
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

*May 25, 2022
rescheduled from
May 19, 2022
6 p.m.*

REVISED
Housing Authority of the City of Vineland

A G E N D A

Wednesday, May 25, 2022
rescheduled from Thursday, May 19, 2022
6:00 p.m.

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on April 21, 2022
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
 - # 2022-25 Monthly Expenses *(updated)*
 - # 2022-26 Award Real Estate Sales Professional Services
 - # 2022-27 2022 Capital Fund
 - # 2022-28 Standard Board Resolution for the Congregate Housing Services Program
 - # 2022-29 Rejecting Bids for Elevator Maintenance & Modernization at Kidston/Olivio Towers *(over budget)*
 - # 2022-30 Authorizing Emergency Replacement of the Fire Sprinkler Pump at Olivio Towers
 - # 2022-31 Approving Change Orders #8 for Kidston & Olivio Towers Interior and Plumbing Renovations
 - # 2022-32 Executive Session
 - # 2022-33 Approval of Collective Bargaining Agreement between the VHA and CWA -- Local 1085
- 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 21, 2022
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 21, 2022, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

Commissioner Chris Chapman
Commissioner Daniel Peretti
Commissioner Brian Asselta
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 24, 2022. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

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

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the six months ending March 31, 2022.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the Kidston and Olivio renovations involving replacement of windows and caulking is in a holding pattern while waiting for the windows due to supply chain issues. Hoping for a June delivery.

Regarding the Kidston and Olivio Interior Plumbing Renovations, in the last 2 weeks the first eighteen residents from E & F risers moved to the "hotel units" while their units are under repair. Work on the E and F risers has begun and will hopefully be a 4-to-5-week process.

There are agreements of sale for three Scattered Site homes. There is some difficulty with HUD releasing the Declaration of Trusts, which is the lien on the property. There are also two other houses for sale right now. There are vouchers issued to Scattered Site existing residents. There is low rental inventory, which is delaying the moves for existing residents.

Mrs. Jones stated everyone has been back in the office for several weeks now since the beginning of the pandemic. The Authority is working on several evictions as a result of non-payment of rent through the pandemic.

Mrs. Jones will discuss Resolutions in the resolution section of the meeting.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2022-20
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended payment in the sum of \$1,062,029.46. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2022-21
Award an OMNIA Cooperative Contract with Trane Building Solutions

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-21. Mrs. Jones stated Trane Building Solutions is an approved cooperative contract vendor who will be used to repair one of the two air conditioning systems in the office. It will be repaired for now and will need to be replaced because it is almost beyond repair. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2022-22
Award As-Needed Electrical Services

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-22. Mrs. Jones stated this contract is for general electrical needs when needed, as needed. Four vendors will be utilized for this service. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2022-23
**Approving Change Orders #6 and #7 for Kidston & Olivio Towers Interior
and Plumbing Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-23. Mrs. Jones reviewed the change orders. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2022-24
**Approving the Executive Director and/or Assistant Executive Director
and/or Chairman to Take All Actions Necessary to Bring up to Code, Market and Sell the
Scattered Site Homes consistent with the U.S. Department of Housing and Urban
Development (HUD) Approved Inventory Removal Application**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-24. Mrs. Jones stated a resolution in December was passed by the board that permitted the Executive Director to approve all contracts related to the Scattered Site project, but she will be going out of the country on vacation. The is resolution will allow flexibility for settlements to proceed allowing not only the Executive Director to take action, but Assistant Executive Director as well as the Chairman if needed. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

There is no need for Executive Session.

Chairman Ruiz-Mesa asked for comments from the press and/or public. No press or public comments. No additional comments from Board Members.

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 6:13 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, 2022

	<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	842,700	491,575	456,190	(35,385)
LAUNDRY AND VENDING	1,900	1,108	918	(190)
OTHER INCOME MISC.	11,000	6,417	1,034	(5,383)
PHA OPERATING SUBSIDY	409,040	238,607	262,901	24,294
HUD ASSET REPOSITIONING FEE	168,140	98,082	69,527	(28,555)
SECTION 8 ADMIN. FEE INCOME	932,600	544,017	576,244	32,227
CAPITAL FUNDS	231,210	134,873	39,000	(95,873)
FSS GRANT-PH	70,000	40,833	35,000	(5,833)
CSP-CONGREGATE SERVICES INCOME	103,750	60,521	46,392	(14,129)
INVESTMENT INCOME	4,540	2,648	2,748	100
CF MANAGEMENT FEE	47,500	27,708	15,833	(11,875)
MGMT FEE-PH	142,080	82,880	84,959	2,079
MGMT FEE-SEC 8	147,650	86,129	76,008	(10,121)
MGMT FEE-MELROSE	10,200	5,950	5,950	0
MGMT FEE-RAD	331,000	193,083	178,342	(14,741)
BOOKKEEPING FEE	13,020	7,595	8,430	835
BOOKKEEPING FEE-SEC 8	92,300	53,842	47,505	(6,337)
ASSET MGMT FEE	17,420	10,162	12,040	1,878
SHOP RENT	64,800	37,800	37,800	0
INCOME FROM OTHER AUTHORITIES	307,420	179,328	203,101	23,773
SERVICE INCOME FROM MELROSE	47,500	27,708	27,179	(529)
MISCELLANEOUS INCOME	1,540	898	41,319	40,421
TOTAL INCOME	3,997,310	2,331,764	2,228,420	(103,344)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,009,090	588,636	545,364	(43,272)
PAYROLL TAXES	88,860	51,835	42,945	(8,890)
HEALTH BENEFITS	265,080	154,630	140,849	(13,781)
PENSION EXPENSE	71,310	41,598	70,539	28,941
CRIMINAL BACKGROUND CHECKS	6,010	3,506	7,424	3,918
TNT/EMPL SCREENING	8,100	4,725	7,406	2,681
LEGAL-GENERAL	30,120	17,570	9,742	(7,828)
LEGAL-OTHER	5,000	2,917	6,194	3,277
STAFF TRAINING	15,000	8,750	5,037	(3,713)
TRAVEL	3,250	1,896	10	(1,886)
ACCOUNTING	85,000	49,583	49,583	0
AUDITING	34,400	20,067	20,067	0
PORT OUT ADMIN FEES	4,500	2,625	1,999	(626)
MANAGEMENT FEES	289,730	169,009	160,966	(8,043)
BOOKKEEPING FEES	90,440	52,757	55,935	3,178
ASSET MGMT FEES	8,640	5,040	12,040	7,000
CONSULTANTS	8,000	4,667	6,280	1,613
IT CONSULTANTS	70,000	40,833	33,451	(7,382)
CONSULTANTS-RAD	8,000	4,667	0	(4,667)
RAD CONVERSION EXPENSES	6,000	3,500	0	(3,500)
MEMBERSHIP DUES/FEES	7,200	4,200	1,525	(2,675)
PUBLICATIONS	2,300	1,342	0	(1,342)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE SEVEN MONTHS ENDED APRIL 30, 2022

	ANNUAL BUDGET	BUDGET THRU APRIL	ACTUAL THRU APRIL	FROM BUDGET (+OVER/-UNDER)
ADVERTISING	5,200	3,033	2,547	(486)
OFFICE SUPPLIES	17,100	9,975	4,449	(5,526)
COMPUTER & SOFTWARE EXPENSES	131,480	76,697	67,124	(9,573)
FUEL-ADMIN	5,000	2,917	0	(2,917)
PHONE AND INTERNET	51,600	30,100	19,101	(10,999)
POSTAGE	9,400	5,483	4,356	(1,127)
COPIER SUPPLIES	9,500	5,542	4,961	(581)
INSPECTION FEES	11,920	6,953	7,716	763
MISCELLANEOUS EXPENSES	23,840	13,905	11,650	(2,255)
TOTAL ADMINISTRATION EXPENSES	2,381,070	1,388,958	1,299,260	(89,698)
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	43,430	25,334	23,887	(1,447)
PAYROLL TAXES	3,820	2,228	1,882	(346)
MEALS	44,000	25,667	21,612	(4,055)
FSS ESCROWS-PH	4,800	2,800	1,799	(1,001)
OTHER	16,950	9,888	11,103	1,215
TOTAL TENANT SERVICES	113,000	65,917	60,283	(5,634)
UTILITIES:				
WATER	38,000	22,167	21,075	(1,092)
ELECTRIC	168,100	98,058	95,682	(2,376)
GAS	31,800	18,550	20,678	2,128
GARBAGAE/TRASH REMOVAL	20,200	11,783	11,184	(599)
SEWER	60,400	35,234	35,233	(1)
TOTAL UTILITIES EXPENSE	318,500	185,792	183,852	(1,940)
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	194,170	113,266	105,457	(7,809)
PAYROLL TAXES	16,920	9,870	8,307	(1,563)
HEALTH BENEFITS	54,960	32,060	27,096	(4,964)
PENSION EXPENSE	13,370	7,799	12,866	5,067
MAINTENANCE UNIFORMS	1,680	980	1,141	161
VEHICLE GAS, OIL, GREASE	16,490	9,619	14,423	4,804
MATERIALS	148,800	86,800	57,884	(28,916)
CONTRACT-COSTS	171,870	100,258	78,532	(21,726)
REPAIRS-VEHICLES	9,880	5,763	9,178	3,415
RENT EXPENSE	18,570	10,833	10,836	3
EXTERMINATION	8,800	5,133	1,716	(3,417)
TRASH REMOVAL	9,200	5,367	5,235	(132)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	664,710	387,748	332,671	(55,077)
GENERAL EXPENSES:				
BAD DEBTS	95,060	55,452	55,452	0
COMPENSATED ABSENCES	23,910	13,948	13,948	0
FSS ESCROWS-SEC 8	23,180	13,522	29,981	16,459
INSURANCE	94,160	54,927	79,223	24,296
INTEREST EXPENSE	15,000	8,750	8,750	0
OTHER GENERAL EXPENSES	1,500	875	875	0

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE SEVEN MONTHS ENDED APRIL 30, 2022

	ANNUAL BUDGET	BUDGET THRU APRIL	ACTUAL THRU APRIL	FROM BUDGET (+OVER/-UNDER)
PAYMENTS IN LIEU OF TAXES	57,660	33,635	29,981	(3,654)
PORT-IN HAP EXPENSE	500	292	0	(292)
REPLACEMENT RESERVES	95,000	55,416	55,416	0
RETIREE HEALTH BENEFITS	61,440	35,838	24,522	(11,316)
TOTAL GENERAL EXPENSES	<u>467,410</u>	<u>272,655</u>	<u>298,148</u>	<u>25,493</u>
TOTAL OPERATING EXPENSES	<u>3,944,690</u>	<u>2,301,070</u>	<u>2,174,214</u>	<u>(126,856)</u>
PROFIT (LOSS) EXCLUDING HAP	<u>52,620</u>	<u>30,694</u>	<u>54,206</u>	<u>23,512</u>
		0		
HAP REVENUES	6,926,190	4,040,278	3,840,739	(199,539)
HAP EXPENSES	6,903,300	4,026,925	3,944,387	(82,538)
NET HAP (LOSS)	<u>22,890</u>	<u>13,353</u>	<u>(103,648) *</u>	<u>(117,001)</u>
GRAND TOTAL PROFIT (LOSS)	<u>75,510</u>	<u>44,047</u>	<u>(49,442)</u>	<u>(93,489)</u>

*HUD HELD RESERVES \$475,000

Housing Authority of the City of Vineland

Administrative Report

DATE: May 13, 2022

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for April 2022)

PERIOD: April 12, 2022 to May 12, 2022

COVID-19 Pandemic – Operating Status

Effective, April 11, 2022, the Administrative Staff is back to pre-pandemic in-office working hours.

