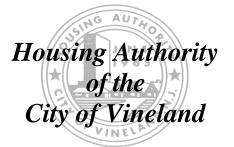
Housing Authority of the City of Vineland 191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

June 20, 2024 6 р.т. Board of Commissioners Mario Ruiz-Mesa, Chairman Chris Chapman Brian Asselta Daniel Peretti Albert Porter Iris Acosta-Jimenez Michael Watson, Esquire – Solicitor



Administration Building 191 W. Chestnut Avenue Vineland, New Jersey 08360

Telephone: 856-691-4099 Fax: 856-691-8404 TTY: 800-852-7899

Jacqueline S. Jones, Executive Director

June 13, 2024

The Board of Commissioners Housing Authority of the City of Vineland Vineland, New Jersey 08360

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, June 20, 2024 at <u>6:00 p.m.</u> at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

The Board may go into executive session to discuss personnel matters and any other housing business that meets the criteria for an executive session. Formal action may be taken.

Sincerely, acqueline S. Jones Jacqueline S. Jones Executive Director

JSJ:gp

Enclosures

REVISED

Housing Authority of the City of Vineland *AGENDA* Thursday, June 20, 2024 6:00 p.m.

- 1. Open Meeting
- 2. Roll Call
- 3. Reading of the "Sunshine Law Statement"
- 4. Approval of Minutes of the Regular Meeting conducted on May 16, 2024
- 5. Fee Accountant's Report
- 6. Executive Director's Report
- 7. Committee Report
- 8. Old Business
- 9. New Business
- 10. Resolutions:
 - # 2024-27 Monthly Expenses (updated)
 - # 2024-28 Execution of Standard Board Resolution for the Congregate Housing Services Program
 - # 2024-29 Approving Change Order #1 for the Fire Pump Replacement Project at Kidston & Olivio Towers
 - # 2024-30 Approving Change Order #2 for Modernization of the Elevators at Kidston & Olivio Towers
 - # 2024-31 Approving Change Orders for Construction Renovations at D'Orazio Terrace

Executive Session if required

- 11. Comments from the press and/or public (limited to 2 minutes for each speaker)
- 12. Comments from Board Members

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

13. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING Thursday, May 16, 2024 6:02 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, May 16, 2024, at 6:02 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

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

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

Chairperson Ruiz-Mesa read the Sunshine Law.

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

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

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the seven months ending April 30, 2024. Mrs. Jones addressed and explained the loss above the HAP expense line item as well as the HAP revenue and expenses.

Executive Director's Report:

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Ron Miller provided updates on the construction projects.

Ron reported there is no status change on the Tarkiln Roof project. The Authority received clarification from the DCA regarding code requirements and it was in the Authority's favor. The design documents are not completed yet.

The Kidston and Olivio elevator projects are moving along well. The one car at Kidston Towers is almost ready to be put back in service. The contractors have been working on one car at Olivio Towers for one month with about two months of work remaining.

No new update on the Kidston and Olivio Towers water filtration. Regarding the fire pumps at Kidston and Olivio Towers, fire pumps are expected to start today with the Olivio Towers pump put in service first followed by the Kidston Towers pump. Ron has been in communication with the Fire Marshall regularly on how this will be coordinated.

The Geotech is set to begin next week at D'Orazio. The surveyor has done most of their work. The crawl space dehumidification plan was approved, and it was reviewed by the City code official. The Authority received approval to make some alterations. The contractor is pricing up all their rough plumbing and electrical. Change orders are expected in June.

Mrs. Jones provided a status of the Scattered Site homes. There are currently sixteen (16) homes remaining to be sold. Two (2) are waiting for new settlement dates. One (1) home will be sold as of May 30th. There are agreements of sale on two (2) others. Five (5) homes are currently listed, and an additional three (3) homes will be listed soon. Two (2) residents are moving into existing homes the Authority is keeping. There is one (1) problem tenant. The process is moving along relatively quickly. The sales prices are coming down slightly. Mrs. Jones is hoping to get through the sale of the homes by the end of the summer if not by the end of the calendar year. As a reminder, all these funds will go over to D'Orazio when the remainder of the Scattered Site homes are converted to RAD. Mrs. Jones believes this will happen in the first quarter of 2025 and then the Board can further discuss D'Orazio.

