOVAL	20,200	11,783	10,429	(1,354)
SEWER	59,920	34,953	35,053	100
TOTAL UTILITIES EXPENSE	<u>322,070</u>	<u>187,874</u>	<u>184,805</u>	<u>(3,069)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	441,000	257,250	151,369	(105,881)
PAYROLL TAXES	31,300	18,258	12,042	(6,216)
HEALTH BENEFITS	63,360	36,960	24,839	(12,121)
PENSION EXPENSE	70,100	40,892	27,174	(13,718)
MAINTENANCE UNIFORMS	1,810	1,056	1,664	608
VEHICLE GAS, OIL, GREASE	30,550	17,821	13,147	(4,674)
MATERIALS	159,340	92,948	49,869	(43,079)
CONTRACT-COSTS	169,150	98,671	86,720	(11,951)
REPAIRS-VEHICLES	7,880	4,597	8,071	3,474
RENT EXPENSE	18,570	10,833	10,836	4
EXTERMINATION	8,800	5,133	0	(5,133)
TRASH REMOVAL	9,200	5,367	4,347	(1,020)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>1,011,060</u>	<u>589,785</u>	<u>390,078</u>	<u>(199,707)</u>

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE SEVEN MONTHS ENDED APRIL 30, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU APRIL</u>	<u>ACTUAL THRU APRIL</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
GENERAL EXPENSES:				
BAD DEBTS	28,300	16,508	9,988	(6,520)
COMPENSATED ABSENCES	25,800	15,050	15,050	0
FSS ESCROWS-SEC 8	30,000	17,500	25,339	7,839
INSURANCE	156,430	91,251	79,571	(11,680)
OTHER GENERAL EXPENSES	1,500	875	875	0
PAYMENTS IN LIEU OF TAXES	53,140	30,998	30,132	(866)
PORT-IN HAP EXPENSE	500	292	0	(292)
REPLACEMENT RESERVES	95,000	55,417	55,417	0
RETIREE HEALTH BENEFITS	50,320	29,353	25,806	(3,547)
TOTAL GENERAL EXPENSES	<u>440,990</u>	<u>257,244</u>	<u>242,178</u>	<u>(15,066)</u>
TOTAL OPERATING EXPENSES	<u>4,481,160</u>	<u>2,614,010</u>	<u>2,269,415</u>	<u>(344,595)</u>
PROFIT (LOSS) EXCLUDING HAP	<u>(22,880)</u>	<u>(13,347)</u>	<u>118,535</u>	<u>131,882</u>
HAP REVENUES	6,700,000	3,908,333	4,635,085	726,752
HAP EXPENSES	6,670,000	3,890,833	4,475,831	584,998
NET HAP (LOSS)	<u>30,000</u>	<u>17,500</u>	<u>159,254 *</u>	<u>141,754</u>
GRAND TOTAL PROFIT (LOSS)	<u>7,120</u>	<u>4,153</u>	<u>277,789</u>	<u>273,636</u>
UNRECONCILED HUD HELD RESERVES AT 04/30/23			<u>410,376</u>	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			<u>688,165</u>	

Housing Authority of the City of Vineland

Administrative Report

DATE: May 12, 2023

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for April 2023)

PERIOD: April 21, 2023 to May 11, 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;
Tarkilm Acres – Roof Replacements	In Planning Stage – On Hold	<p>6/2021 – No Update; 9/2021 – A&E proposals received and under review;</p> <p>05/2023- Project is in the planning stages with the architects;</p>
KT/OT – Elevator Refurbishment;	Bid opening on 5/17/22	<p>6/2021 – Project kickoff meetings scheduled with Architect; 8/2021 – Project scope has been determined, working with Professional Team on design documents;</p> <p>5/2022 update: Receiving bids on 5/17/22 for Modernization & Maintenance of Elevators;</p> <p>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;</p> <p>05/2023 – The elevator bids are being rejected due to being over-budget. The project is being re-bid. Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement.</p>

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: <i>The work on this project has begun;</i></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>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><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><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><u>3/2023 Update Detail:</u></p> <p style="text-align: center;">This project is complete with the close-out process progressing;</p> <p><u>5/2023 Update Detail:</u></p> <p style="text-align: center;">This project is complete with the close-out process progressing;</p>

<u>Kidston & Olvio 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; <p>5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023;</p>

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.**

Program Statistics Report

10/2022 - 10/2023

Apr2023

Mar2023

Feb2023

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	5	5	8
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	24	25	24
Total number of units inspected year-to-date - all sites	172	148	123
City Inspections	0	0	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	279	262	235
Annual Unit Turnaround Time (For Fiscal Year)	148	151	99
Monthly - Number of Vacancies Filled (this month)	8	15	7
Monthly - Average unit turnaround time in days for Lease Up	124	238	227
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	136	15	5
PIC Score	95.89%	93.24%	92.67%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	94.50%	93.83%	92.83%
Public Housing & RAD Waiting List Applicants			
Families - All lists closed.	347	350	330
Elderly (Seniors - 62+)/Disabled - All lists closed.	196	254	306
Average work order turnaround time in days - Tenant Generated	0.13	0.11	0.10
Number of routine work orders written this month	582	550	575
Number of outstanding work orders from previous month	946	957	983
Total number of work orders to be addressed this month	1528	1507	1558
Total number of work orders completed this month	591	561	601
Total number of work orders left outstanding	937	946	957
Number of emergency work orders written this month	2	0	1
Total number of work orders written year-to-date	4,019	3,437	2,887
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	7	5	4
Section 8			
Level of leased units of previous month was:	944	930	929
Level of leased units this month is:	933	944	930
Number of increased leased-units over last month	-11	14	1
Total number of units inspected this month	43	44	50
Programs (Voucher):			
ABA Utilization %	98.37%	97.36%	97.48%
Repayment Agreements	28	28	27
Total repayments due YTD	\$90,503	\$90,503	\$89,273
Total repayments received YTD	\$6,725	\$6,725	\$6,570
PIC Score (Oakview added 10/13)	91.40%	93.85%	92.54%
Section 8 Housing Choice Voucher Waiting List Applicants - Closed 11/19/2021	2182	2,187	2,187
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	251	282	276
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	171	172	172
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	75%/25%	73%/27%	72%/28%
Department of Social Services - FSS			
Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined			
The number of residents that received "outreach" information about FSS	10	8	6
The number of residents signed on to the program. (FSS Contracts).	19	20	20
The number of FSS Participants with established escrow accounts.	18	18	18
Number of residents in need of employment skills (GED, DL, Job Training.)	2	3	2
The number of meetings, workshops and case management services	6	4	1
Congregate Services			
Number of clients on the Congregate Program	20	25	29
Number of clients on Meal Program	0	0	0
Number of clients on Homemaking Program	14	19	20

Program Statistics Report

10/2022 - 10/2023

Apr2023

Mar2023

Feb2023

Number of clients on Laundry Services (This service is included in housekeeping)	16	17	18
Number of clients on Shopping Services (This service is included in housekeeping)	9	10	9
Registered Nurse			
Number of clients served this month	95	129	102
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	4	11	8
Meds Supervision	35	33	35
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	18	20	8
Number of residents that received case management services	10	10	6
Number of Meetings	6	2	5
Number of residents enrolled in academic/employment workshops (FSS)	2	3	2
VHA - (MEDICAL)			
Number of residents received health assessment	4	11	8
Number of residents health activities of daily living assessments.	4	11	8
Resident's medicine monitoring/supervision for month	35	0	35
Self-sufficiency - improved living conditions.	4	11	8
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	65	65	66
Total clients currently being served this month	10	8	8
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	23%	23%	24%
Low 50%-31% (MFI)	28%	28%	27%
Very Low 30%-0% (MFI)	49%	49%	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	49	50
Non-Hispanic	16	16	16

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

RESOLUTION #2023-23

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 \$1,253,667.37.