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

Rental Assistance Demonstration (RAD) Conversions - Status

Below is a table with the RAD Conversion Status for each property. Tarkiln Asselta Acres, Parkview Apartments, Kidston Towers and Olivio Towers have been converted to RAD. These properties are no longer considered “Public Housing” and are now known as Project Based Section 8 properties.

Development	CHAP Award Date	RAD Closing Date	RAD Effective Date
Kidston/Olivio	02/13/2018	11/06/2020	12/01/2020
Tarkiln/Asselta	03/25/2015	11/16/2018	12/01/2018
Parkview	03/25/2015	11/16/2018	12/01/2018
D’Orazio	12/07/2018	TBD	TBD

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

Scope of Work	Work Status	Comments
Asselta Acres – New Cameras & Recording System	Awarded at March 2021 Meeting	12/2021 Update – This project is complete;
KT/OT Roof Replacements	Contract Awarded/In Progress/	11/2021 Update – Project is complete and closed out;
Tarkiln Acres – Roof Replacements	In Planning Stage – On Hold	6/2021 – No Update; 9/2021 – A&E proposals received and under review;
KT/OT – Elevator Refurbishment;	Bid opening on 5/17/22	6/2021 – Project kickoff meetings scheduled with Architect; 8/2021 – Project scope has been determined, working with Professional Team on design documents; 5/2022 update: Receiving bids on 5/17/22 for Modernization & Maintenance of Elevators;

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 1st quarter of 2022;</p> <p>1/2022 Update: Window submittals have been approved; Construction meetings continue;</p> <p>2/2022 Update: Window submittals have been approved; Construction meetings continue; Supply chain issues are anticipated for receipt of windows;</p> <p>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><i>5/2022 Update – same status as 4/2022; All window materials has been ordered; Possible June delivery for window materials; Mortar repair will be completed along with window replacement project;</i></p>

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

Scattered Site Disposition – Status

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

<i>SCATTERED SITE HOMES STATUS SUMMARY</i>				
<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>

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.

Melrose Court

The property 100% occupied and is financially sound. The waiting list is strong with applicants.

Board of Commissioners NJ Local Housing Authority Training Program Status

Commissioner	Training Program Status
Brian Asselta	Completed
Chris Chapman	Completed
Mario Ruiz-Mesa	Completed
Daniel J. Peretti, Jr.	Completed
Vacant – Resident Commissioner	
Vacant	
Vacant	

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

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

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

Agency Training Program

Please contact Gloria Pomales, Executive Assistant, to register for these classes –

gpomales@vha.org or 856-691-4099 Ext 106.

Program Statistics Report

10/2021 - 10/2022

Apr2022

Mar2022

Feb2022

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	0	22	0
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	46	39	53
Total number of units inspected year-to-date - all sites	332	286	247
City Inspections	0	0	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	196	313	288
Annual Unit Turnaround Time (For Fiscal Year)	225	230	213
Monthly - Number of Vacancies Filled (this month)	8	5	6
Monthly - Average unit turnaround time in days for Lease Up	64	147	104
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	52	141	94
PIC Score	95.65%	98.14%	98.77%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	96.17%	95.33%	95.00%
Public Housing & RAD Waiting List Applicants			
Families - OPEN FOR 3,4,5 & 6 Bedrooms; 2 Bedroom List Remains Closed;	321	323	310
Elderly (Seniors - 62+)/Disabled - OPEN FOR 0 & 1 Bedrooms	467	454	446
Average work order turnaround time in days - Tenant Generated	0.09	0.11	0.13
Number of routine work orders written this month	490	595	429
Number of outstanding work orders from previous month	613	743	838
Total number of work orders to be addressed this month	1103	1338	1267
Total number of work orders completed this month	500	725	524
Total number of work orders left outstanding	603	613	743
Number of emergency work orders written this month	3	1	1
Total number of work orders written year-to-date	3,708	3,218	2,623
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	8	7	3
Section 8			
Level of leased units of previous month was:	913	917	913
Level of leased units this month is:	908	913	917
Number of increased leased-units over last month	-5	-4	4
Total number of units inspected this month	56	51	83
Programs (Voucher):			
ABA Utilization %	99.76%	100.82%	101.29%
Repayment Agreements	28	28	29
Total repayments due YTD	\$88,240	\$89,179	\$90,152
Total repayments received YTD	\$3,515	\$6,738	\$5,765
PIC Score (Oakview added 10/13)	98.14%	101.86%	100.77%
Section 8 Housing Choice Voucher Waiting List Applicants - Closed 11/19/2021	2252	2,266	2,275
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	223	212	215
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	177	170	150
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	76%/24%	78%/22%	80%/20%
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	15	20
The number of residents signed on to the program. (FSS Contracts).	29	30	30
The number of FSS Participants with established escrow accounts.	23	23	22
Number of residents in need of employment skills (GED, DL, Job Training.)	2	2	4
The number of meetings, workshops and case management services	4	3	2

Program Statistics Report

10/2021 - 10/2022

Apr2022

Mar2022

Feb2022

Congregate Services			
Number of clients on the Congregate Program	34	28	32
Number of clients on Meal Program	17	17	19
Number of clients on Homemaking Program	17	18	18
Number of clients on Laundry Services (This service is included in housekeeping)	11	11	11
Number of clients on Shopping Services (This service is included in	6	8	8
Registered Nurse			
Number of clients served this month	80	121	76
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	6	8	5
Meds Supervision	20	31	16
VHA - ROSS (FAMILY)			
Number of Residents on ROSS (Family)	40	38	40
Number of residents that received case management services	10	25	20
Number of Meetings	30	30	4
Number of residents enrolled in academic/employment workshops (FSS)	2	2	4
VHA - ROSS (MEDICAL)			
Number of residents received health assessments for the month	6	8	5
Number of residents - health activities of daily living assessments	6	8	5
ROSS - residents medical monitoring for the month	20	31	16
ROSS / self-sufficiency - improve living conditions	6	8	5
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	72	72	72
Total clients currently being served this month	30	30	4
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	28%	28%	28%
Low 50%-31% (MFI)	28%	28%	28%
Very Low 30%-0% (MFI)	44%	44%	44%
Total	100%	100%	100%
Client Demographics			
White	11	11	11
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	56	56	56
Non-Hispanic	16	16	16

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

RESOLUTION #2022-25

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 **\$1,014,676.30**.

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 25, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY

BY: 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 25, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

HOUSING AUTHORITY OF THE CITY OF VINELAND
 BOARD MEETING
LIST OF CHECKS
 05/25/22

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 597,889.00
3329 - 3365	LANDLORD/TENANT CHECKS AND OTHER	\$ 49,340.00
17444 - 17580	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 548,549.00
	SECTION 8 ADM FEE ACCOUNT	258.52
636 - 639	COMPUTER CHECKS- Ocean First	\$ 258.52
-	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NHOP	
-	COMPUTER CHECKS	\$0.00 0.00
	NHOP INVESTMENTS	0.00
-	COMPUTER CHECKS- Ocean First	\$0.00
-	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	
-	COMPUTER CHECKS	
	OCEAN FIRST BANK FSS ESCROW	
194 - 195	COMPUTER CHECKS	5,000.00
	CAPITAL BANK GEN/FUND PH	
2403 - 2415	COMPUTER CHECKS	127,700.68
	COCC CASH ACCOUNT	
10679 - 10806	COMPUTER CHECKS	178,531.12
	COCC EXPENDITURES	
	PAYROLL/PAYCHEX INVOICES	04/29/22 -05/13/22 757.76
	PAYROLL TAX LIABILITY	04/29/22 -05/13/22 36,721.48
	HEALTH BENEFITS PAID	May-22 52,012.80
	PENSION PAYMENTS	Apr-22 15,804.94
	TOTAL	\$ 1,014,676.30