Commissioner Porter asked about the Tenant Services budget, what services are being offered to the residents. In the beginning of the fiscal year, the expense is higher due to holiday parties. There are tenant quarterly events with the Authority's Community Outreach personnel in conjunction with the Social Services Nurse, Social Worker, and RAD/Public Housing Manager. Events are being planned for the family sites for the summer. Meals are still being brought in for the residents as well.

<u>Committee Report</u>: Commissioner Chapman reported there were two (2) proposals received for Real Estate professionals to sell the remaining Scattered Site homes and only one (1) vendor that is capable of being awarded to as one (1) vendor has been disqualified. The recommendation is Vineland Realty.

Old Business: None.

New Business: None.

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

Resolution #2024-22 Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,757,343.85. Chairman Ruiz-Mesa reviewed some of the higher items on the expenses this month. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2024-23 Authorizing Increase to Administrative Office Petty Cash Fund

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-23. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2024-24 Award Real Estate Professional Services Contract

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-24. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2024-25 Approval of Compress Work Week Policy

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-25. Mrs. Jones reviewed and explained the compress work week policy. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2024-26 Amend Personnel Policy - Overtime

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-26. Mrs. Jones explained the overtime policy amendment. A motion was made by Commissioner Acosta-Jimenez; seconded by Commissioner Chapman. The following vote was taken:

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

There is no need for an Executive Session.

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

With no further business to discuss, Chairperson Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:23 p.m.

Respectfully submitted,

Carqueline S. Jones

Jacqueline S. Jones Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND FINANCIAL REPORT FOR THE EIGHT MONTHS ENDED MAY 31, 2024

	ANNUAL BUDGET	BUDGET THRU MAY	ACTUAL THRU MAY	FROM BUDGET (+OVER/-UNDER)
INCOME				
TENANT RENT	804,440	536,293	489,246	(47,047
OTHER INCOME MISC.	8,140	5,427	5,449	22
PHA OPERATING SUBSIDY	404,810	269,873	243,270	(26,603
HUD ASSET REPOSITIONING FEE	29,150	19,433	26,361	6,928
SECTION 8 ADMIN. FEE INCOME	1,092,000	728,000	766,900	38,900
CAPITAL FUNDS	762,740	508,493	463,474	(45,019
FSS GRANT-PH	101,820	67,880	67,880	0
CSP-CONGREGATE SERVICES INCOME	83,880	55,920	28,414	(27,506
INVESTMENT INCOME	1,910	1,273	18,916	17,643
CF MANAGEMENT FEE	60,170	40,113	0	(40,113
MGMT FEE-PH	155,160	103,440	86,629	(16,811
MGMT FEE-SEC 8	138,240	92,160	96,540	4,380
MGMT FEE-MELROSE	10,200	6,800	7,116	316
MGMT FEE-RAD	450,000	300,000	302,500	2,500
BOOKKEEPING FEE	13,910	9,273	8,070	(1,203
BOOKKEEPING FEE-SEC 8	86,400	57,600	60,338	2,738
ASSET MGMT FEE	19,680	13,120	12,780	(340
SHOP RENT	64,800	43,200	43,208	8
INCOME FROM OTHER AUTHORITIES	330,000	220,000	362,565	142,565
SERVICE INCOME FROM MELROSE	55,000	36,667	40,123	3,456
FRAUD RECOVERY	11,840	7,893	9,102	1,209
MISCELLANEOUS INCOME	9,650	6,433	1,374	(5,059
TOTAL INCOME	4,693,940	3,129,293	3,140,255	10,962
EXPENSES				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,266,000	844,000	863,743	19,743
PAYROLL TAXES	111,500	74,333	67,696	(6,637
HEALTH BENEFITS	360,700	240,467	182,257	(58,210
PENSION EXPENSE	141,950	94,633	94,353	(280
CRIMINAL BACKGROUND CHECKS	8,910	5,940	5,249	(691
TNT/EMPL SCREENING	18,600	12,400	43,008	30,608
LEGAL-GENERAL	29,750	19,833	11,796	(8,037
LEGAL-OTHER	6,500	4,333	6,337	2,004
STAFF TRAINING	11,000	7,333	2,548	(4,785
TRAVEL	3,750	2,500	816	(1,684
ACCOUNTING	85,000	56,667	56,667	Č C
AUDITING	50,580	33,720	33,720	0
PORT OUT ADMIN FEES	2,400	1,600	1,068	(532
MANAGEMENT FEES	293,400	195,600	183,169	(12,431
BOOKKEEPING FEES	100,310	66,873	68,407	1,534
ASSET MGMT FEES	19,680	13,120	12,780	(340
	,	31,667	0	(31,667