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

ADOPTED: May 18, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Porter*

Resolution seconded by Commissioner *Asselta*

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 May 18, 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

HOUSING AUTHORITY OF THE CITY OF VINELAND
 BOARD MEETING
 LIST OF CHECKS
 5/18/23

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 635,523.00
3750 - 3786	LANDLORD/TENANT CHECKS AND OTHER	\$ 11,574.00
19328 - 19489	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 623,949.00
	SECTION 8 ADM FEE ACCOUNT	258.52
691 - 694	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	
213 - 213	COMPUTER CHECKS	242.23
	OCEAN FIRST BANK FSS ESCROW	
212 - 214	COMPUTER CHECKS	3,221.81
	CAPITAL BANK GEN/FUND PH	
2522- 2528; 2023124045	COMPUTER CHECKS	157,712.98
	COCC CASH ACCOUNT	
11944 - 12028; 1307269, 1307273, 1311852, 4212023, 4272023, 12882320 & 2023050101	COMPUTER CHECKS	300,839.49
	COCC EXPENDITURES	
	PAYROLL	04/21/23 - 05/04/23 131,497.51
	PAYROLL TAX LIABILITY	04/21/23 - 05/04/23 24,371.83
	TOTAL	\$ 1,253,667.37

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=04/2023-05/2023 AND Check Date=04/21/2023-05/18/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	3750	0caguas - CAGUAS OF MUNICIPALITY	5/2/2023	05-2023	366.00	
sec8hap - Section 8 HAP	3751	0counina - COURTER	5/2/2023	05-2023	1,042.00	
sec8hap - Section 8 HAP	3752	0millif - LIFESPRING OF MILLVILLE INC	5/2/2023	05-2023	577.00	
sec8hap - Section 8 HAP	3753	0osccos8 - OSCEOLA COUNTY HOUSING	5/2/2023	05-2023	960.00	
sec8hap - Section 8 HAP	3754	t0000624 - GUNN	5/2/2023	05-2023	104.00	
sec8hap - Section 8 HAP	3755	t0000660 - COLON	5/2/2023	05-2023	101.00	
sec8hap - Section 8 HAP	3756	t0001053 - MEDINA	5/2/2023	05-2023	116.00	
sec8hap - Section 8 HAP	3757	t0003357 - KENNEDY	5/2/2023	05-2023	64.00	
sec8hap - Section 8 HAP	3758	t0004557 - RAMOS	5/2/2023	05-2023	24.00	
sec8hap - Section 8 HAP	3759	t0004846 - ROTHMALLER	5/2/2023	05-2023	101.00	
sec8hap - Section 8 HAP	3760	t0005188 - MELENDEZ	5/2/2023	05-2023	45.00	
sec8hap - Section 8 HAP	3761	t0005231 - REDFERN	5/2/2023	05-2023	81.00	
sec8hap - Section 8 HAP	3762	t0005288 - ROSADO	5/2/2023	05-2023	10.00	
sec8hap - Section 8 HAP	3763	t0005571 - CARABALLO	5/2/2023	05-2023	5.00	
sec8hap - Section 8 HAP	3764	t0005666 - BALDWIN	5/2/2023	05-2023	41.00	
sec8hap - Section 8 HAP	3765	t0005731 - HAROLD	5/2/2023	05-2023	89.00	
sec8hap - Section 8 HAP	3766	t0006338 - SAEZ	5/2/2023	05-2023	3.00	
sec8hap - Section 8 HAP	3767	t0007057 - DESAI	5/2/2023	05-2023	63.00	
sec8hap - Section 8 HAP	3768	t0007521 - GALARZA-RIVERA	5/2/2023	05-2023	136.00	
sec8hap - Section 8 HAP	3769	t0008553 - CARLO	5/2/2023	05-2023	240.00	
sec8hap - Section 8 HAP	3770	t0010166 - ORTIZ	5/2/2023	05-2023	195.00	
sec8hap - Section 8 HAP	3771	t0012267 - ACKLEY	5/2/2023	05-2023	18.00	
sec8hap - Section 8 HAP	3772	t0012269 - PEYTON	5/2/2023	05-2023	64.00	
sec8hap - Section 8 HAP	3773	t0012270 - MERCADO	5/2/2023	05-2023	1.00	
sec8hap - Section 8 HAP	3774	t0012280 - LOPEZ	5/2/2023	05-2023	2.00	
sec8hap - Section 8 HAP	3775	t0012304 - MEDINA	5/2/2023	05-2023	36.00	
sec8hap - Section 8 HAP	3776	t0012529 - IRIZARRY	5/2/2023	05-2023	5.00	
sec8hap - Section 8 HAP	3777	t0012910 - MESA	5/2/2023	05-2023	30.00	
sec8hap - Section 8 HAP	3778	t0015067 - QUILES	5/2/2023	05-2023	107.00	
sec8hap - Section 8 HAP	3779	t0015625 - MACIN	5/2/2023	05-2023	73.00	
sec8hap - Section 8 HAP	3780	t0015636 - WILSON	5/2/2023	05-2023	36.00	
sec8hap - Section 8 HAP	3781	t0015850 - PURNELL	5/2/2023	05-2023	65.00	
sec8hap - Section 8 HAP	3782	t0015857 - PAYNE	5/2/2023	05-2023	41.00	
sec8hap - Section 8 HAP	3783	t0015908 - BEARDSLEY	5/2/2023	05-2023	41.00	
sec8hap - Section 8 HAP	3784	vf033 - SEMINOLE COUNTY	5/2/2023	05-2023	1,298.00	
sec8hap - Section 8 HAP	3785	vf093 - ORANGE COUNTY HOUSING & C D	5/2/2023	05-2023	1,541.00	
sec8hap - Section 8 HAP	3786	0housin - VINELAND HOUSING AUTHORITY	5/12/2023	05-2023	3,853.00	
sec8hap - Section 8 HAP	19328	0537grap - 529-537 GRAPE STREET,LLC	5/3/2023	05-2023	441.00	
sec8hap - Section 8 HAP	19329	0abobab - BABATUNDE O ABORISADE	5/3/2023	05-2023	687.00	
sec8hap - Section 8 HAP	19330	0abrawi - ABRAHAN HEREDIA	5/3/2023	05-2023	670.00	
sec8hap - Section 8 HAP	19331	0acojor - ACOSTA	5/3/2023	05-2023	1,614.00	
sec8hap - Section 8 HAP	19332	0ahcpv - AFFORDABLE HOUSING CORPORATION	5/3/2023	05-2023	12,719.00	
sec8hap - Section 8 HAP	19333	0ahctaaa - AFFORDABLE HOUSING CORPORATION	5/3/2023	05-2023	85,208.00	
sec8hap - Section 8 HAP	19334	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	5/3/2023	05-2023	69,253.00	
sec8hap - Section 8 HAP	19335	0aljess - ALJESS LLC	5/3/2023	05-2023	905.00	
sec8hap - Section 8 HAP	19336	0andcar - ANDUJAR	5/3/2023	05-2023	281.00	
sec8hap - Section 8 HAP	19337	0andjon - JONATHAN ANDREOZZI	5/3/2023	05-2023	1,492.00	