Payment Summary

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

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	3329	0ahcpv - AFFORDABLE HOUSING CORPORATION	4/28/2022	04-2022	1,199.00	4/29/2022
sec8hap - Section 8 HAP	3330	0ahctaaa - AFFORDABLE HOUSING CORPORATION	4/28/2022	04-2022	570.00	4/29/2022
sec8hap - Section 8 HAP	3331	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	4/28/2022	04-2022	14,106.00	4/29/2022
sec8hap - Section 8 HAP	3332	0ochabvsvp - OCEAN CITY HSING AUTH- BVM/SPEITEL	4/28/2022	04-2022	1,476.00	
sec8hap - Section 8 HAP	3333	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	4/28/2022	04-2022	1,481.00	
sec8hap - Section 8 HAP	3334	0caguas - CAGUAS OF MUNICIPALITY	5/2/2022	05-2022	714.00	
sec8hap - Section 8 HAP	3335	0canell - CANDELARIA	5/2/2022	05-2022	507.00	
sec8hap - Section 8 HAP	3336	0millif - LIFESPRING OF MILLVILLE INC	5/2/2022	05-2022	596.00	
sec8hap - Section 8 HAP	3337	0osccos8 - OSCEOLA COUNTY HOUSING	5/2/2022	05-2022	918.00	
sec8hap - Section 8 HAP	3338	t0000559 - PEREZ	5/2/2022	05-2022	24.00	
sec8hap - Section 8 HAP	3339	t0000613 - ALEJANDRO	5/2/2022	05-2022	79.00	
sec8hap - Section 8 HAP	3340	t0002385 - CARRION	5/2/2022	05-2022	42.00	
sec8hap - Section 8 HAP	3341	t0003326 - DIAZ	5/2/2022	05-2022	45.00	
sec8hap - Section 8 HAP	3342	t0003327 - CORALLUZZO	5/2/2022	05-2022	31.00	
sec8hap - Section 8 HAP	3343	t0003357 - KENNEDY	5/2/2022	05-2022	26.00	
sec8hap - Section 8 HAP	3344	t0004508 - CRUZ	5/2/2022	05-2022	39.00	
sec8hap - Section 8 HAP	3345	t0005188 - MELENDEZ	5/2/2022	05-2022	45.00	
sec8hap - Section 8 HAP	3346	t0005666 - BALDWIN	5/2/2022	05-2022	4.00	
sec8hap - Section 8 HAP	3347	t0005731 - HAROLD	5/2/2022	05-2022	8.00	
sec8hap - Section 8 HAP	3348	t0006020 - CARDONA	5/2/2022	05-2022	4.00	
sec8hap - Section 8 HAP	3349	t0006533 - VILLAFANE	5/2/2022	05-2022	14.00	
sec8hap - Section 8 HAP	3350	t0007057 - DESAI	5/2/2022	05-2022	63.00	
sec8hap - Section 8 HAP	3351	t0007113 - RIOS	5/2/2022	05-2022	4.00	
sec8hap - Section 8 HAP	3352	t0008517 - LUGO	5/2/2022	05-2022	4.00	
sec8hap - Section 8 HAP	3353	t0008553 - CARLO	5/2/2022	05-2022	105.00	
sec8hap - Section 8 HAP	3354	t0010166 - ORTIZ	5/2/2022	05-2022	195.00	
sec8hap - Section 8 HAP	3355	t0010635 - BUTLER	5/2/2022	05-2022	14.00	
sec8hap - Section 8 HAP	3356	t0012229 - AGOSTO-GREGORY	5/2/2022	05-2022	42.00	
sec8hap - Section 8 HAP	3357	t0012304 - MEDINA	5/2/2022	05-2022	36.00	
sec8hap - Section 8 HAP	3358	vf1033 - SEMINOLE COUNTY	5/2/2022	05-2022	1,165.00	
sec8hap - Section 8 HAP	3359	vf1093 - ORANGE COUNTY HOUSING & C D	5/2/2022	05-2022	1,408.00	
sec8hap - Section 8 HAP	3360	0housin - VINELAND HOUSING AUTHORITY	5/13/2022	05-2022	4,823.00	
sec8hap - Section 8 HAP	3361	0ahcpv - AFFORDABLE HOUSING CORPORATION	5/20/2022	05-2022	1,121.00	
sec8hap - Section 8 HAP	3362	0ahctaaa - AFFORDABLE HOUSING CORPORATION	5/20/2022	05-2022	2,096.00	
sec8hap - Section 8 HAP	3363	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	5/20/2022	05-2022	12,496.00	
sec8hap - Section 8 HAP	3364	0ochabvsvp - OCEAN CITY HSING AUTH- BVM/SPEITEL	5/20/2022	05-2022	2,214.00	
sec8hap - Section 8 HAP	3365	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	5/20/2022	05-2022	1,626.00	
sec8hap - Section 8 HAP	17444	02llbtw - BTW 2 LLC	5/3/2022	05-2022	690.00	
sec8hap - Section 8 HAP	17445	0537grap - 529-537 GRAPE STREET,LLC	5/3/2022	05-2022	405.00	
sec8hap - Section 8 HAP	17446	0abobab - BABATUNDE O ABORISADE	5/3/2022	05-2022	581.00	
sec8hap - Section 8 HAP	17447	0abrawi - ABRAHAN & AWILDA HEREDIA	5/3/2022	05-2022	1,227.00	
sec8hap - Section 8 HAP	17448	0acojor - ACOSTA	5/3/2022	05-2022	1,955.00	
sec8hap - Section 8 HAP	17449	0ahcpv - AFFORDABLE HOUSING CORPORATION	5/3/2022	05-2022	10,241.00	
sec8hap - Section 8 HAP	17450	0ahctaaa - AFFORDABLE HOUSING CORPORATION	5/3/2022	05-2022	80,695.00	
sec8hap - Section 8 HAP	17451	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	5/3/2022	05-2022	64,345.00	
sec8hap - Section 8 HAP	17452	0albreb - REBECCA C THOMPSON-ALBERT	5/3/2022	05-2022	89.00	
sec8hap - Section 8 HAP	17453	0andcar - ANDUJAR	5/3/2022	05-2022	765.00	
sec8hap - Section 8 HAP	17454	0andron - RONALD ANDRO	5/3/2022	05-2022	360.00	
sec8hap - Section 8 HAP	17455	0aparab - AB APARTMENTS LLC	5/3/2022	05-2022	1,228.00	
sec8hap - Section 8 HAP	17456	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	5/3/2022	05-2022	7,541.00	

Payment Summary

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

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	17457	Oassind - INDEPENDENCE ASSOCIATES LLC	5/3/2022	05-2022	832.00	
sec8hap - Section 8 HAP	17458	Obarric - RICHARD BARSUGLIA	5/3/2022	05-2022	856.00	
sec8hap - Section 8 HAP	17459	Obehhar - HARRY & BARBARA BEHRENS	5/3/2022	05-2022	462.00	
sec8hap - Section 8 HAP	17460	Oberedw - EDWIN C & SAVALYN BERGAMO	5/3/2022	05-2022	1,083.00	
sec8hap - Section 8 HAP	17461	Oberksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	5/3/2022	05-2022	4,177.00	
sec8hap - Section 8 HAP	17462	Oberobe - OBED BERMUDEZ	5/3/2022	05-2022	981.00	
sec8hap - Section 8 HAP	17463	Obetalp - ALPHA BETA CAMDEN LLC	5/3/2022	05-2022	1,377.00	
sec8hap - Section 8 HAP	17464	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	5/3/2022	05-2022	1,806.00	
sec8hap - Section 8 HAP	17465	Obrewst - BREWSTER GARDEN APARTMENTS LLC	5/3/2022	05-2022	1,184.00	
sec8hap - Section 8 HAP	17466	Obuebor - BOROUGH OF BUENA HOUSING AUTHORITY	5/3/2022	05-2022	17,699.00	
sec8hap - Section 8 HAP	17467	Ocamnil - NILZA R CAMACHO	5/3/2022	05-2022	1,080.00	
sec8hap - Section 8 HAP	17468	Ocarjos - CARVALHO	5/3/2022	05-2022	714.00	
sec8hap - Section 8 HAP	17469	Ocarmar - SIMOES	5/3/2022	05-2022	1,699.00	
sec8hap - Section 8 HAP	17470	Ocasros - CASTILLO	5/3/2022	05-2022	598.00	
sec8hap - Section 8 HAP	17471	Ocdgard - CD GARDENS INC.	5/3/2022	05-2022	2,002.00	
sec8hap - Section 8 HAP	17472	Ochainv - CHAAD INVESTMENTS LLC	5/3/2022	05-2022	618.00	
sec8hap - Section 8 HAP	17473	Ochajos - JOSEPH T CHAMBERS	5/3/2022	05-2022	950.00	
sec8hap - Section 8 HAP	17474	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	5/3/2022	05-2022	1,931.00	
sec8hap - Section 8 HAP	17475	Ocolmac - MACY A COLLINS	5/3/2022	05-2022	896.00	
sec8hap - Section 8 HAP	17476	Ocorjua - CORTES	5/3/2022	05-2022	1,666.00	
sec8hap - Section 8 HAP	17477	Ocridan - DANA CRISS	5/3/2022	05-2022	675.00	
sec8hap - Section 8 HAP	17478	Ocrofre - FREDDIE L CROSS	5/3/2022	05-2022	393.00	
sec8hap - Section 8 HAP	17479	Odelsia - SIAN DELUCA	5/3/2022	05-2022	390.00	
sec8hap - Section 8 HAP	17480	Odondel - DELROY T DONALDSON	5/3/2022	05-2022	603.00	
sec8hap - Section 8 HAP	17481	Oeas307 - 307 N EAST AVE LLC	5/3/2022	05-2022	789.00	
sec8hap - Section 8 HAP	17482	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	5/3/2022	05-2022	699.00	
sec8hap - Section 8 HAP	17483	Oedwdip - EDWARD DIPALMA	5/3/2022	05-2022	809.00	
sec8hap - Section 8 HAP	17484	Oegbmar - MARY J EGBEH	5/3/2022	05-2022	1,453.00	
sec8hap - Section 8 HAP	17485	Oeinmar - MARTIN JAY EINSTEIN	5/3/2022	05-2022	613.00	
sec8hap - Section 8 HAP	17486	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	5/3/2022	05-2022	3,356.00	
sec8hap - Section 8 HAP	17487	Oestros - ESTATE OF LUIS A ROSADO-TORRES	5/3/2022	05-2022	528.00	
sec8hap - Section 8 HAP	17488	Oflodor - FLOWERS	5/3/2022	05-2022	922.00	
sec8hap - Section 8 HAP	17489	Ogarabn - ABNER GARCIA	5/3/2022	05-2022	249.00	
sec8hap - Section 8 HAP	17490	Ogaritz - ITZAMAR GARCIA	5/3/2022	05-2022	932.00	
sec8hap - Section 8 HAP	17491	Ogarsal - GARCIA	5/3/2022	05-2022	2,266.00	
sec8hap - Section 8 HAP	17492	Ogarvin - VINELAND GARDENS LLC	5/3/2022	05-2022	76.00	
sec8hap - Section 8 HAP	17493	Oghebre - BRENDAN G GHEEN	5/3/2022	05-2022	960.00	
sec8hap - Section 8 HAP	17494	Ogibjam - GRIBBLE JR	5/3/2022	05-2022	869.00	
sec8hap - Section 8 HAP	17495	Oguzjos - V & V TRUCKING	5/3/2022	05-2022	926.00	
sec8hap - Section 8 HAP	17496	Ohemtom - BTW 4 LLC	5/3/2022	05-2022	1,058.00	
sec8hap - Section 8 HAP	17497	Ohereri - 123 SOUTH 4TH STREET LLC	5/3/2022	05-2022	2,467.00	
sec8hap - Section 8 HAP	17498	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	5/3/2022	05-2022	2,349.00	
sec8hap - Section 8 HAP	17499	Ohfprop - HF PROPERTY MANAGEMENT	5/3/2022	05-2022	1,709.00	
sec8hap - Section 8 HAP	17500	Oholasm - ASM HOLDINGS LLC	5/3/2022	05-2022	455.00	
sec8hap - Section 8 HAP	17501	Oholbull - BULLSEYE HOLDINGS LLC	5/3/2022	05-2022	418.00	
sec8hap - Section 8 HAP	17502	Ohomoa - O&A HOME	5/3/2022	05-2022	892.00	
sec8hap - Section 8 HAP	17503	Ohomtar - TARKILN HOMES LLC	5/3/2022	05-2022	2,265.00	
sec8hap - Section 8 HAP	17504	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	5/3/2022	05-2022	881.00	
sec8hap - Section 8 HAP	17505	Ointers - VINELAND ASSOCIATES LLC	5/3/2022	05-2022	561.00	
sec8hap - Section 8 HAP	17506	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	5/3/2022	05-2022	2,569.00	