HOUSING AUTHORITY OF THE CITY OF VINELAND FINANCIAL REPORT FOR THE EIGHT MONTHS ENDED MAY 31, 2024

FINANCIAL REPORT FOR THE EIGHT MONTHS ENDER	ANNUAL BUDGET	BUDGET THRU MAY	ACTUAL THRU MAY	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS	11,900	7,933	37,008	29,075
IT CONSULTANTS	46,270	30,847	34,100	3,253
CONSULTANTS-RAD	8,000	5,333	0	(5,333)
RAD CONVERSION EXPENSES	6,000	4,000	0	(4,000)
MEMBERSHIP DUES/FEES	6,800	4,533	1,760	(2,773)
PUBLICATIONS	1,500	1,000	214	(786)
ADVERTISING	5,000	3,333	4,604	1,271
OFFICE SUPPLIES	11,500	7,667	9,096	1,429
PAPER	4,000	2,667	1,765	(902)
COMPUTER & SOFTWARE EXPENSES	164,410	109,607	113,035	3,428
FUEL-ADMIN	3,000	2,000	0	(2,000)
TELEPHONE AND CELL	36,100	24,067	23,251	(816)
POSTAGE	9,400	6,267	13,205	6,938
COPIER SUPPLIES	10,900	7,267	5,440	(1,827)
INSPECTION FEES	13,700	9,133	8,607	(526)
COFFEE SUPPLIES	1,200	800	793	(010)
MISCELLANEOUS EXPENSES	21,160	14,107	36,418	22,311
TOTAL ADMINISTRATION EXPENSES	2,918,370	1,945,580	1,922,910	(22,670)
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	64,000	42,667	22,666	(20,001)
PAYROLL TAXES	5,640	3,760	1,787	(1,973)
BENEFITS	20,000	13,333	0	(13,333)
FSS ESCROWS-PH	6,890	4,593	0	(4,593)
OTHER	19,450	12,967	43,192	30,225
TOTAL TENANT SERVICES	115,980	77,320	67,645	(9,675)
UTILITIES:				
WATER	37,600	25,067	24,966	(101)
ELECTRIC	161,530	107,687	116,952	9,265
GAS	34,610	23,073	29,297	6,224
GARBAGAE/TRASH REMOVAL	19,500	13,000	11,752	(1,248)
SEWER	62,140	41,427	39,007	(2,420)
TOTAL UTILITIES EXPENSE	315,380	210,253	221,974	11,722
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	349,000	232,667	162,298	(70,369)
PAYROLL TAXES	30,580	20,387	12,798	(7,589)
HEALTH BENEFITS	60,140	40,093	34,679	(5,414)
PENSION EXPENSE	37,940	25,293	25,573	280
MAINTENANCE UNIFORMS	2,210	1,473	2,315	842
VEHICLE GAS, OIL, GREASE	30,550	20,367	15,677	(4,690)
MATERIALS	116,300	77,533	89,942	12,409
CONTRACT-COSTS	146,080	97,387	150,504	53,117
REPAIRS-VEHICLES	9,780	6,520	8,175	1,655