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=04/2023-05/2023 AND Check Date=04/21/2023-05/18/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	19338	Oandron - RONALD ANDRO	5/3/2023	05-2023	73.00	
sec8hap - Section 8 HAP	19339	Oaparab - AB APARTMENTS LLC	5/3/2023	05-2023	1,943.00	
sec8hap - Section 8 HAP	19340	Oarbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	5/3/2023	05-2023	6,967.00	
sec8hap - Section 8 HAP	19341	Oassind - INDEPENDENCE ASSOCIATES LLC	5/3/2023	05-2023	832.00	
sec8hap - Section 8 HAP	19342	Obehhar - BEHRENS	5/3/2023	05-2023	523.00	
sec8hap - Section 8 HAP	19343	Oberedw - EDWIN C & SAVALYN BERGAMO	5/3/2023	05-2023	1,061.00	
sec8hap - Section 8 HAP	19344	Oberksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	5/3/2023	05-2023	4,244.00	
sec8hap - Section 8 HAP	19345	Oberobe - OBED BERMUDEZ	5/3/2023	05-2023	986.00	
sec8hap - Section 8 HAP	19346	Obetalp - ALPHA BETA CAMDEN LLC	5/3/2023	05-2023	1,440.00	
sec8hap - Section 8 HAP	19347	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	5/3/2023	05-2023	783.00	
sec8hap - Section 8 HAP	19348	Obrewst - BREWSTER GARDEN APARTMENTS LLC	5/3/2023	05-2023	1,040.00	
sec8hap - Section 8 HAP	19349	Obuebor - BOROUGH OF BUENA HOUSING AUTHORITY	5/3/2023	05-2023	17,373.00	
sec8hap - Section 8 HAP	19350	Ocackim - KIMBERLY A CACCHIOLI	5/3/2023	05-2023	1,256.00	
sec8hap - Section 8 HAP	19351	Ocamnil - NILZA R CAMACHO	5/3/2023	05-2023	536.00	
sec8hap - Section 8 HAP	19352	Ocarjos - CARVALHO	5/3/2023	05-2023	702.00	
sec8hap - Section 8 HAP	19353	Ocarmar - SIMOES	5/3/2023	05-2023	791.00	
sec8hap - Section 8 HAP	19354	Ocasros - CASTILLO	5/3/2023	05-2023	659.00	
sec8hap - Section 8 HAP	19355	Ocbrenta - C & B RENTAL	5/3/2023	05-2023	867.00	
sec8hap - Section 8 HAP	19356	Ocdgard - CD GARDENS INC.	5/3/2023	05-2023	2,681.00	
sec8hap - Section 8 HAP	19357	Ochainv - CHAAD INVESTMENTS LLC	5/3/2023	05-2023	621.00	
sec8hap - Section 8 HAP	19358	Ochajos - JOSEPH T CHAMBERS	5/3/2023	05-2023	950.00	
sec8hap - Section 8 HAP	19359	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	5/3/2023	05-2023	4,900.00	
sec8hap - Section 8 HAP	19360	Ochuoks - OKSANA CHUMAK	5/3/2023	05-2023	1,575.00	
sec8hap - Section 8 HAP	19361	Ocolmac - MACY A COLLINS	5/3/2023	05-2023	654.00	
sec8hap - Section 8 HAP	19362	Ocorjua - CORTES	5/3/2023	05-2023	2,619.00	
sec8hap - Section 8 HAP	19363	Ocridan - DANA CRISS	5/3/2023	05-2023	835.00	
sec8hap - Section 8 HAP	19364	Ocrofre - FBF ASSOCIATES INC	5/3/2023	05-2023	800.00	
sec8hap - Section 8 HAP	19365	Odamjos - DAMATO	5/3/2023	05-2023	899.00	
sec8hap - Section 8 HAP	19366	Odejyes - YESENIA DEJESUS	5/3/2023	05-2023	1,700.00	
sec8hap - Section 8 HAP	19367	Odelwil - WILSON ZUNUN DE LEON	5/3/2023	05-2023	648.00	
sec8hap - Section 8 HAP	19368	Odibwil - WILLIAM V DIBIASE	5/3/2023	05-2023	1,105.00	
sec8hap - Section 8 HAP	19369	Oeas307 - 307 N EAST AVE LLC	5/3/2023	05-2023	547.00	
sec8hap - Section 8 HAP	19370	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	5/3/2023	05-2023	721.00	
sec8hap - Section 8 HAP	19371	Oedwdip - EDWARD DIPALMA	5/3/2023	05-2023	955.00	
sec8hap - Section 8 HAP	19372	Oegbmar - MARY J EGBEH	5/3/2023	05-2023	1,534.00	
sec8hap - Section 8 HAP	19373	Oeinmar - MARTIN JAY EINSTEIN	5/3/2023	05-2023	598.00	
sec8hap - Section 8 HAP	19374	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	5/3/2023	05-2023	4,950.00	
sec8hap - Section 8 HAP	19375	Oestros - ESTATE OF LUIS A ROSADO-TORRES	5/3/2023	05-2023	507.00	
sec8hap - Section 8 HAP	19376	Oflodor - FLOWERS	5/3/2023	05-2023	907.00	
sec8hap - Section 8 HAP	19377	Og.b.ltd - G B LTD OPER CO INC	5/3/2023	05-2023	69.00	
sec8hap - Section 8 HAP	19378	Ogarabn - ABNER GARCIA	5/3/2023	05-2023	492.00	
sec8hap - Section 8 HAP	19379	Ogarsal - GARCIA	5/3/2023	05-2023	1,801.00	
sec8hap - Section 8 HAP	19380	Ogarspr - SPRING GARDENS VINELAND LLC	5/3/2023	05-2023	7,637.00	
sec8hap - Section 8 HAP	19381	Ogarvin - VINELAND GARDENS LLC	5/3/2023	05-2023	895.00	
sec8hap - Section 8 HAP	19382	Oghebre - BRENDAN G GHEEN	5/3/2023	05-2023	907.00	
sec8hap - Section 8 HAP	19383	Ogibjam - GRIBBLE JR	5/3/2023	05-2023	835.00	
sec8hap - Section 8 HAP	19384	Ogromad - MADHU GROUP LLC	5/3/2023	05-2023	2,200.00	

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=04/2023-05/2023 AND Check Date=04/21/2023-05/18/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	19385	Ohagdan - DANIEL HAGEMAN JR	5/3/2023	05-2023	2,525.00	
sec8hap - Section 8 HAP	19386	Ohemtom - BTW 4 LLC	5/3/2023	05-2023	1,150.00	
sec8hap - Section 8 HAP	19387	Ohereri - 123 SOUTH 4TH STREET LLC	5/3/2023	05-2023	4,104.00	
sec8hap - Section 8 HAP	19388	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	5/3/2023	05-2023	2,201.00	
sec8hap - Section 8 HAP	19389	Ohfprop - HF PROPERTY MANAGEMENT	5/3/2023	05-2023	1,654.00	
sec8hap - Section 8 HAP	19390	Oholasm - ASM HOLDINGS LLC	5/3/2023	05-2023	487.00	
sec8hap - Section 8 HAP	19391	Oholvin - VINELAND 18 HOLDINGS LLC	5/3/2023	05-2023	579.00	
sec8hap - Section 8 HAP	19392	Ohomhec - HECS HOMES LLC	5/3/2023	05-2023	962.00	
sec8hap - Section 8 HAP	19393	Ohomoa - O&A HOME RENTAL LLC	5/3/2023	05-2023	1,400.00	
sec8hap - Section 8 HAP	19394	Ohomsky - SKYLO HOMES LLC	5/3/2023	05-2023	631.00	
sec8hap - Section 8 HAP	19395	Ohomtar - TARKILN HOMES LLC	5/3/2023	05-2023	5,611.00	
sec8hap - Section 8 HAP	19396	Ohormil - MILLVILLE HORIZON LLC	5/3/2023	05-2023	1,401.00	
sec8hap - Section 8 HAP	19397	Ohougol - GOLD HOUSING PROVIDERS LLC	5/3/2023	05-2023	1,050.00	
sec8hap - Section 8 HAP	19398	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	5/3/2023	05-2023	888.00	
sec8hap - Section 8 HAP	19399	Ohowkev - KEVIN HOWARD	5/3/2023	05-2023	2,966.00	
sec8hap - Section 8 HAP	19400	Oiaplis - LISA A IAPALUCCI	5/3/2023	05-2023	1,513.00	
sec8hap - Section 8 HAP	19401	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	5/3/2023	05-2023	1,577.00	
sec8hap - Section 8 HAP	19402	Okapala - PANDA REALTY GROUP LLC	5/3/2023	05-2023	1,271.00	
sec8hap - Section 8 HAP	19403	Okatjay - JAY-KAT INVESTMENTS, LLC	5/3/2023	05-2023	885.00	
sec8hap - Section 8 HAP	19404	Oklc1llc - KLC1 LLC	5/3/2023	05-2023	1,383.00	
sec8hap - Section 8 HAP	19405	Olandic - LANDICINI 566 LLC	5/3/2023	05-2023	1,038.00	
sec8hap - Section 8 HAP	19406	Olebzai - LEBRON	5/3/2023	05-2023	1,565.00	
sec8hap - Section 8 HAP	19407	Olegmay - MAYERFELD LEGACY TRUST	5/3/2023	05-2023	466.00	
sec8hap - Section 8 HAP	19408	Olevgab - GABRIELLE LEVITT	5/3/2023	05-2023	850.00	
sec8hap - Section 8 HAP	19409	Olhrent - L & H RENTALS	5/3/2023	05-2023	671.00	
sec8hap - Section 8 HAP	19410	Olinrob - ROBERT LINDNER	5/3/2023	05-2023	446.00	
sec8hap - Section 8 HAP	19411	Ollciig - IIG-1 LLC	5/3/2023	05-2023	893.00	
sec8hap - Section 8 HAP	19412	Olocloc - LOCATION LOCATION & TIMING LLC	5/3/2023	05-2023	956.00	
sec8hap - Section 8 HAP	19413	Olonдав - DAVID LONGINI	5/3/2023	05-2023	515.00	
sec8hap - Section 8 HAP	19414	Olopyad - YADIRA LOPEZ	5/3/2023	05-2023	603.00	
sec8hap - Section 8 HAP	19415	Olospro - LOST PROPERTIES LLC	5/3/2023	05-2023	2,470.00	
sec8hap - Section 8 HAP	19416	Omanmil - MILLVILLE MANOR LLC	5/3/2023	05-2023	572.00	
sec8hap - Section 8 HAP	19417	Omapgre - GREENWOOD MAPLE JAY LLC	5/3/2023	05-2023	874.00	
sec8hap - Section 8 HAP	19418	Omelrose - MELROSE COURT LP	5/3/2023	05-2023	18,070.00	
sec8hap - Section 8 HAP	19419	Omenbre - MENDEZ	5/3/2023	05-2023	245.00	
sec8hap - Section 8 HAP	19420	Omilvil - MILLVILLE REALTY CORPORATION	5/3/2023	05-2023	2,420.00	
sec8hap - Section 8 HAP	19421	Omiryar - MIRANDA	5/3/2023	05-2023	4,371.00	
sec8hap - Section 8 HAP	19422	Omonbry - BRYAN P. MONTEMURRO	5/3/2023	05-2023	649.00	
sec8hap - Section 8 HAP	19423	Oneeshr - SHREE NEEL LLC	5/3/2023	05-2023	2,573.00	
sec8hap - Section 8 HAP	19424	Onegcar - CARLOS NEGRON JR	5/3/2023	05-2023	788.00	
sec8hap - Section 8 HAP	19425	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	5/3/2023	05-2023	29,770.00	
sec8hap - Section 8 HAP	19426	Ooyojos - JOSE N OYOLA	5/3/2023	05-2023	320.00	
sec8hap - Section 8 HAP	19427	Opaeast - EAST PARK APARTMENTS	5/3/2023	05-2023	6,673.00	
sec8hap - Section 8 HAP	19428	Opagang - ANGEL L PAGAN	5/3/2023	05-2023	1,260.00	
sec8hap - Section 8 HAP	19429	Oparest - PARVIN ESTATES LLC	5/3/2023	05-2023	66.00	
sec8hap - Section 8 HAP	19430	Opargle - GLEN PARK APARTMENTS LP	5/3/2023	05-2023	1,097.00	
sec8hap - Section 8 HAP	19431	Oparkto - PARK TOWNE APTS LLC	5/3/2023	05-2023	11,330.00	