Payment Summary

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

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Reconciled Date
sec8hap - Section 8 HAP	17507	Ojhorn - JOHN HORNER	5/3/2022	05-2022	33.00	
sec8hap - Section 8 HAP	17508	Ojosber - BERNADETTE P JOSEPH	5/3/2022	05-2022	708.00	
sec8hap - Section 8 HAP	17509	Okapala - PANDA REALTY GROUP LLC	5/3/2022	05-2022	1,307.00	
sec8hap - Section 8 HAP	17510	Okatjay - JAY-KAT INVESTMENTS, LLC	5/3/2022	05-2022	815.00	
sec8hap - Section 8 HAP	17511	Olandic - LANDICINI 566 LLC	5/3/2022	05-2022	1,029.00	
sec8hap - Section 8 HAP	17512	Olebzai - LEBRON	5/3/2022	05-2022	2,269.00	
sec8hap - Section 8 HAP	17513	Olegmay - MAYERFELD LEGACY TRUST	5/3/2022	05-2022	1,217.00	
sec8hap - Section 8 HAP	17514	Olhrent - L & H RENTALS	5/3/2022	05-2022	689.00	
sec8hap - Section 8 HAP	17515	Olinrob - ROBERT LINDNER	5/3/2022	05-2022	569.00	
sec8hap - Section 8 HAP	17516	Olliig - IIG-1 LLC	5/3/2022	05-2022	400.00	
sec8hap - Section 8 HAP	17517	Olocloc - LOCATION LOCATION & TIMING LLC	5/3/2022	05-2022	810.00	
sec8hap - Section 8 HAP	17518	Olondav - DAVID LONGINI	5/3/2022	05-2022	543.00	
sec8hap - Section 8 HAP	17519	Olopyad - YADIRA LOPEZ	5/3/2022	05-2022	625.00	
sec8hap - Section 8 HAP	17520	Omanmil - MILLVILLE MANOR LLC	5/3/2022	05-2022	1,086.00	
sec8hap - Section 8 HAP	17521	Omarjoe - JOEL MARTIN	5/3/2022	05-2022	752.00	
sec8hap - Section 8 HAP	17522	Omelrose - MELROSE COURT LP	5/3/2022	05-2022	19,051.00	
sec8hap - Section 8 HAP	17523	Omenbre - MENDEZ	5/3/2022	05-2022	304.00	
sec8hap - Section 8 HAP	17524	Omillvil - MILLVILLE REALTY CORPORATION	5/3/2022	05-2022	2,665.00	
sec8hap - Section 8 HAP	17525	Omiryar - MIRANDA	5/3/2022	05-2022	1,167.00	
sec8hap - Section 8 HAP	17526	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	5/3/2022	05-2022	28,929.00	
sec8hap - Section 8 HAP	17527	Oolilui - LUIS A OLIVERAS	5/3/2022	05-2022	670.00	
sec8hap - Section 8 HAP	17528	Opaeast - EAST PARK APARTMENTS	5/3/2022	05-2022	4,726.00	
sec8hap - Section 8 HAP	17529	Opagang - ANGEL L PAGAN	5/3/2022	05-2022	1,260.00	
sec8hap - Section 8 HAP	17530	Oparkto - PARK TOWNE APTS LLC	5/3/2022	05-2022	11,669.00	
sec8hap - Section 8 HAP	17531	Opoisil - SILVER POINT MANAGEMENT LLC	5/3/2022	05-2022	300.00	
sec8hap - Section 8 HAP	17532	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	5/3/2022	05-2022	1,086.00	
sec8hap - Section 8 HAP	17533	Oprofai - FAIOLA PROPERTY MANAGEMENT AND MAINT	5/3/2022	05-2022	900.00	
sec8hap - Section 8 HAP	17534	Oprofam - FAM PROPERTY MANAGEMENT LLC	5/3/2022	05-2022	1,098.00	
sec8hap - Section 8 HAP	17535	Oprotim - TIMARIA PROPERTIES LLC	5/3/2022	05-2022	1,497.00	
sec8hap - Section 8 HAP	17536	Opwn822 - 822 PLUM STREET LLC	5/3/2022	05-2022	1,260.00	
sec8hap - Section 8 HAP	17537	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	5/3/2022	05-2022	134,967.00	
sec8hap - Section 8 HAP	17538	Orafbar - RAFES	5/3/2022	05-2022	527.00	
sec8hap - Section 8 HAP	17539	Oramnic - NICHOLAS P RAMBONE	5/3/2022	05-2022	1,400.00	
sec8hap - Section 8 HAP	17540	Orealisa - S & A REALTY ENTERPRISES LLC	5/3/2022	05-2022	1,561.00	
sec8hap - Section 8 HAP	17541	Orearoc - ROCCO REAL ESTATE LLC	5/3/2022	05-2022	1,780.00	
sec8hap - Section 8 HAP	17542	Oreasar - SARA REAVES	5/3/2022	05-2022	631.00	
sec8hap - Section 8 HAP	17543	Oregche - REGENCY CHESTNUT COURT	5/3/2022	05-2022	8,496.00	
sec8hap - Section 8 HAP	17544	Oregeas - REGENCY EAST LLC	5/3/2022	05-2022	1,988.00	
sec8hap - Section 8 HAP	17545	Orenaco - ACOSTA RENTAL LLC	5/3/2022	05-2022	616.00	
sec8hap - Section 8 HAP	17546	Orenokg - K G RENOVATIONS LLC	5/3/2022	05-2022	1,009.00	
sec8hap - Section 8 HAP	17547	Oriscam - CAMDEN RISING 2 LLC	5/3/2022	05-2022	795.00	
sec8hap - Section 8 HAP	17548	Orivdie - DIEGO A RIVERA	5/3/2022	05-2022	461.00	
sec8hap - Section 8 HAP	17549	Orivvic - VICTORIANO RIVERA JR	5/3/2022	05-2022	681.00	
sec8hap - Section 8 HAP	17550	Oroceli - ELIZABETH ROCHE	5/3/2022	05-2022	632.00	
sec8hap - Section 8 HAP	17551	Orodhen - HENRY RODRIGUEZ	5/3/2022	05-2022	923.00	
sec8hap - Section 8 HAP	17552	Orogsal - SALVATORE W ROGGIO	5/3/2022	05-2022	602.00	
sec8hap - Section 8 HAP	17553	Oromvic - VICTOR M ROMAN	5/3/2022	05-2022	823.00	
sec8hap - Section 8 HAP	17554	Orpjpro - RPJ PROPERTIES LLC	5/3/2022	05-2022	11,089.00	
sec8hap - Section 8 HAP	17555	Oruppab - RUPERTO	5/3/2022	05-2022	725.00	
sec8hap - Section 8 HAP	17556	Osaiger - GERALD M SAINSOT JR	5/3/2022	05-2022	2,153.00	

Payment Summary

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

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	17557	0salasda - DAMIAN & ELAINE SALAS	5/3/2022	05-2022	818.00	
sec8hap - Section 8 HAP	17558	0shabru - BRUCE D SHAW	5/3/2022	05-2022	1,180.00	
sec8hap - Section 8 HAP	17559	0simseb - SIMONE	5/3/2022	05-2022	568.00	
sec8hap - Section 8 HAP	17560	0skgcom - SKG & CO	5/3/2022	05-2022	1,649.00	
sec8hap - Section 8 HAP	17561	0slinco - 1890 S LINCOLN ASSOCIATES LLC	5/3/2022	05-2022	1,961.00	
sec8hap - Section 8 HAP	17562	0solpro - ASSURED PROPERTY SOLUTIONS LLC	5/3/2022	05-2022	444.00	
sec8hap - Section 8 HAP	17563	0sotalb - ALBERTO SOTO	5/3/2022	05-2022	1,075.00	
sec8hap - Section 8 HAP	17564	0spring - SPRING GARDENS ASSOCIATES LLC	5/3/2022	05-2022	6,608.00	
sec8hap - Section 8 HAP	17565	0sqlan - LANDIS SQUARE SR APTS	5/3/2022	05-2022	2,241.00	
sec8hap - Section 8 HAP	17566	0swaway - WAYNE SWANSON	5/3/2022	05-2022	1,099.00	
sec8hap - Section 8 HAP	17567	0tayver - TAYLOR	5/3/2022	05-2022	625.00	
sec8hap - Section 8 HAP	17568	0thapau - ALBERTA A QUAIROLI ESTATE	5/3/2022	05-2022	1,126.00	
sec8hap - Section 8 HAP	17569	0timsus - SUSAN V TIMMRECK	5/3/2022	05-2022	755.00	
sec8hap - Section 8 HAP	17570	0vasdap - DAPHNE VASSALOTTI	5/3/2022	05-2022	704.00	
sec8hap - Section 8 HAP	17571	0velmal - MALADA CRESPO VELEZ	5/3/2022	05-2022	755.00	
sec8hap - Section 8 HAP	17572	0vinlan - VINELAND VILLAGE APTS	5/3/2022	05-2022	4,484.00	
sec8hap - Section 8 HAP	17573	0virulou - LOUIS A VIRUET	5/3/2022	05-2022	916.00	
sec8hap - Section 8 HAP	17574	0vitdor - VITALO	5/3/2022	05-2022	924.00	
sec8hap - Section 8 HAP	17575	0waca - WACA INVESTMENTS LLC	5/3/2022	05-2022	1,082.00	
sec8hap - Section 8 HAP	17576	0walnut - WALNUT REALTY ASSOCIATES LLC	5/3/2022	05-2022	8,058.00	
sec8hap - Section 8 HAP	17577	0wassey - SEYMOUR WASSERSTRUM	5/3/2022	05-2022	702.00	
sec8hap - Section 8 HAP	17578	0watrob - ROBERT H WATSON	5/3/2022	05-2022	1,400.00	
sec8hap - Section 8 HAP	17579	0whejon - WHEELER	5/3/2022	05-2022	508.00	
sec8hap - Section 8 HAP	17580	0wrialf - ALFRED WRIGHT	5/3/2022	05-2022	1,709.00	

597,889.00

Payment Summary

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

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8adm - Section 8 Admi	636	0caguas - CAGUAS OF MUNICIPALITY	5/2/2022	05-2022	63.04	
sec8adm - Section 8 Admi	637	0osccos8 - OSCEOLA COUNTY HOUSING	5/2/2022	05-2022	65.16	
sec8adm - Section 8 Admi	638	vf1033 - SEMINOLE COUNTY	5/2/2022	05-2022	65.16	
sec8adm - Section 8 Admi	639	vf1093 - ORANGE COUNTY HOUSING & C D	5/2/2022	05-2022	65.16	

258.52

Payment Summary

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

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capfsses - VHA FSS Escrow	194	mcitc - Medical Construction Industrial Training Ctr	5/20/2022	05-2022	2,000.00	
capfsses - VHA FSS Escrow	195	t0007080 - ROSADO	5/20/2022	05-2022	3,000.00	

5,000.00

Payment Summary

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

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing C	2403	sjgas - South Jersey Gas Company	4/22/2022	04-2022	111.31	4/29/2022
capgenfd - Public Housing C	2404	vmu - Vineland Municipal Utilities	4/22/2022	04-2022	12,160.75	4/29/2022
capgenfd - Public Housing C	2405	vha - HOUSING AUTHORITY CITY OF VINELAND	4/22/2022	04-2022	1,434.29	4/29/2022
capgenfd - Public Housing C	2406	vmu - Vineland Municipal Utilities	4/29/2022	04-2022	157.84	
capgenfd - Public Housing C	2407	sjgas - South Jersey Gas Company	5/6/2022	05-2022	155.43	

Payment Summary

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

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing C	2408	vmu - Vineland Municipal Utilities	5/6/2022	05-2022	1,063.09	
capgenfd - Public Housing C	2409	vha - HOUSING AUTHORITY CITY OF VINELAND	5/6/2022	05-2022	1,548.00	
capgenfd - Public Housing C	2410	vha - HOUSING AUTHORITY CITY OF VINELAND	5/6/2022	05-2022	81,900.00	
capgenfd - Public Housing C	2411	vmu - Vineland Municipal Utilities	5/13/2022	05-2022	9,593.16	
capgenfd - Public Housing C	2412	vha - HOUSING AUTHORITY CITY OF VINELAND	5/13/2022	05-2022	15,331.24	
capgenfd - Public Housing C	2413	vha - HOUSING AUTHORITY CITY OF VINELAND	5/13/2022	05-2022	257.00	
capgenfd - Public Housing C	2414	sjgas - South Jersey Gas Company	5/20/2022	05-2022	1,446.12	
capgenfd - Public Housing C	2415	vmu - Vineland Municipal Utilities	5/20/2022	05-2022	2,542.45	

127,700.68

Payment Summary

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

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	10679	vmu - Vineland Municipal Utilities	4/22/2022	04-2022	2,505.65	
cocc - Central Office Cost	10680	aflac - AFLAC	4/29/2022	04-2022	526.35	
cocc - Central Office Cost	10681	axaequ - Equitable	4/29/2022	04-2022	2,795.00	
cocc - Central Office Cost	10682	browco - Robert M Browne Court Officer	4/29/2022	04-2022	122.29	
cocc - Central Office Cost	10683	cwa - Communications Workers of America	4/29/2022	04-2022	384.81	
cocc - Central Office Cost	10684	njfam - NJ FAMILY SUPPORT PAYMENT CENTER	4/29/2022	04-2022	336.00	
cocc - Central Office Cost	10685	acehar - Vineland Ace Hardware East	4/29/2022	04-2022	20.17	
cocc - Central Office Cost	10686	amacap - Amazon Capital Services Inc	4/29/2022	04-2022	92.90	
cocc - Central Office Cost	10687	canfin - Canon Financial Services Inc	4/29/2022	04-2022	313.00	
cocc - Central Office Cost	10688	coloni - Colonial Electrical Supply	4/29/2022	04-2022	172.52	
cocc - Central Office Cost	10689	combus - COMCAST	4/29/2022	04-2022	293.35	
cocc - Central Office Cost	10690	conser - County Conservation Company LLC	4/29/2022	04-2022	876.00	
cocc - Central Office Cost	10691	daily - The Daily Journal	4/29/2022	04-2022	35.82	
cocc - Central Office Cost	10692	getrai - G & E Trailer Sales LLC	4/29/2022	04-2022	127.60	
cocc - Central Office Cost	10693	hdsupp - HD Supply Facilities Maintenance LTD	4/29/2022	04-2022	579.48	
cocc - Central Office Cost	10694	homest - HP Homestead Plumbing and Heating Inc	4/29/2022	04-2022	256.89	
cocc - Central Office Cost	10695	irrsj - Irrigation South New Jersey LLC	4/29/2022	04-2022	185.00	
cocc - Central Office Cost	10696	jccupa - JC'S Custom Painting	4/29/2022	04-2022	1,953.00	
cocc - Central Office Cost	10697	lanfir - Landis Fire Protection Inc	4/29/2022	04-2022	2,655.00	
cocc - Central Office Cost	10698	mason - W B Mason Co Inc	4/29/2022	04-2022	59.16	
cocc - Central Office Cost	10699	omega - Omega Pest Management LLC	4/29/2022	04-2022	250.00	
cocc - Central Office Cost	10700	peters - Peterson Service Co Inc	4/29/2022	04-2022	1,620.00	
cocc - Central Office Cost	10701	sjappra - South Jersey Appraisal Associates LLC	4/29/2022	04-2022	600.00	
cocc - Central Office Cost	10702	totsec - Total Security Alarms, LLC.	4/29/2022	04-2022	118.00	
cocc - Central Office Cost	10703	tricit - Tri City Products	4/29/2022	04-2022	928.90	
cocc - Central Office Cost	10704	vann - Vann Dodge Chrysler LLC	4/29/2022	04-2022	96.80	
cocc - Central Office Cost	10705	verivi - Verizon Wireless	4/29/2022	04-2022	1,084.87	
cocc - Central Office Cost	10706	acehar - Vineland Ace Hardware East	5/6/2022	05-2022	19.78	
cocc - Central Office Cost	10707	barret - Barretta Plumbing Heating Cooling	5/6/2022	05-2022	291.95	
cocc - Central Office Cost	10708	ccia - Cumberland Co Improvement Auth	5/6/2022	05-2022	92.36	
cocc - Central Office Cost	10709	coloni - Colonial Electrical Supply	5/6/2022	05-2022	39.87	
cocc - Central Office Cost	10710	daily - The Daily Journal	5/6/2022	05-2022	680.35	
cocc - Central Office Cost	10711	mason - W B Mason Co Inc	5/6/2022	05-2022	285.70	
cocc - Central Office Cost	10712	miles - Miles Technologies	5/6/2022	05-2022	2,750.00	
cocc - Central Office Cost	10713	sjglas - South Jersey Glass & Door Company	5/6/2022	05-2022	498.00	
cocc - Central Office Cost	10714	weaequ - Weaver Equipment Sales & Service	5/6/2022	05-2022	417.24	
cocc - Central Office Cost	10715	axaequ - Equitable	5/13/2022	05-2022	2,795.00	

Payment Summary

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

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	10716	browco - Robert M Browne Court Officer	5/13/2022	05-2022	122.29	
cocc - Central Office Cost	10717	garcia - ENEDINA GARCIA	5/13/2022	05-2022	231.09	
cocc - Central Office Cost	10718	njfam - NJ FAMILY SUPPORT PAYMENT CENTER	5/13/2022	05-2022	336.00	
cocc - Central Office Cost	10719	schneider - KAREN SCHNEIDER	5/13/2022	05-2022	13.12	
cocc - Central Office Cost	10720	adcass - Advanced Cabinetry & Storage Systems LLC	5/13/2022	05-2022	253.00	
cocc - Central Office Cost	10721	advenv - Advanced Enviro Systems	5/13/2022	05-2022	456.60	
cocc - Central Office Cost	10722	amacap - Amazon Capital Services Inc	5/13/2022	05-2022	249.74	
cocc - Central Office Cost	10723	blocklsi - BLOCK LINE SYSTEMS, LLC	5/13/2022	05-2022	1,550.81	
cocc - Central Office Cost	10724	canbus - Canon Solutions America Inc	5/13/2022	05-2022	135.52	
cocc - Central Office Cost	10725	ccia - Cumberland Co Improvement Auth	5/13/2022	05-2022	174.08	
cocc - Central Office Cost	10726	coloni - Colonial Electrical Supply	5/13/2022	05-2022	37.10	
cocc - Central Office Cost	10727	custom - Custom Graphics Inc	5/13/2022	05-2022	926.40	
cocc - Central Office Cost	10728	garsto - Garoppo Stone & Garden Center	5/13/2022	05-2022	462.00	
cocc - Central Office Cost	10729	graing - Grainger	5/13/2022	05-2022	2,318.32	
cocc - Central Office Cost	10730	hompro - The Home Depot Pro - SupplyWorks	5/13/2022	05-2022	730.31	
cocc - Central Office Cost	10731	miles - Miles Technologies	5/13/2022	05-2022	3,985.00	
cocc - Central Office Cost	10732	pbrese - Reserve Account	5/13/2022	05-2022	1,000.00	
cocc - Central Office Cost	10733	riggin - Riggins Inc	5/13/2022	05-2022	71.45	
cocc - Central Office Cost	10734	stinson - THOMAS STINSON	5/13/2022	05-2022	100.00	
cocc - Central Office Cost	10735	uline - Uline, Inc	5/13/2022	05-2022	161.74	
cocc - Central Office Cost	10736	vercon - Verizon Connect Fleet USA LLC	5/13/2022	05-2022	1,465.80	
cocc - Central Office Cost	10737	wallac - Wallace Supply Co	5/13/2022	05-2022	64.40	
cocc - Central Office Cost	10738	wex - WEX Bank	5/13/2022	05-2022	3,649.48	
cocc - Central Office Cost	10739	mhsliif - MHS LIFT INC	5/20/2022	05-2022	14,500.00	
cocc - Central Office Cost	10740	sjgas - South Jersey Gas Company	5/20/2022	05-2022	623.76	
cocc - Central Office Cost	10741	vmu - Vineland Municipal Utilities	5/20/2022	05-2022	2,420.36	
cocc - Central Office Cost	10742	amacap - Amazon Capital Services Inc	5/20/2022	05-2022	1,655.88	
cocc - Central Office Cost	10743	ccia - Cumberland Co Improvement Auth	5/20/2022	05-2022	77.65	
cocc - Central Office Cost	10744	elivie - Elizabeth Viera	5/20/2022	05-2022	171.17	
cocc - Central Office Cost	10745	inspro - Institute for Professional Development	5/20/2022	05-2022	100.00	
cocc - Central Office Cost	10746	jccupa - JC'S Custom Painting	5/20/2022	05-2022	5,707.00	
cocc - Central Office Cost	10747	pdq - PDQ Supply Inc	5/20/2022	05-2022	1,734.36	
cocc - Central Office Cost	10748	upssto - The UPS Store 1314	5/20/2022	05-2022	103.01	
cocc - Central Office Cost	10749	aaasj - AAA South Jersey	5/25/2022	05-2022	228.00	
cocc - Central Office Cost	10750	acehar - Vineland Ace Hardware East	5/25/2022	05-2022	153.05	
cocc - Central Office Cost	10751	adcass - Advanced Cabinetry & Storage Systems LLC	5/25/2022	05-2022	2,651.50	
cocc - Central Office Cost	10752	ahcvktot - AFFORDABLE HOUSING CORPORATION	5/25/2022	05-2022	11,420.00	
cocc - Central Office Cost	10753	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	5/25/2022	05-2022	1,875.00	
cocc - Central Office Cost	10754	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	5/25/2022	05-2022	10,017.00	
cocc - Central Office Cost	10755	amacap - Amazon Capital Services Inc	5/25/2022	05-2022	3,760.14	
cocc - Central Office Cost	10756	avena - Linda M Avena CPA	5/25/2022	05-2022	7,083.33	
cocc - Central Office Cost	10757	bobaut - BOB'S AUTO SUPPLY, INC	5/25/2022	05-2022	170.43	
cocc - Central Office Cost	10758	bottin - Bottinos Supermarkets Inc	5/25/2022	05-2022	62.04	
cocc - Central Office Cost	10759	brihou - Bridgeton Housing Authority	5/25/2022	05-2022	5,654.50	
cocc - Central Office Cost	10760	brownc - Brown and Connery	5/25/2022	05-2022	4,776.50	
cocc - Central Office Cost	10761	callexp - Call Experts New Jersey	5/25/2022	05-2022	518.06	
cocc - Central Office Cost	10762	canfin - Canon Financial Services Inc	5/25/2022	05-2022	326.19	
cocc - Central Office Cost	10763	ccia - Cumberland Co Improvement Auth	5/25/2022	05-2022	3,078.87	
cocc - Central Office Cost	10764	cdwgov - CDW Government Inc	5/25/2022	05-2022	2,718.87	
cocc - Central Office Cost	10765	cintas - Cintas Corporation #100	5/25/2022	05-2022	456.46	