Payment Summary

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Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	19432	Opasmar - PASTORE	5/3/2023	05-2023	1,070.00
sec8hap - Section 8 HAP	19433	Opoisil - SILVER POINT MANAGEMENT LLC	5/3/2023	05-2023	376.00
sec8hap - Section 8 HAP	19434	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	5/3/2023	05-2023	644.00
sec8hap - Section 8 HAP	19435	Oprofam - FAM PROPERTY MANAGEMENT LLC	5/3/2023	05-2023	1,280.00
sec8hap - Section 8 HAP	19436	Oprotim - TIMARIA PROPERTIES LLC	5/3/2023	05-2023	1,323.00
sec8hap - Section 8 HAP	19437	Oquilou - QUILES	5/3/2023	05-2023	374.00
sec8hap - Section 8 HAP	19438	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	5/3/2023	05-2023	147,067.00
sec8hap - Section 8 HAP	19439	Oramnic - NICHOLAS P RAMBONE	5/3/2023	05-2023	1,237.00
sec8hap - Section 8 HAP	19440	Oreajba - JBAR REALTY LLC	5/3/2023	05-2023	911.00
sec8hap - Section 8 HAP	19441	Orealbf - B & F REAL ESTATE HOLDINGS LLC	5/3/2023	05-2023	1,610.00
sec8hap - Section 8 HAP	19442	Orealsa - S & A REALTY ENTERPRISES LLC	5/3/2023	05-2023	668.00
sec8hap - Section 8 HAP	19443	Oreamat - MATURO REALTY INC	5/3/2023	05-2023	1,371.00
sec8hap - Section 8 HAP	19444	Oreasar - SARA REAVES	5/3/2023	05-2023	470.00
sec8hap - Section 8 HAP	19445	Oregche - REGENCY CHESTNUT COURT	5/3/2023	05-2023	8,647.00
sec8hap - Section 8 HAP	19446	Oregeas - REGENCY EAST LLC	5/3/2023	05-2023	2,372.00
sec8hap - Section 8 HAP	19447	Orenaco - ACOSTA RENTAL LLC	5/3/2023	05-2023	1,891.00
sec8hap - Section 8 HAP	19448	Orenokg - K G RENOVATIONS LLC	5/3/2023	05-2023	1,121.00
sec8hap - Section 8 HAP	19449	Oriscam - CAMDEN RISING 2 LLC	5/3/2023	05-2023	1,139.00
sec8hap - Section 8 HAP	19450	Orivdie - DIEGO A RIVERA	5/3/2023	05-2023	442.00
sec8hap - Section 8 HAP	19451	Oriviri - IRIS J RIVERA	5/3/2023	05-2023	1,793.00
sec8hap - Section 8 HAP	19452	Orivic - VICTORIANO RIVERA JR	5/3/2023	05-2023	328.00
sec8hap - Section 8 HAP	19453	Ormidprop - R MIDDLETON PROPERTIES LLC	5/3/2023	05-2023	848.00
sec8hap - Section 8 HAP	19454	Oroceli - ELIZABETH ROCHE	5/3/2023	05-2023	608.00
sec8hap - Section 8 HAP	19455	Orodhen - HENRY RODRIGUEZ	5/3/2023	05-2023	781.00
sec8hap - Section 8 HAP	19456	Oroguc - ROGERS	5/3/2023	05-2023	754.00
sec8hap - Section 8 HAP	19457	Orogsal - SALVATORE W ROGGIO	5/3/2023	05-2023	803.00
sec8hap - Section 8 HAP	19458	Orpjpro - RPJ PROPERTIES LLC	5/3/2023	05-2023	13,360.00
sec8hap - Section 8 HAP	19459	Oruppab - RUPERTO	5/3/2023	05-2023	1,175.00
sec8hap - Section 8 HAP	19460	Osaiger - GERALD M SAINSOT JR	5/3/2023	05-2023	1,758.00
sec8hap - Section 8 HAP	19461	Osaldasda - DAMIAN & ELAINE SALAS	5/3/2023	05-2023	612.00
sec8hap - Section 8 HAP	19462	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	5/3/2023	05-2023	758.00
sec8hap - Section 8 HAP	19463	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	5/3/2023	05-2023	467.00
sec8hap - Section 8 HAP	19464	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	5/3/2023	05-2023	309.00
sec8hap - Section 8 HAP	19465	Oshabru - BRUCE D SHAW	5/3/2023	05-2023	1,251.00
sec8hap - Section 8 HAP	19466	Osimseb - SIMONE	5/3/2023	05-2023	554.00
sec8hap - Section 8 HAP	19467	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	5/3/2023	05-2023	1,703.00
sec8hap - Section 8 HAP	19468	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	5/3/2023	05-2023	263.00
sec8hap - Section 8 HAP	19469	Ootalb - ALBERTO SOTO	5/3/2023	05-2023	1,090.00
sec8hap - Section 8 HAP	19470	Osqulan - LANDIS SQUARE SR APTS	5/3/2023	05-2023	1,565.00
sec8hap - Section 8 HAP	19471	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	5/3/2023	05-2023	3,258.00
sec8hap - Section 8 HAP	19472	Oswaway - WAYNE SWANSON	5/3/2023	05-2023	97.00
sec8hap - Section 8 HAP	19473	Otayver - TAYLOR	5/3/2023	05-2023	618.00
sec8hap - Section 8 HAP	19474	Othapau - ALBERTA A QUAIROLI ESTATE	5/3/2023	05-2023	1,082.00
sec8hap - Section 8 HAP	19475	Otimsus - SUSAN V TIMMRECK	5/3/2023	05-2023	815.00
sec8hap - Section 8 HAP	19476	Ovasdap - DAPHNE VASSALOTTI	5/3/2023	05-2023	593.00
sec8hap - Section 8 HAP	19477	Oveljon - JONATHAN VELEZ	5/3/2023	05-2023	1,398.00
sec8hap - Section 8 HAP	19478	Ovelmal - MALADA CRESPO VELEZ	5/3/2023	05-2023	739.00