Payment Summary

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

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	10766	coloni - Colonial Electrical Supply	5/25/2022	05-2022	288.20	
cocc - Central Office Cost	10767	combust - COMCAST	5/25/2022	05-2022	293.35	
cocc - Central Office Cost	10768	conser - County Conservation Company LLC	5/25/2022	05-2022	336.00	
cocc - Central Office Cost	10769	cullig - South Jersey Culligan Water	5/25/2022	05-2022	122.00	
cocc - Central Office Cost	10770	daily - The Daily Journal	5/25/2022	05-2022	416.20	
cocc - Central Office Cost	10771	fiocch - Fiocchi Tire Center Inc	5/25/2022	05-2022	126.45	
cocc - Central Office Cost	10772	gabage - Eisenstat Gabage and Furman PC	5/25/2022	05-2022	1,526.67	
cocc - Central Office Cost	10773	garsto - Garoppo Stone & Garden Center	5/25/2022	05-2022	462.00	
cocc - Central Office Cost	10774	genelec - Gen X Electrical Contractors LLC	5/25/2022	05-2022	409.40	
cocc - Central Office Cost	10775	getrai - G & E Trailer Sales LLC	5/25/2022	05-2022	78.40	
cocc - Central Office Cost	10776	grucci - GRUCCIO, PEPPER, DESANTO, & RUTH	5/25/2022	05-2022	3,780.00	
cocc - Central Office Cost	10777	hdsupp - HD Supply Facilities Maintenance LTD	5/25/2022	05-2022	827.16	
cocc - Central Office Cost	10778	hill - Ronald Hill	5/25/2022	05-2022	1,125.00	
cocc - Central Office Cost	10779	himinha - H I MINHAS LLC	5/25/2022	05-2022	461.25	
cocc - Central Office Cost	10780	homede - Home Depot Credit Services	5/25/2022	05-2022	674.70	
cocc - Central Office Cost	10781	hompro - The Home Depot Pro - SupplyWorks	5/25/2022	05-2022	4,059.45	
cocc - Central Office Cost	10782	inspira - Inspira Health Network Urgent Care, PC	5/25/2022	05-2022	120.00	
cocc - Central Office Cost	10783	jccupa - JC'S Custom Painting	5/25/2022	05-2022	2,933.00	
cocc - Central Office Cost	10784	jdrcn - JDR Construction LLC	5/25/2022	05-2022	2,238.00	
cocc - Central Office Cost	10785	linard - A Corky Linardo Fire Safety Equipment	5/25/2022	05-2022	325.92	
cocc - Central Office Cost	10786	lowes - Lowes Business Account	5/25/2022	05-2022	212.63	
cocc - Central Office Cost	10787	mason - W B Mason Co Inc	5/25/2022	05-2022	355.13	
cocc - Central Office Cost	10788	miles - Miles Technologies	5/25/2022	05-2022	7,370.67	
cocc - Central Office Cost	10789	millgla - Millville Glass Center, LLC.	5/25/2022	05-2022	125.00	
cocc - Central Office Cost	10790	natten - National Tenant Network	5/25/2022	05-2022	422.00	
cocc - Central Office Cost	10791	omega - Omega Pest Management LLC	5/25/2022	05-2022	2,513.00	
cocc - Central Office Cost	10792	pcrich - P C Richard and Son Builders Div	5/25/2022	05-2022	900.00	
cocc - Central Office Cost	10793	peters - Peterson Service Co Inc	5/25/2022	05-2022	2,343.83	
cocc - Central Office Cost	10794	phada - Public Housing Auth Directors Assoc	5/25/2022	05-2022	1,475.00	
cocc - Central Office Cost	10795	presso - Press of Atlantic City	5/25/2022	05-2022	888.71	
cocc - Central Office Cost	10796	rcummi - R.E. Cummines Inc	5/25/2022	05-2022	54.00	
cocc - Central Office Cost	10797	sherwi - Sherwin Williams Company	5/25/2022	05-2022	817.36	
cocc - Central Office Cost	10798	shred - Shred-It USA LLC	5/25/2022	05-2022	256.46	
cocc - Central Office Cost	10799	sjglas - South Jersey Glass & Door Company	5/25/2022	05-2022	250.00	
cocc - Central Office Cost	10800	standard - Standard Elevator Corporation	5/25/2022	05-2022	2,348.00	
cocc - Central Office Cost	10801	totsec - Total Security Alarms, LLC.	5/25/2022	05-2022	1,086.39	
cocc - Central Office Cost	10802	tricit - Tri City Products	5/25/2022	05-2022	299.00	
cocc - Central Office Cost	10803	univer - Universal Supply Co LLC	5/25/2022	05-2022	726.04	
cocc - Central Office Cost	10804	vann - Vann Dodge Chrysler LLC	5/25/2022	05-2022	108.48	
cocc - Central Office Cost	10805	vha - HOUSING AUTHORITY CITY OF VINELAND	5/25/2022	05-2022	7,917.00	
cocc - Central Office Cost	10806	weaequ - Weaver Equipment Sales & Service	5/25/2022	05-2022	63.08	
					178,531.12	

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

RESOLUTION #2022-26

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, one (1) proposal was received and evaluated; and

WHEREAS, the Contract Committee has reviewed the one proposal submitted and is qualified to provide the aforesaid services; and

WHEREAS, it has been recommended that a contract for the required services be awarded to **Exit Homestead Realty Professionals, LLC** in accordance with the proposal submitted and received pursuant to a fair and open process; and

WHEREAS, the contract period for this agreement will be June 1, 2022 through May 31, 2023; 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 Service contract to **Exit Homestead Realty Professionals, LLC** on an as-needed basis for a contract period of June 1, 2022 through May 31, 2023.

ADOPTED: May 25, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY

BY: 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 25, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

CERTIFICATION

Funding is available for:

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

Comparison of Real Estate Firms Submitting Real Estate Services RFP 2022-2023

Evaluation Factors	Vendor Name					
	Possible Points		Exit Homestead Realty Professionals, LLC			
1. Capabilities of the Team or Firm	20					
2. Knowledge and Skills of the Individuals to be Assigned: Real Estate Transactions	20					
3. Demonstration of active knowledge of the City of Vineland's residential Real Estate market	20					
4. Information provided pursuant to Section 5 of this RFP; Experience and Qualifications	10					
5. Fee structure as shown in the RFP unit pricing document.	30					
Average Ranking	100	0				

No other RFP's received.

Cost Breakdown						
Set real estate commission (the "Commission") paid through escrow at the close of sale of each individual Unit.			5%			
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%			

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 BY: Stephanie Verderose

Firm Name

1070 E. Chestnut Ave, Vineland, NJ 08360

Street, Town, State, Zip Code

856-692-3948 Telephone 856-692-0361 Fax

Sworn to and subscribed before me Stephanie Verderose

25th day of April, 2022

Signature of proposer if the proposer is an individual

Signature of partner if proposer is a partnership

Signature of officer if the proposer is a corporation

Title

Notary Public

(SEAL)

KATHLEEN BLACK
 Notary Public, State of New Jersey
 My Commission Expires
 May 19, 2023

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

RESOLUTION #2022-27

Vineland Housing Authority 2022 Capital Budget

WHEREAS, the 2022 Capital Budget for the Vineland Housing Authority has been presented before the Members of the Vineland Housing Authority at its open public meeting of May 25, 2022; and

WHEREAS, the Authority is funded under the Capital Fund Appropriations Program through the Department of Housing and Urban Development; and,

WHEREAS, under the Capital Fund Appropriations Program, all Capital Fund Budgets shall be made only with Board approval and,

WHEREAS, the 2022 Capital Fund has been allocated \$577,828 through the Department of Housing and Urban Development;

WHEREAS, the Authority certifies that all of the work items in the Budget Line Items are included in the Annual Statement/Budget and are from the most recent Five-Year Action Plan approved by HUD.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Vineland as follows:

The Authority hereby approves the 2022 Capital Fund Budget in an amount totaling \$577,828 as determined necessary, desirable and convenient by the Authority Treasurer, Authority Chairman, or other authorized representative of the Authority (the "Authorized Officers").

ADOPTED: May 25, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY

BY: 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 25, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

2022 Capital Fund

OMB Approval No. 2577-0075 (exp. 08/31/2023)

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Capital Fund Program (CFP) Amendment Annual Contributions Contract Terms and Conditions (HUD-52840-A)

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, (Public Housing Authority) Vineland Housing Authority NJ063 (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract ACC(s) Numbers(s) (On File) dated (On File)

Whereas, in accordance with Public Law 117-103, Division L, Title II,

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

\$ 577,828.00 for Fiscal Year 2022 to be referred to under Capital Fund Grant Number NJ39P06350122 PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

- 1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.
2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.
3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.
8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.
9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s). (mark one) : Yes [] No [x]
10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.
11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.
12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.

The parties have executed this CFP Amendment, and it will be effective on May 12, 2022. This is the date on which CFP assistance becomes available to the PHA for obligation.

Table with 2 columns: U.S. Department of Housing and Urban Development (By: /s/ Robert E. Mulderig, Title: Deputy Assistant Secretary, Office of Public Hsg Investments, Date: May 12, 2022) and PHA (Executive Director or authorized agent) (By: [blank], Title: [blank], Date: [blank])

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 11/30/2023

“Public reporting burden for this collection of information is estimated to average 2.2 hours. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

PHA Name Vineland Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2022
NJ39P06350122		

- Type of Grant
- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:
- Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	416,052.87			
3	1408 Management Improvements	57,782.00			
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment	103,993.13			
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 11/30/2023

Part I: Summary					
PHA Name: Vineland Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	NJ39P06350122	FFY of Grant: FFY of Grant Approval: 2022		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	577,828.00			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date	Signature of Public Housing Director		Date

* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages								
PHA Name: Vineland Housing Authority		Grant Type and Number Capital Fund Program Grant NJ39P06350122 No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2022			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-wide	Operations	1406		473,834.87				
PHA-wide	Administration	1410		57,782.00				
PHA-wide	Bond Debt Obligations	9001		103,993.13				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Vineland Housing Authority				Federal FFY of Grant: 2022	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-wide	05/11/2024		05/11/2026		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

RESOLUTION #2022-28

**A Resolution Authorizing Execution of Standard Board Resolution
for the Congregate Housing Services Program**

WHEREAS, the Housing Authority of the City of Vineland is the process of applying for the Congregate Housing Services Program Grant through the State of New Jersey Department of Human Services (DHS); and,

WHEREAS, the DHS requires Contract Providers to complete and file the attached standard board resolution when executing a DHS Third Party Social Service Contract; and,

WHEREAS, in said resolution the Housing Authority of the City of Vineland (VHA) endorses the following commitments:

1. Specific to HIPPA (Health Insurance Portability and Accountability Act), the VHA is non-covered entity that will not be receiving or sharing personal health information.
2. The VHA acknowledges that the DHS does not and will not provide legal advice regarding the contract and acknowledges that all legal advice must be sought from the VHA's attorneys.

NOW THEREFORE BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Vineland authorizes the Chairperson and Executive Director to execute said standard board resolution attached hereunto.

ADOPTED: May 25, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY

BY: 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 25, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

STANDARDIZED BOARD RESOLUTION

The Board endorses the following commitments as defined in this document:

1. Health Insurance Portability and Accountability Act (HIPAA)*

Specific to HIPAA (Health Insurance Portability and Accountability Act), the above noted Provider Agency is either (check A or B):

- A) a covered entity (as defined in 45 CFR 160.103)
- B) a non-covered entity and has executed a DHS Business Associate Agreement (BAA) last dated _____.
- C) a non-covered entity that will not be receiving or sharing personal health information.