Payment Summary

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Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	19479	Ovhosri - SRI VHOMES LLC	5/3/2023	05-2023	1,205.00	
sec8hap - Section 8 HAP	19480	Ovinlan - VINELAND VILLAGE APTS	5/3/2023	05-2023	7,203.00	
sec8hap - Section 8 HAP	19481	Ovirulou - LOUIS A VIRUET	5/3/2023	05-2023	992.00	
sec8hap - Section 8 HAP	19482	Ovitdor - VITALO	5/3/2023	05-2023	885.00	
sec8hap - Section 8 HAP	19483	Owalnut - WALNUT REALTY ASSOCIATES LLC	5/3/2023	05-2023	7,878.00	
sec8hap - Section 8 HAP	19484	Owassey - SEYMOUR WASSERSTRUM	5/3/2023	05-2023	1,200.00	
sec8hap - Section 8 HAP	19485	Owatrob - ROBERT H WATSON	5/3/2023	05-2023	1,400.00	
sec8hap - Section 8 HAP	19486	Owhejon - WHEELER	5/3/2023	05-2023	494.00	
sec8hap - Section 8 HAP	19487	Owolpro - WOLF PROPERTY HOLDINGS LLC	5/3/2023	05-2023	1,266.00	
sec8hap - Section 8 HAP	19488	Owrialf - ALFRED WRIGHT	5/3/2023	05-2023	716.00	
sec8hap - Section 8 HAP	19489	Ofamfai - Faiola Family LP	5/3/2023	05-2023	640.00	
					635,523.00	

Payment Summary

Property=.all AND Bank=sec8adm AND mm/yy=04/2023-05/2023 AND Check Date=04/21/2023-05/18/2023 AND All Checks=Yes AND Include Voids=All Check

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8adm - Section 8 Admin Fee	691	Ocaguas - CAGUAS OF MUNICIPALITY	5/2/2023	05-2023	63.04	
sec8adm - Section 8 Admin Fee	692	Oosccos8 - OSCEOLA COUNTY HOUSING	5/2/2023	05-2023	65.16	
sec8adm - Section 8 Admin Fee	693	vf1033 - SEMINOLE COUNTY	5/2/2023	05-2023	65.16	
sec8adm - Section 8 Admin Fee	694	vf1093 - ORANGE COUNTY HOUSING & C D	5/2/2023	05-2023	65.16	
					258.52	

Payment Summary

Property=.all AND Bank=capsecdp AND mm/yy=04/2023-05/2023 AND Check Date=04/21/2023-05/18/2023 AND All Checks=Yes AND Include Voids=All Check

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
capsecdp - PH Sec Dep Acct	213	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	4/28/2023	04-2023	242.23	
					242.23	

Payment Summary

Property=.all AND Bank=capfsses AND mm/yy=04/2023-05/2023 AND Check Date=04/21/2023-05/18/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
capfsses - VHA FSS Escrow Acct	212	creditone - Credit One Bank	5/5/2023	05-2023	628.82	
capfsses - VHA FSS Escrow Acct	213	prosper - Prosper Card	5/5/2023	05-2023	1,100.34	
capfsses - VHA FSS Escrow Acct	214	mariner - Mariner Finance LLC	5/5/2023	05-2023	1,492.65	
					3,221.81	

Payment Summary

Property=.all AND Bank=capgenfd AND mm/yy=04/2023-05/2023 AND Check Date=04/21/2023-05/18/2023 AND All Checks=Yes AND Include Voids=All Check

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
capgenfd - Public Housing Genera	2522	vmu - Vineland Municipal Utilities	4/28/2023	04-2023	14,236.78	
capgenfd - Public Housing Genera	2523	sjgas - South Jersey Gas Company	4/28/2023	04-2023	2,069.48	
capgenfd - Public Housing Genera	2524	sjgas - South Jersey Gas Company	4/28/2023	04-2023	1,021.08	
capgenfd - Public Housing Genera	2525	vmu - Vineland Municipal Utilities	4/28/2023	04-2023	2,284.25	
capgenfd - Public Housing Genera	2526	vmu - Vineland Municipal Utilities	4/28/2023	04-2023	971.14	
capgenfd - Public Housing Genera	2527	vmu - Vineland Municipal Utilities	5/5/2023	05-2023	270.25	
capgenfd - Public Housing Genera	2528	landis - Landis Sewerage Authority	5/12/2023	05-2023	7,360.00	
capgenfd - Public Housing Genera	20231240453	vha - HOUSING AUTHORITY CITY OF VINELAND	5/4/2023	05-2023	129,500.00	
					157,712.98	

Payment Summary

Property=.all AND Bank=cocc AND mm/yy=04/2023-05/2023 AND Check Date=04/21/2023-05/18/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	11944	t0011972 - RIVERA	4/27/2023	04-2023	0.00
cocc - Central Office Cost	11945	t0012673 - MALAGA	4/27/2023	04-2023	0.00
cocc - Central Office Cost	11946	acehar - Vineland Ace Hardware East	4/27/2023	04-2023	7.50
cocc - Central Office Cost	11947	aei - AEI Consultants	4/27/2023	04-2023	1,768.00
cocc - Central Office Cost	11948	amacap - Amazon Capital Services Inc	4/27/2023	04-2023	3,367.10
cocc - Central Office Cost	11949	aprsup - APR SUPPLY CO	4/27/2023	04-2023	53.74
cocc - Central Office Cost	11950	barret - Barretta Plumbing Heating Cooling	4/27/2023	04-2023	210.23
cocc - Central Office Cost	11951	browco - Robert M Browne Court Officer	4/27/2023	04-2023	82.00
cocc - Central Office Cost	11952	browco - Robert M Browne Court Officer	4/27/2023	04-2023	82.00
cocc - Central Office Cost	11953	carahsoft - Carahsoft Technology Corporation	4/27/2023	04-2023	2,286.35
cocc - Central Office Cost	11954	combus - COMCAST	4/27/2023	04-2023	348.35
cocc - Central Office Cost	11955	gabage - Eisenstat Gabage and Furman PC	4/27/2023	04-2023	4,485.00
cocc - Central Office Cost	11956	hdsupp - HD Supply Facilities Maintenance LTD	4/27/2023	04-2023	1,356.95
cocc - Central Office Cost	11957	hompro - The Home Depot Pro - SupplyWorks	4/27/2023	04-2023	187.63
cocc - Central Office Cost	11958	jccupa - JC'S Custom Painting	4/27/2023	04-2023	5,085.00
cocc - Central Office Cost	11959	madmonk - Mad Monkey Wrapz LLC	4/27/2023	04-2023	500.00
cocc - Central Office Cost	11960	miles - Miles Technologies	4/27/2023	04-2023	1,522.70
cocc - Central Office Cost	11961	nanmck - Nan McKay and Associates Inc	4/27/2023	04-2023	975.00
cocc - Central Office Cost	11962	shred - Shred-It USA LLC	4/27/2023	04-2023	89.87
cocc - Central Office Cost	11963	staadv - Staples, Inc.	4/27/2023	04-2023	59.59
cocc - Central Office Cost	11964	vmu - Vineland Municipal Utilities	4/28/2023	04-2023	2,769.86
cocc - Central Office Cost	11965	sjgas - South Jersey Gas Company	4/28/2023	04-2023	990.99
cocc - Central Office Cost	11966	amacap - Amazon Capital Services Inc	5/5/2023	05-2023	246.51
cocc - Central Office Cost	11967	aprsup - APR SUPPLY CO	5/5/2023	05-2023	4.30
cocc - Central Office Cost	11968	ccia - Cumberland Co Improvement Auth	5/5/2023	05-2023	81.55
cocc - Central Office Cost	11969	cdwgov - CDW Government Inc	5/5/2023	05-2023	6,356.06
cocc - Central Office Cost	11970	costel - Costello Home Construction LLC	5/5/2023	05-2023	7,955.00
cocc - Central Office Cost	11971	daily - The Daily Journal	5/5/2023	05-2023	1,160.34
cocc - Central Office Cost	11972	genelec - Gen X Electrical Contractors LLC	5/5/2023	05-2023	297.00
cocc - Central Office Cost	11973	jccupa - JC'S Custom Painting	5/5/2023	05-2023	4,455.00
cocc - Central Office Cost	11974	pbrese - Reserve Account	5/5/2023	05-2023	1,000.00
cocc - Central Office Cost	11975	peters - Peterson Service Co Inc	5/5/2023	05-2023	1,640.00
cocc - Central Office Cost	11976	qbespe - QBE Specialty Insurance Company	5/5/2023	05-2023	924.00
cocc - Central Office Cost	11977	veriwi - Verizon Wireless	5/5/2023	05-2023	1,164.80
cocc - Central Office Cost	11978	brownc - Brown & Connery LLP	5/5/2023	05-2023	902.00
cocc - Central Office Cost	11979	blocklsi - TELESYSTEM	5/12/2023	05-2023	1,817.02
cocc - Central Office Cost	11980	bottin - Bottinos Supermarkets Inc	5/12/2023	05-2023	55.65
cocc - Central Office Cost	11981	ccia - Cumberland Co Improvement Auth	5/12/2023	05-2023	80.65
cocc - Central Office Cost	11982	irrsj - Irrigation South New Jersey LLC	5/12/2023	05-2023	370.00
cocc - Central Office Cost	11983	jccupa - JC'S Custom Painting	5/12/2023	05-2023	5,787.50
cocc - Central Office Cost	11984	presso - Press of Atlantic City	5/12/2023	05-2023	44.80
cocc - Central Office Cost	11985	riggin - Riggins Inc	5/12/2023	05-2023	233.23
cocc - Central Office Cost	11986	ronmil - Ronald Miller	5/12/2023	05-2023	29.99
cocc - Central Office Cost	11987	sebly - Sebly LLC	5/12/2023	05-2023	35.00
cocc - Central Office Cost	11988	vhapet - Gloria Pomaes	5/12/2023	05-2023	249.59
cocc - Central Office Cost	11989	wex - WEX Bank	5/12/2023	05-2023	2,063.71
cocc - Central Office Cost	11990	acehar - Vineland Ace Hardware East	5/18/2023	05-2023	252.78
cocc - Central Office Cost	11991	aceplu - Ace Plumbing and Electrical Supplies Inc	5/18/2023	05-2023	171.29
cocc - Central Office Cost	11992	advenv - Advanced Enviro Systems	5/18/2023	05-2023	950.00
cocc - Central Office Cost	11993	amacap - Amazon Capital Services Inc	5/18/2023	05-2023	453.15
cocc - Central Office Cost	11994	applu - Appliance Plus, Inc.	5/18/2023	05-2023	0.00
cocc - Central Office Cost	11995	aprsup - APR SUPPLY CO	5/18/2023	05-2023	326.21
cocc - Central Office Cost	11996	avena - Linda M Avena CPA	5/18/2023	05-2023	7,083.34
cocc - Central Office Cost	11997	browni - Browns Integrated Pest Management	5/18/2023	05-2023	550.00

Payment Summary

Property=.all AND Bank=cocc AND mm/yy=04/2023-05/2023 AND Check Date=04/21/2023-05/18/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total
			Date	Month	Amount Reconciled
cocc - Central Office Cost	11998	callexp - Call Experts New Jersey	5/18/2023	05-2023	470.79
cocc - Central Office Cost	11999	canbus - Canon Solutions America Inc	5/18/2023	05-2023	161.65
cocc - Central Office Cost	12000	ccia - Cumberland Co Improvement Auth	5/18/2023	05-2023	3,078.87
cocc - Central Office Cost	12001	centur - Century Water Conditioning & Purification Inc	5/18/2023	05-2023	144.00
cocc - Central Office Cost	12002	coloni - Colonial Electrical Supply	5/18/2023	05-2023	640.64
cocc - Central Office Cost	12003	cullig - South Jersey Culligan Water	5/18/2023	05-2023	33.00
cocc - Central Office Cost	12004	daily - The Daily Journal	5/18/2023	05-2023	296.62
cocc - Central Office Cost	12005	filevis - FileVision USA, LLC	5/18/2023	05-2023	2,100.00
cocc - Central Office Cost	12006	gabage - Eisenstat Gabage and Furman PC	5/18/2023	05-2023	1,871.67
cocc - Central Office Cost	12007	gatto - Gatto's Septic	5/18/2023	05-2023	1,100.00
cocc - Central Office Cost	12008	graing - Grainger	5/18/2023	05-2023	302.20
cocc - Central Office Cost	12009	hdsupp - HD Supply Facilities Maintenance LTD	5/18/2023	05-2023	269.10
cocc - Central Office Cost	12010	hill - Ronald Hill	5/18/2023	05-2023	1,000.00
cocc - Central Office Cost	12011	himinha - DELSEA LAUNDROMAT	5/18/2023	05-2023	740.00
cocc - Central Office Cost	12012	hompro - The Home Depot Pro - SupplyWorks	5/18/2023	05-2023	2,527.78
cocc - Central Office Cost	12013	inspira - Inspira Health Network Urgent Care, PC	5/18/2023	05-2023	240.00
cocc - Central Office Cost	12014	jccupa - JC'S Custom Painting	5/18/2023	05-2023	2,906.25
cocc - Central Office Cost	12015	jersey - Jersey Elevator LLC	5/18/2023	05-2023	2,748.00
cocc - Central Office Cost	12016	mason - W B Mason Co Inc	5/18/2023	05-2023	540.28
cocc - Central Office Cost	12017	mazza - Frank Mazza & Son Inc.	5/18/2023	05-2023	2,116.91
cocc - Central Office Cost	12018	miles - Miles Technologies	5/18/2023	05-2023	5,586.90
cocc - Central Office Cost	12019	natten - National Tenant Network	5/18/2023	05-2023	1,418.00
cocc - Central Office Cost	12020	njjif - NJ Public Housing Authorities JIF	5/18/2023	05-2023	166,340.50
cocc - Central Office Cost	12021	phada - Public Housing Auth Directors Assoc	5/18/2023	05-2023	1,520.00
cocc - Central Office Cost	12022	sherwi - Sherwin Williams Company	5/18/2023	05-2023	2,988.76
cocc - Central Office Cost	12023	staadv - Staples, Inc.	5/18/2023	05-2023	306.62
cocc - Central Office Cost	12024	stanley - Stanley Steemer	5/18/2023	05-2023	285.00
cocc - Central Office Cost	12025	totsec - Total Security Alarms, LLC.	5/18/2023	05-2023	1,012.25
cocc - Central Office Cost	12026	tricit - Tri City Products	5/18/2023	05-2023	106.70
cocc - Central Office Cost	12027	vercon - Verizon Connect Fleet USA LLC	5/18/2023	05-2023	326.40
cocc - Central Office Cost	12028	weaequ - Weaver Equipment Sales & Service	5/18/2023	05-2023	131.13
cocc - Central Office Cost	1307269	axaequ - Equitable	4/21/2023	04-2023	2,515.00
cocc - Central Office Cost	1307273	axaequ - Equitable	4/24/2023	04-2023	2,315.00
cocc - Central Office Cost	1311852	axaequ - Equitable	5/15/2023	05-2023	2,315.00
cocc - Central Office Cost	4212023	paychex - Paychex of New York LLC	4/21/2023	04-2023	382.62
cocc - Central Office Cost	4272023	aflac - AFLAC	4/27/2023	04-2023	173.35
cocc - Central Office Cost	12882320	pers - Public Employees Retirement System	5/10/2023	05-2023	16,463.82
cocc - Central Office Cost	2023050101	paychex - Paychex of New York LLC	5/5/2023	05-2023	396.35

300,839.49

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

RESOLUTION #2023-24

Resolution Awarding Real Estate Sales Professional Services

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

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

WHEREAS, three (3) proposals were received and evaluated; and

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

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

WHEREAS, professional services agreements shall be issued to the professionals listed on Schedule A for a contract period of June 1, 2023 through May 31, 2024; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Real Estate Sales Professional Services contract to those professionals listed on Schedule A on an as-needed basis for a contract period of June 1, 2023 through May 31, 2024.