Once executed, the BAA will be included in the Departmental Component's official contract file. The BAA *will be considered applicable indefinitely* unless there is a change in the Provider Agency's status, information or the content of the BAA, in which case it is the responsibility of the contracted Provider Agency to revise the BAA.

The Board agrees that if there is *any change* in their BAA Status the Departmental Component will be immediately notified and the appropriate information provided within 10 business days.

*** This section is not applicable for DCF Office of Education Contracts.**

2. Legal Advice

The Board acknowledges that the Department of Human Services does not and will not provide legal advice regarding the contract or about any facet of the relationship between the Department of Human Services and the Provider Agency. The Board further acknowledges that any and all legal advice must be sought from the Provider Agency's own attorneys and not from the Department of Human Services.

DEPARTMENT OF HUMAN SERVICES (DHS)
Standardized Board Resolution Form

Supporting Information for Contract # DOAS23CHSP17 for Contract

Period July 1, 2022 to June 30, 2023

Agency: Vineland Housing Authority

Certification:

We certify that the information contained in, or included with, this contract document is accurate and complete.

Chairperson, Board of Directors

Date

Executive Director

Date

Authorized Signatories for Contract documents, checks and invoices are: (List full name and title) (add additional pages, if needed)

Jacqueline S. Jones

Name

Executive Director

Title

Wendy M. Hughes

Name

Assistant Executive Director

Title

Patricia G. Harrison

Name

CHSP Coordinator

Title

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

**RESOLUTION #2022-29
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 May 3, 2022; and

WHEREAS, bids were received on May 17, 2022; and

WHEREAS, the governing body has rejected such bids because it was determined that they are not reasonable as to pricing; and

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

ADOPTED: May 25, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY

BY: 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 25, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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



May 18, 2022

Jacqueline Jones, Executive Director
Vineland Housing Authority
191 W Chestnut Ave.
Vineland, NJ 08360

Re: Kidston and Olivio Towers Elevator Modernization
Recommendation to Reject

Dear Ms. Jones,

On Tuesday, May 17th, 2022 a bid was publicly opened and read aloud for the above referenced project. Two contractors submitted a bid for the project. The low base bid was submitted by Levy Construction Company, Inc. of Oaklyn, New Jersey in the amount of \$1,177,600.00. Our office has evaluated their bid and believe it to be over budget. Therefore, we recommend the board of Vineland Housing Authority does not award a construction contract to Levy Construction Company, Inc.

Thank you for the opportunity to be of service.

Sincerely,

Michael R. Donovan, AIA

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

RESOLUTION #2022-30

**Resolution of the Housing Authority of the City of Vineland
Authorizing Emergency Replacement of the Fire Sprinkler Pump at Olivio Towers**

WHEREAS, it is necessary for immediate Emergency Replacement of the fire sprinkler pump at Olivio Towers, 1044 E Landis Avenue, Vineland, NJ; and,

WHEREAS, it is necessary for the Housing Authority of the City of Vineland to replace the fire sprinkler pump at Olivio Towers; and,

WHEREAS, the Purchasing Agent has declared the need to enter into emergency contract with Landis Fire Protection Inc. to install a temporary and replacement fire sprinkler pump; and,

WHEREAS, the Purchasing Agent has declared the need to enter into emergency contract with contractors as needed to accomplish the replacement fire sprinkler pump; and,

WHEREAS, pursuant to N.J.S.A. 40A:11-6, – Any contract may be negotiated or awarded for a contracting unit without public advertising for bids and bidding therefor, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of goods or the performance of services; and,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners to the Housing Authority of the City of Vineland authorizes the Purchasing Agent to enter into such contracts as to make an immediate replacement of the fire sprinkler pump at to Olivio Towers, 1044 E Landis Avenue, Vineland, NJ 08360.

ADOPTED: May 25, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY

BY: 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 25, 2022 at the Authority’s principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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



1000 Haddonfield-Berlin Rd., Suite 110 Voorhees, NJ 08043

May 25, 2022

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

Attention: Ms. Jacqueline Jones

RE: Olivio & Kidston Towers

Dear Jacqueline,

We were asked to investigate issues with the existing fire sprinkler pump at Olivio Towers and the following are our preliminary findings and recommendations.

The Olivio Tower existing fire pump is currently out of service and after further evaluation is improperly sized resulting in a lack of available pressure at the top of the standpipe risers. The City of Vineland is requiring a temporary standby diesel fire pump be installed until repairs/replacement is made. There are two viable options moving forward, both of which will require the existing Olivio pump and controller to be serviced and re-engaged. This will reduce the rental time for the temporary diesel fire pump. (\$8,500 per month) and bridge the gap of long delivery times for new fire pump equipment which is currently 3 months.

Re-furbish existing fire pump & controller:

- The existing motor is damaged, and the existing controller is outdated.

- * Service the existing electric fire pump
- * Rebuild or replace the existing motor on the existing electric fire pump.
- * Replace the fire pump controller. (Compatible with a proposed new electric fire pump)

We are waiting on material and labor cost for the pump refurbishing, but the early indication is less than one month of diesel fire pump rental.

Option #1:

Replacement of re-furbished fire pump with new unit that is code compliant and able to deliver the required pressure to the top of the standpipe risers.

The possibility of installing a new electric fire pump that will meet code today hinges on determining if the existing generator can handle the required load.

- * The Existing Generator providing backup power to the existing Fire Pump needs to be evaluated to determine if it can provide backup power to the Fire Pump, (2) Elevators, (2) Stair Smoke Exhaust Fans and a Circuit Breaker Panel with several critical loads. There is no available testing data available so this preliminary calculation is the only

information that can be evaluated. The Electrical Engineer is not confident that the current configuration will work without reduction of starting currents and delay/load shedding activities. A full electrical engineering effort is required before a solution can be proposed but we are currently working with Fire Tech Equipment Corporation to verify feasibility.

Estimated cost: \$35,000

Lead time: 1 to 3 months

Diesel pump Option #2

Olivio and Kidston Towers pump replacement. (One Diesel Fire Pump for both buildings)

This option is based on the information that has been passed on to us so far. (See below)

* The fire pump in Olivio is out of service.

* The fire pump in Kidston needs major servicing or replacement.

A new diesel fire pump to be installed in Olivio replacing the existing electric fire pump.

A new 8" line to come off the fire pump discharge header in Olivio.

This line will go underground from the fire pump room in Olivio and intersect with the existing 8" line from the city water line to the fire pump room in Kidston.

(Approximate length 300 feet and actual route must be determined after a site plan with utilities is provided)

City connection to Kidston to be abandoned.

The new 8" line on connect under the existing sprinkler/standpipe riser in Kidston.

The cost of the diesel fire pump (750gpm, 100psi) along with the required components (pump package, controller, fuel tank etc.) is approximately \$65,000

This does not include design, labor, 300 feet of 8" underground, possible upgrades to the pump room to bring it up to today's codes etc.)

6 to 9 month lead time.

If you have any comments or concerns regarding the above, please contact me at your convenience.

Sincerely,
Summit Engineers, Inc.

Rocco Dolce, PE

NJ PE License #

24GE04652300

rocco@summitengrs.com

609.706.6989

PO Status	APPROVED
Purchase Order No.	15104
Date Ordered	5/20/2022
Date Required	5/20/2022

To
 Landis Fire Protection Inc
 1759 Gallagher Dr
 Building B
 Vineland, NJ 08360
 Phone (856) 696-8251

PO Closed? No

Bill to <i>Vineland Housing Authority</i> <i>191 W. Chestnut Avenue</i> <i>Vineland, NJ 08360</i>	Ship to RAD - Olivio Towers 1044 E Landis Avenue Vineland, NJ 08360
---	---

Property	Unit	Qty Rec'd	Description	Unit Price	Qty	Total Cost
rad_oliv		0.00	Modification to 6" Pipe test header, FDC, wall, piping, delivery of pump	6,728.00	1.00	6,728.00
rad_oliv		0.00	Monthly diesel fire pump rental fee	8,528.00	1.00	8,528.00
rad_oliv		0.00	After pump temporary pump install - removal of rental pump and restoration of existing test header and FDC	1,360.00	1.00	1,360.00
rad_oliv		0.00	Additional Insurance required on pump - covers 6-months	500.00	1.00	500.00
Total						17116.00
Grand Total						17,116.00

Notes

Description

Emergency Contract - place temporary Diesel Fire Pump in place to meeting fire service requirements
 Pump to be delivered, setup and installed on 5/24/2022
 Connect temporary pump to existing pipe headers, test pump, provide monthly temporary rental, insurance and restore building when removed

Approvals

Name	Date	Approved/Denied
Miller	2022-05-20 12:17:57	Approved
Hughes	2022-05-20 12:25:20	Approved
Hughes	2022-05-20 12:25:20	Approved

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

RESOLUTION #2022-31

**Approving Change Orders #8 for
Kidston & Olivio Towers Interior and Plumbing Renovations**

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

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

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

WHEREAS, change order 008 (\$5,975) is a credit for 50 heat lamps not needed in the bathrooms that are on interior walls; and

WHEREAS, the aforementioned change order is a credit in the amount of \$5,975 and is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby accepts the change order with a credit amount of \$5,975 for the Kidston & Olivio Towers Interior and Plumbing Renovations.

ADOPTED: May 25, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY

BY: 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 25, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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



AIA[®] Document G701[™] – 2017

Change Order

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

CONTRACT INFORMATION:
Contract For: General Construction

Date: 07/15/2021

CHANGE ORDER INFORMATION:
Change Order Number: 008

Date: 05/23/2022

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

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

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

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

05/23/2022 - Credit for 50 heat lamps not needed in the bathrooms that are on the interior wall.

Electrician ordered all the heat lamps at the start of the project and the supplier is requiring a restocking fee to return the heat lamps that will not need for the project.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 102,069.93
The Contract Sum prior to this Change Order was	\$ 2,850,050.93
The Contract Sum will be decreased by this Change Order in the amount of	\$ 5,975.00
The new Contract Sum including this Change Order will be	\$ 2,844,075.93

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

~~**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.~~

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

Donovan Architects, LLC
ARCHITECT *(Firm name)*

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

Vineland Housing Authority
OWNER *(Firm name)*

SIGNATURE

SIGNATURE

SIGNATURE

Michael R. Donovan, Principal
PRINTED NAME AND TITLE

Douglas Shendock, Vice-President
PRINTED NAME AND TITLE

Jacqueline Jones, Executive Director
PRINTED NAME AND TITLE

05/23/2022
DATE

DATE

DATE

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

RESOLUTION #2022-32

A Resolution Authorizing Executive Session

WHEREAS, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Vineland Housing Authority to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session," i.e. without the public being permitted to attend, and

WHEREAS, the Vineland Housing Authority has determined that 1 (insert number) issues are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on May 25, 2022 at P.M, and

WHEREAS, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which **the number** of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

"(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion." The legal citation to the provision(s) at issue is:_____ and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

_____;

"(2) Any matter in which the release of information would impair a right to receive funds from the federal government." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

_____;

"(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

_____;

"(4) Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body" The collective bargaining contract(s) discussed are between the Board and the CWA Local 1085 _____;

“(5) Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.” The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

_____;

“(6) Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.” The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

_____;

“(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.” The parties to and docket numbers of each item of litigation and/or the parties to each contract discussed are _____

and nature of the discussion, described as specifically as possible without undermining the need for confidentiality is _____

_____;

“(8) Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.” Subject to the balancing of the public’s interest and the employee’s privacy rights under South Jersey Publishing Co. v. New Jersey Expressway Authority, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are _____

_____;

“(9) Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility.” The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

_____;

WHEREAS, the length of the Executive Session is estimated to be _____ minutes after which the public meeting of the Vineland Housing Authority shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Vineland Housing Authority will go into Executive Session for **only** the above stated reasons;

BE IT FURTHER RESOLVED that the Board of Commissioners hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public's interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

Subject of Discussion	Estimated Date	Necessary Occurrence

BE IT FURTHER RESOLVED that the Secretary, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately discussed.