ADOPTED: May 18, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Asse Ita*

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 May 18, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

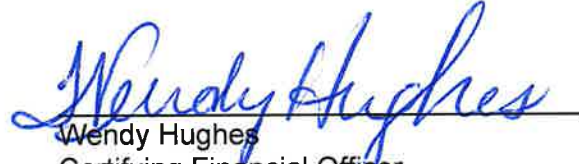
By: *Jacqueline S. Jones*
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

CERTIFICATION

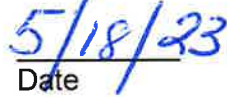
Funding is available for:

REAL ESTATE PROFESSIONAL SERVICES CONTRACT

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



Wendy Hughes
Certifying Financial Officer



Date

SCHEDULE A
Real Estate Sales Professional Services

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

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

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

THE HOUSING AUTHORITY OF THE CITY OF VINELAND
 UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
 REAL ESTATE SERVICES
 UNIT PRICING TABLE PAGE 1 OF 1

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

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



TOTAL PRICE IN WRITTEN WORD FORM

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

EXIT Homestead Realty Professionals LLC Stephanie Verderose

Firm Name BY: _____

1070 E. Chestnut Ave., Vineland, NJ 08360

Street, Town, State, Zip Code

856-692-3948 856-692-0361

Telephone Fax

Sworn to and subscribed before me 14

day of April 20 23

Signature of proposer if the proposer is a partnership *Stephanie Verderose*

Signature of partner if proposer is a partnership

Signature of officer if the proposer is a corporation _____

Title _____

Notary Public *Andrew M. Johnson*

(SEAL)

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - **DO NOT ALTER FORM**

REALESTATE SERVICES

UNIT PRICING TABLE PAGE 1 OF 1

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

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



TOTAL PRICE IN WRITTEN WORD FORM

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

Cumberland County Realty
 Parnets d.b.a Keller Williams Nehemias "Nick" Borrero
 Realty Cumberland County BY: _____

Firm Name
 1103 S DeIsea Dr. Vineland, NJ 08360

Street, Town, State, Zip Code 856-500-3730 856-457-4149

Telephone Fax

Sworn to and subscribed before me 4/26

Signature of proposer if the proposer is an individual day of , 20 22

Signature of partner if proposer is a partnership Notary Public

Signature of officer if the proposer is a corporation Owner/Broker of Record/Operating Principal (SEAL)

Title

JENNIFER D. MICHAELIS
 Commission # 2376763
 Notary Public, State of New Jersey
 My Commission Expires
 August 12, 2023

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

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

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

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



Five per cent & Three Per Cent

TOTAL PRICE IN WRITTEN WORD FORM

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

Vineland Realty Corp BY Dennis Ingraldi

Firm Name

634 E. Landis Avenue, Vineland, NJ 08360

Street, Town, State, Zip Code

856.690.9482 856.690.9484

Telephone Fax

Sworn to and subscribed before me 25th

day of April 20 23

Signature of proposer if the proposer is an individual

Signature of partner if proposer is a partnership

Signature of officer if the proposer is a corporation

Broker/Owner

Title

Notary Public

(SEAL)

SARABJIT SINGH
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires 05/01/2025

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

**RESOLUTION #2023-25
Resolution to Reject Bids for Elevator Maintenance and Modernization
at Kidston and Olivio Towers**

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for Elevator Maintenance and Modernization at Kidston and Olivio Towers; and

WHEREAS, bid was advertised pursuant to section 4 of P.L. 1971, c.198 (C.40A:11-4) on April 19, 2023; and

WHEREAS, two bids were received on May 11, 2023; and

WHEREAS, the lowest bidder was deemed non-responsive; and

WHEREAS, the second bid submission exceeds the project budget; and

WHEREAS, the governing body has determined that such bids are not responsive and reasonable as to pricing; and

NOW, THEREFORE, BE IT RESOLVED the governing body rejects all bids and authorizes the Purchasing Agent to re-bid the project.

ADOPTED: May 18, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Asse Ha

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 May 18, 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

AFFORDABLE HOUSING CORPORATION OF VINELAND

191 W. CHESTNUT AVENUE
VINELAND, NEW JERSEY 08360
856-691-4099 • FAX 856-691-8404

May 12, 2023

Vineland Housing Authority
191 W Chestnut Avenue
Vineland, NJ 08360

To: Mrs. Jacqueline Jones, Executive Director

Bids were publicly advertised for the modernization of the Elevators at Kidston & Olivio Towers on April 19, 2023.

Bids were received on Thursday, May 11, 2023, at 10:00 EST, at the Housing Authority Offices located at 191 W Chestnut Avenue, Vineland, NJ 08360.

J.H. Williams Enterprises Inc.	\$1,109,000.00
Levy Construction Company, Inc.	\$1,381,600.00

After reviewing the bid documents, it was determined that J.H. Williams Enterprises Inc. failed to submit a listing of subcontractors pursuant to section 16 of P.L.1971, c.198 (C.40A:11-16). This is a mandatory item that shall be deemed a fatal defect and shall render the bid proposal unresponsive and that cannot be cured by the governing body.

The second bid received from Levy Construction Company, Inc. exceeds the project budget.

For the reasons listed above it's my recommendation that these bids be rejected and request authorization to re-bid the project.

Please let me know if you have any questions, thank you.

Respectfully Submitted,



Ron Miller, QPA, RPPO
Director of Affordable Housing

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

RESOLUTION #2023-26

**Certifying the 2021 Fiscal Year Annual Audit as Prescribed
by the New Jersey Local Finance Board**

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

WHEREAS, the annual audit report for the fiscal year ended September 30, 2021 has been completed and filed with the Vineland Housing Authority pursuant to N.J.S.A. 40A:5A-15; and

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

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

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Vineland Housing Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended September 30, 2021, and specifically has reviewed the sections of the audit report entitled: "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

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

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON MAY 18, 2023.

ADOPTED: May 18, 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


BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on May 18, 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

**Affidavit: Local Authorities
Fiscal Control Law (L.1983,C313)
as per FY End Audit: 9/30/2021**

Local Authorities Group Affidavit Form

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

Audit Review Certificate

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

1. We are duly appointed members of the Housing Authority of the City of Vineland.
2. We certify, pursuant to **N.J.S.A. 40A:5A-17**, that we have each reviewed the annual Audit Report for the Fiscal Year Ending September 30, 2021 and, specifically, the sections of the Audit Report entitled, "General Comments" and "Recommendations."

NAME

SIGNATURE

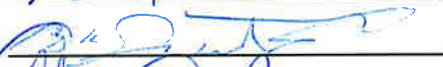
Mario Ruiz-Mesa



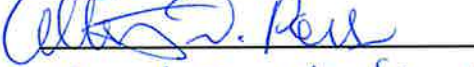
Chris Chapman



Daniel Peretti



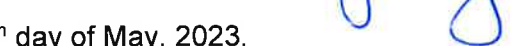
Brian Asselta



Albert Porter



Iris Acosta-Jimenez



Sworn to and subscribed before me this 18th day of May, 2023.



Notary Public of New Jersey

GLORIA POMALES
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 23, 2027

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

RESOLUTION #2023-27
Resolution Adopting Revision to the
Public Housing Admissions and Continued Occupancy Policy

WHEREAS, the Vineland Housing Authority is required by the U.S. Department of Housing and Urban Development to have Admissions and Occupancy Policy (ACOP) for its Public Housing Program, and

WHEREAS, said plan and policy outline the objectives and program functions for the Public Housing Program; and

WHEREAS, the revision to the Admissions and Continued Occupancy Policy is updating said plan and policy according to the U.S. Department of Housing and Urban Development [24 CFR 960.507; FR Notice 7/26/18; Notice PIH 2019-11; FR Notice 2/14/23; and

WHEREAS, the revision, attached hereunto, implements new rule for "Over-Income Families"; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Vineland Housing Authority adopt the revised Admissions and Continued Occupancy Policy for the Public Housing Program.

ADOPTED: May 18, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Chapman*

Resolution seconded by Commissioner *Acosta-Jimenez*

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 May 18, 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

Vineland Housing Authority

13-II.J. OVER INCOME FAMILIES [24 CFR 960.507; FR Notice 7/26/18; Notice PIH 2019-11; FR Notice 2/14/23]

In the public housing program, an *over-income family* is defined as a family whose income exceeds the over-income limit for 24 consecutive months. When this occurs, the PHA must either:

- Terminate the family’s tenancy within six months of the PHA’s final notification of the end of the 24-month grace period; or
- Within 60 days of the PHA’s final notification of the end of the 24-month grace period or the next lease renewal (whichever is sooner), have the family execute a new lease that is consistent with 24 CFR 960.509 and charge the family a monthly rent that is the higher of the applicable fair market rent (FMR) or the amount of monthly subsidy for the unit, including amounts from the operating and capital funds.

The PHA must establish a continued occupancy policy for over-income families in the ACOP indicating which of the above will occur.

PHA Policy

For families whose income exceeds the over-income limit for 24 consecutive months, the PHA will not terminate the family’s tenancy and will charge the family the alternative non-public housing rent, as well as require the family to sign a new non-public housing lease in accordance with the continued occupancy policies below.

Over-Income Limit [Notice PIH 2019-11]

The PHA must publish over-income limits in their ACOP and update them no later than 60 days after HUD publishes new income limits each year. The over-income limit is calculated by multiplying the very low-income limit (VLI) by 2.4, as adjusted for family size.

PHA Policy

The PHA will rely on the following over-income limits. These numbers will be updated within 60 days of HUD publishing new income limits each year and will be effective for all annual and interim reexaminations once these policies have been adopted.

Vineland Housing Authority - Over Income Limits - 2022

<u>Family Size</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
<u>Over-Income Limit</u>	67,560	77,160	86,760	96,360	104,160	111,840	119,520	127,200

For families larger than eight persons, the over-income limit will be calculated by multiplying the applicable very low-income limit by 2.4.

Decreases in Income [24 CFR 960.507(c)(4)]

If, at any time during the consecutive 24-month period following the initial over-income determination, the PHA determines that the family's income is below the over-income limit, the PHA's over-income policies no longer apply to the family. If the PHA later determines that the family's income exceeds the over-income limit at a subsequent annual or interim reexamination, the family is entitled to a new 24 consecutive month period and new notices under this section.

PHA Policy

If, at any time during the 24-month period following the initial over-income determination, an over-income family experiences a decrease in income, the family may request an interim redetermination of rent in accordance with PHA policy in Chapter 9.

If, as a result, the previously over-income family is now below the over-income limit, the family is no longer subject to over-income provisions as of the effective date of the recertification. The PHA will notify the family in writing within 10 business days of the determination that over-income policies no longer apply to them.

Initial Notice of Over-Income Status [24 CFR 960.507(c)(1)]

If the PHA determines the family has exceeded the over-income limit during an annual or interim reexamination, the PHA must provide written notice to the family of the over-income determination no later than 30 days after the income examination. The notice must state that the family has exceeded the over-income limit and continuing to do so for a total of 24 consecutive months will result in the PHA following its continued occupancy policy for over-income families. The PHA must afford the family an opportunity for a hearing if the family disputes within a reasonable time the PHA's determination that the family has exceeded the over-income limit.

PHA Policy

At annual or interim reexamination, if a family's income exceeds the applicable over-income limit, within 10 business days the PHA will notify the family in writing of the determination and that if the family continues to be over-income for 24 consecutive months, the family will be subject to the PHA's over-income policies. The notice will state that the family may request a hearing if the family disputes the PHA's determination in accordance with PHA policies in Chapter 14.

Second Notice of Over-Income Status [24 CFR 960.507(c)(2)]

The PHA must conduct an income examination 12 months after the initial over-income determination, unless the PHA determined the family's income fell below the over-income limit since the initial over-income determination. If the PHA determines the family continues to exceed the over-income limit for 12 consecutive months, the PHA must provide written notification of this 12-month over-income determination no later than 30 days after the income examination. The notice must state that the family has exceeded the over-income limit for 12 consecutive months and continuing to do so for a total of 24 consecutive months will result in the PHA following its continued occupancy policy for over-income families. Additionally, if applicable under PHA policy, the notice must include an estimate (based on current data) of the alternative non-public housing rent for the family's unit. The PHA must afford the family an opportunity for a hearing if the family disputes within a reasonable time the PHA's determination that the family has exceeded the over-income limit.

PHA Policy

If a family's income exceeds the applicable over-income limit after 12 consecutive months, within 10 business days, the PHA will notify the family in writing of the determination and that if the family continues to be over-income for 24 consecutive months, the family will be subject to the PHA's over-income policies. The notice will provide an estimate of the alternative non-public housing rent applicable to the family at the close of the 24 consecutive month period. The notice will also state that the family may request a hearing if the family disputes the PHA's determination in accordance with PHA policies in Chapter 14.

Final Notice of Over-Income Status [24 CFR 960.507(c)(3) and 960.509]

Unless the PHA determined the family's income fell below the over-income limit since the second over-income determination, the PHA must conduct an income examination 24 months after the initial over income determination. If the family continues to be over-income based on this determination, the PHA must provide written notification of this determination no later than 30 days after the income examination. The notice must state that the family has exceeded the over-income limit for 24 consecutive months and that the PHA will follow its continued occupancy policies for over-income families. The PHA must afford the family an opportunity for a hearing if the family disputes within a reasonable time the PHA's determination that the family has exceeded the over-income limit.

PHA Policy

If a family's income exceeds the applicable over-income limit for 24 consecutive months, the PHA will notify the family in writing of the determination within 10 business days of the date of the determination. The notice will state that the family will be charged the alternative non-public housing rent in accordance with PHA continued occupancy policies and HUD regulations and provide the family's new rent amount.

The notice will also include a new non-public housing lease and inform the family that the lease must be executed by the family and the PHA no later than 60 days from the date of the notice or at the next lease renewal, whichever is sooner. The family will continue to be a public housing program participant until the family executes the new non-public housing lease. The notice will also state that failure to execute the lease within this time period stated in the notice will result in termination of tenancy no more than six months after the date of the notice. The PHA will permit an over-income family to execute a lease beyond this time period, but before termination of tenancy, if the over-income family pays the PHA the total difference between the alternative non-public housing rent and their public housing rent dating back to the point in time that the over-income family was required to execute the new lease.

Once the family signs the new non-public housing lease, the family will no longer be a public housing participant family. The family will no longer be subject to income examinations, are precluded from participating in the resident council, and cannot participate in any programs that are only for public housing or low-income families.

The non-public housing over-income lease will contain all required provisions listed at 24 CFR 960.509. The initial term of the lease will be for one year. Upon expiration of the initial lease term, the lease will not renew automatically, and subsequent leases will state renewal terms. At any time, the PHA may terminate tenancy in accordance with 24 CFR 960.509(b)(11) and in accordance with state and local law.

Upon execution of the lease, the tenant will be required pay the amount of monthly tenant rent (known as the alternative non-public housing rent) determined by the PHA in accordance with HUD regulations. The PHA will comply with state and local law in giving the tenant written notice stating any changes in the amount of tenant rent. Charges assessed under the lease will be due in accordance with state and local law.

5/13/23

HOUSING AUTHORITY OF VINELAND - MAY, 2023 - EVICTIONS

1. 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. Trial took place on April 26, 2023 and judgment for possession was granted at that time. The warrant of removal was requested on May 8, 2023. This matter will be removed from the list.

2. 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. Trial is scheduled for May 17, 2023.

3. 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. Before trial took place, we were advised by VHA to dismiss the case with the court. This matter will be removed from the list.

4. MELINDA RODRIGUEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference is scheduled for May 25, 2023.

5/13/23

MELROSE COURT - MAY, 2023 - EVICTIONS

1. JAMECIA WAINWRIGHT

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference is scheduled for May 25, 2023.