BE IT FURTHER RESOLVED that the Secretary, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by N.J.S.A. 47:1A-1 et seq.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS OF THE VINELAND HOUSING AUTHORITY AT ITS PUBLIC MEETING HELD ON MAY 25, 2022.

ADOPTED: May 25, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY

BY: 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 25, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

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

RESOLUTION #2022-33

**Resolution Approving the Union Contract (Memorandum of Agreement) between the
Communication Workers of America (CWA)
and the Housing Authority of the City of Vineland
January 1, 2022 – December 31, 2025**

WHEREAS, the CWA represents the Maintenance employees of the Housing Authority of the City of Vineland; and

WHEREAS, the CWA and the Housing Authority of the City of Vineland have been negotiating for several months; and

WHEREAS, the CWA and the Housing Authority of the City of Vineland have come to an agreed contract, which is attached hereto as Exhibit A (Memorandum of Agreement); and

WHEREAS, the contract period is from January 1, 2022 to December 31, 2025; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Vineland, as follows:

1. The union contract is approved per the attached Memorandum of Agreement between the Housing Authority of the City of Vineland and the CWA.

ADOPTED: May 25, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY

BY: 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 25, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT (“Agreement”) is entered into on May 20, 2022, by and between the Vineland Housing Authority (“Authority”) and the Communication Workers of America, Local 1085 (“CWA”).

WHEREAS, the CWA is the exclusive representative for the maintenance employees of the Authority, for the purpose of collective negotiations regarding the terms and conditions of their employment;

WHEREAS, the Authority and the CWA are parties to a collective negotiations agreement effective January 1, 2018 through December 31, 2021 (the “2018 – 2021 Agreement”);

WHEREAS, upon the expiration of the 2018 – 2021 Agreement, the Authority and the CWA entered into negotiations for a successor collective negotiations agreement; and

WHEREAS, as a result of those negotiations, the Authority and the CWA have agreed upon the terms and conditions of a successor collective negotiations agreement and desire to memorialize those terms and conditions in this Memorandum of Agreement.

NOW, THEREFORE, the Authority and the CWA agree that the following sets forth the material terms to be recommended by the negotiating teams for ratification by the Authority Board of Commissioners and for ratification by the membership of the CWA membership:

1. **Term:** A 4-year contract term from January 1, 2022 through December 31, 2025.
2. **Salary Increases for CWA Members:** The CWA members will receive salary increases in accordance with the updated Salary Schedule and Titles, which is attached hereto as Appendix A. Specifically, the Salary Schedule and Titles shall be updated as follows:
 - Building Maintenance Workers:
 - January 1, 2022: Salary increase of 5% or \$1.00/hour, whichever is greater;
 - January 1, 2023: Salary increase of 5%
 - January 1, 2024: Salary increase of 3%
 - January 1, 2025: Salary increase of 3%
 - Building Maintenance Repairer:
 - January 1, 2022: Salary increase of 8% or \$1.50/hour, whichever is greater;
 - January 1, 2023: Salary increase of 5%
 - January 1, 2024: Salary increase of 3%
 - January 1, 2025: Salary increase of 3%

• Senior Building Maintenance Repairer:

- January 1, 2022: Salary increase of 8% or \$2.00/hour, whichever is greater;
- January 1, 2023: Salary increase of 5%
- January 1, 2024: Salary increase of 3%
- January 1, 2025: Salary increase of 3%

3. **Hourly Rates for New Hires:** Starting hourly rates for new hires shall be in accordance with the Starting Rates for New Hires, which is attached hereto as Appendix B.

4. **Article 3, Section 3(i):** The following Section 3(i) shall be added to the parties' Collective Bargaining Agreement:

The Employer maintains the exclusive right to adopt and amend its Personnel Policies, which shall be done at the Employer's discretion and subject to approval of the Board of Commissioners. When a proposed new or amended Personnel Policy will impact the Union members, the Employer will provide the Union with reasonable notice of the proposed Policy and will attempt to address any questions or concerns the Union may have, unless the disclosure of requested information would violate the attorney-client privilege, deliberative process privilege, and/or other confidentiality protections under New Jersey law.

5. **Article 11, Section 11.1 (Paid Holidays):** Juneteenth shall be added to the list of recognized and paid holidays.

6. **Article 11, Section 11.2 (Holiday Pay):** Section 11.2 shall be amended as follows:

Holiday pay will consist of the employee's regular straight-time pay for the day. In order to be eligible for holiday pay, an employee must be in active pay status on the scheduled workdays before and after the holiday. It is understood that active pay status includes ~~any earned paid time off (vacation, sick, or personal) being used by the employee.~~ approved Vacation Leave, but shall not include Personal Leave. Sick Leave will be included as active pay when it is supported by a physician's note justifying the employee's absence, which shall be provided to the Authority on the first day of the employee's return to work.

7. **Article 13, Section 13.3 (Sick Allowance/Reporting and Verification):** Section 13.3 shall be amended as follows:

A doctor's note may be required if an employee is absent for ~~three (3) two~~ (2) consecutive working days for any reason as set forth in Section 13.2.

8. **Article 14.2, Bereavement Leave:** Section 14.2 shall be amended to reflect the following:

Employees shall be entitled up to three (3) days leave (with pay) for the death of the following family members: (a) mother; (b) father; (c) spouse; (d) child; (e) sister; (f) brother; (g) half-brother/sister; (h) foster child; (i) stepmother/father; (j) stepchild; (k) legal ward/guardian; (l) mother/father-in-law; (m) grandmother/grandfather; (n) grandchild; (o) sister/brother-in-law; (p) niece/nephew; (q) aunt/uncle; (r) cousin; and (s) other relatives residing in the employee's household.

- Section 14. 2 shall be further updated to include the following language:


At the sole discretion of the Executive Director, employees may be required to provide documentation that supports the requested leave under this Section.

9. **Article 18, Educational Assistance:** Article 18 shall be amended as follows:

The Authority shall reimburse employees for the cost of tuition, fees, and required textbooks, not to exceed ~~\$500~~ **\$1,000** annually per employee, upon satisfactory completion of courses, **seminars, and/or trainings** which the Authority determines will be of significant benefit on the job. At the discretion of the Executive Director, reimbursement may be extended to a maximum of ~~\$1,000~~ **\$2,000** per year if deemed appropriate. Courses shall be taken during non-work hours, unless otherwise approved in writing by the Executive Director. When an employee receives approval to attend courses during work hours, all time spent traveling to and attending the course(s) shall not be considered as time worked and shall not be compensated. Advance written approval from the Authority of courses and reimbursement amounts shall be required.

10. The foregoing terms are subject to ratification by the membership of the CWA and by the Authority's governing body; however, the undersigned representatives executing this Memorandum of Agreement and all members of the parties' respective negotiating teams represent and warrant that they have negotiated the foregoing terms in good faith, and that they will urge their respective constituencies to ratify this Agreement.

FOR THE CWA, LOCAL 1085:



Michael Blaszczyk, President

Date: 5/20/22

FOR THE AUTHORITY:

Date: _____

APPENDIX A; SALARY SCHEDULE AND TITLES

Employee Name	Building Maintenance Worker	2021 Hourly Rate	2022 Hourly Rate (5% or \$1.00/hr.)	2023 Hourly Rate (5%)	2024 Hourly Rate (3%)	2025 Hourly Rate (3%)
E. Alicea	Building Maintenance Worker	\$17.50	\$18.50	\$19.43	\$20.00	\$20.60
M. Chaney	Building Maintenance Worker	\$17.50	\$18.50	\$19.43	\$20.00	\$20.60
Smith	Building Maintenance Worker	\$17.50	\$18.50	\$19.43	\$20.00	\$20.60
Employee Name	Building Maintenance Repairer	2021 Hourly Rate	2022 Hourly Rate (8% or \$1.50/hr.)	2023 Hourly Rate (5%)	2024 Hourly Rate (3%)	2025 Hourly Rate (3%)
Brown	Building Maintenance Repairer	\$18.50	\$20.00	\$21.00	\$21.63	\$22.28
Employee Name	Snr. Building Maintenance Repairer	2021 Hourly Rate	2022 Hourly Rate (8% or \$2.00/hr.)	2023 Hourly Rate (5%)	2024 Hourly Rate (3%)	2025 Hourly Rate (3%)
L. Colon	Snr. Building Maintenance Repairer	\$20.65	\$22.65	\$23.78	\$24.50	\$25.23
L. James	Snr. Building Maintenance Repairer	\$20.65	\$22.65	\$23.78	\$24.50	\$25.23
F. Ruiz	Snr. Senior Building Maintenance Repairer	\$21.42	\$23.42	\$24.59	\$25.33	\$26.09
L. Velez	Snr. Senior Building Maintenance Repairer	\$23.20	\$25.20	\$26.46	\$27.25	\$28.07

APPENDIX B; PROPOSED STARTING RATES FOR NEW HIRES

Title	2021 Hourly Rate	2022 Hourly Rate	2023 Hourly Rate	2024 Hourly Rate	2025 Hourly Rate
Part-Time Employee (Any Title)**	\$11.42	\$13.00	\$14.00	\$15.50	\$15.50
Building Maintenance Worker	\$13.26	\$15.00	\$15.50	\$16.00	\$16.50
Building Maintenance Repairer	\$16.32	\$18.00	\$18.50	\$19.00	\$19.50

5/12/22

HOUSING AUTHORITY OF VINELAND - MAY, 2022 - EVICTIONS

1. SHERRIE WILLIAMS

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The complaint was subsequently dismissed on May 7, 2022 because the tenant filed for bankruptcy. This matter will be removed from the list.

2. ROSIE BROOKS

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference is scheduled for June 8, 2022.

3. JUAN RODRIGUEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference is scheduled for June 8, 2022.

4. JEANETTE VELEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference is scheduled for June 8, 2022.

5. GLADYS MORALES

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference is scheduled for June 8, 2022.

6. JOSE SANCHEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference is scheduled for June 8, 2022.

7. CRYSTAL PORRECA

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference is scheduled for June 8, 2022.

8. RAMIRO RIVERA

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference is scheduled for June 8, 2022.