HOUSING AUTHORITY OF THE CITY OF VINELAND FINANCIAL REPORT FOR THE EIGHT MONTHS ENDED MAY 31, 2024

	ANNUAL BUDGET	BUDGET THRU MAY	ACTUAL THRU MAY	FROM BUDGET (+OVER/-UNDER)
RENT EXPENSE	18,570	12,380	12,384	4
EXTERMINATION	7,800	5,200	5,962	762
TRASH REMOVAL	9,600	6,400	6,554	154
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	818,550	545,700	526,861	(18,839)
GENERAL EXPENSES:				
BAD DEBTS	18,900	12,600	12,600	0
COMPENSATED ABSENCES	14,000	9,333	9,333	(0)
FSS ESCROWS-SEC 8	30,000	20,000	23,908	3,908
INSURANCE	158,280	105,520	104,047	(1,473)
OTHER GENERAL EXPENSES	1,500	1,000	1,000	0
PAYMENTS IN LIEU OF TAXES	53,810	35,873	29,803	(6,070)
PORT-IN HAP EXPENSE	500	333	0	(333)
REPLACEMENT RESERVES	95,000	63,333	63,336	3
RETIREE HEALTH BENEFITS	93,520	62,347	48,592	(13,755)
TOTAL GENERAL EXPENSES	465,510	310,340	292,619	(17,721)
TOTAL OPERATING EXPENSES	4,633,790	3,089,193	3,032,009	(57,183)
PROFIT (LOSS) EXCLUDING HAP	60,150	40,100	108,246	68,145
HAP REVENUES	7,824,000	5,216,000	5,659,888	443,888
HAP EXPENSES	7,794,000	5,196,000	6,146,671	950,671
NET HAP (LOSS)	30,000	20,000	(486,783) *	(506,783)
GRAND TOTAL PROFIT (LOSS)	90,150	60,100	(378,537)	(438,638)
UNRECONCILED HUD HELD RESERVES AT 05/31/24			104,883	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD R	ESERVES		(273,654)	

Housing Authority of the City of Vineland Administrative Report

DATE:	June 12, 2024
TO:	Board of Commissioners, Vineland Housing Authority
FROM:	Jacqueline S. Jones, Executive Director
SUBJECT:	Monthly Report (Stats for May 2024)
PERIOD:	May 10, 2024 to June 12, 2024
<u>Rental Assistar</u>	nce 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	RAD	RAD
	Date	Closing Date	Effective
			Date
Kidston/Olivio	02/13/2018	11/06/2020	12/01/2020
Tarkiln/Asselta	03/25/2015	11/16/2018	12/01/2018
Parkview	03/25/2015	11/16/2018	12/01/2018
Scattered Sites	TBD	TBD	TBD
D'Orazio	12/07/2018 (Rescinded)	TBD	TBD

Community Room Furniture

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

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

Kidston & Olivio Towers – Renovation Projects - Active

	Werl	Commonte
Scone of Work	Work Status	Comments
-		01/2022 Undate: Preliminary work has begun on
Scope of Work KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;	July- August 2021 Award Anticipate d	 01/2022 Update: Preliminary work has begun on plumbing work; "Hotel" units are being refurbished and staged with furniture; 2/2022 Update: Some unknown issues have been uncovered as preliminary work has begun; Change orders are being reviewed prior to presenting to the Board for approval; 3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps & supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G & H risers are almost complete; these will become the "hotel units" for temporary relocation; work on the next two risers is expected to begin in early April; 4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G & H risers are complete, and work continues on E & F risers; Residents are temporarily relocating to G & H; 5/2022 Update: Work on E & F risers is in process; it is expected the work will be completed in four weeks & residents can return to their units; 3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4; 4/2023 Update: New domestic water pump replacement – Complete; Kidston mechanical room piping replacement – Complete; Water filtration system - Olivio is complete; Kidston – parts are backordered; 5/2023 Update: No status change; 7/2023 Update: No status change; 8/2023 Update: No status change; 8/2023

Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work	Work Status	Comments
Scope of Work 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 filtration system; domestic water pump; Accessibility upgrades to communal area restrooms; 9/2023 Update: - Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of September. The team is evaluating the installation of the water treatment systems for both buildings and will be making the necessary changes, Kidston Towers water treatment system has not yet been installed. 10/2023 Update: - No update; 11/2023 Update: - No update; urrently in final punch-list stage;		Comments02/2024 Update – Additional water testing has been ordered to compare the results of the test conducted in 2020 to conditions today; no further update is available. The
ensure it is functioning properly. 12/2023 Update – Close-out process in motion; The water treatment system installation has been delayed; the system must be configured by the manufacturer, but the system was shipped without being configured; the system is being sent back to the manufacturer for configuration;		

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

9/2023 - Fire Pump Replacement

Project was bid on two occasions – Round #1 – No Bids Received on June 1, 2023 Round #2 – 1 bid received on June 21, 2023

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

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

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

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

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

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

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

05/2024 - Underground utility infrastructure work has been substantially completed. The tie-in at Kidston remains to be completed. The construction team has been making regular site visits to inspect the work. The fire pump has been installed in the building and the general contractor is working on piping and electrical work within the building. The fueling station for the pump has not yet been delivered to the property. Once received, the contractor will schedule an initial startup of the equipment and begin testing. Olivio is planned to be brought online first. Once the new system is activated in Olivio the construction team will focus their efforts on bringing Kidston up on the new system. Both buildings remain fully protected throughout the process.

05/2024 – The wrong fueling station for the pump was delivered to the property; a replacement has been ordered; The new diesel fired pump is now in service; The Vineland Fire Department, Water Department, Code Officials have been kept informed throughout the process. Electrical work related to the old fire pumps needs to be completed. Both buildings are fully protected throughout the project.

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

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

Date	Addresses	Status	Total Home
			<mark>39</mark>
			Keeping
2022 Activity	4209 Marilyn Avenue	SOLD – 5/4/22	-1
Ŧ	1441 Nylund Drive	SOLD – 05/10/22	-1
	612 Oxford Street	SOLD – 5/16/22	-1
	1137 East Elmer Rd	SOLD – 6/28/22	-1
	864 Columbia Avenue	SOLD – 9/30/22	-1
	1409 Brown Road	SOLD – 9/8/22	-1
	1745 Jackson Drive	SOLD – 11/10/22	-1
	4331 Robert Drive	SOLD – 2/12/22	8 Sold
			25 Remainin
2023 Activity	760 N. Mill Rd	SOLD – 12/1/23	
	1091 N. Mill Rd	SOLD – 10/31/23	
	1290 Old Lake Rd	SOLD – 12/29/23	
	930 Charles St	SOLD – 1/11/2024	
	30 Avon Place	SOLD – 1/31/2024	
	5578 High Ridge Rd	SOLD – 1/31/2024	
	1479 Brown Rd	SOLD – 2/21/2024	
	2174 Sunset Ave	SOLD – 4/04/2024	
	5599 Lodge Place	Settlement being scheduled;	8 Sold/1 Listed 16 Remainin
2024 Activity	3188 Hance Bridge Rd	SOLD 4/22/2024	
	5633 High Ridge Rd	SOLD – 5/2024	
	721 S. Valley Ave	SOLD – 5/30/2024	
	2961 Athens Way	Agreement of Sale signed 4/8/24 - Exit Realty	
	4511 Robin Road	Agreement of Sale signed 4/11/24 –Vineland Realty	
	4630 Bernard Rd	Agreement of Sale – 6/4/24	
	1659 Venus Drive	Agreement of Sale	
	38 Victory Lane	Agreement of Sale	
	1306 BrowhoRember 202	3Niotudrfber S21123 Exit Realty – 3/25/24	
	4509 Noel Drive	SOLD - 5/28/2024	
	1017 Alexander Dr	Vacated 3/31/24;	
	1460 Neptune Terr	Vacated 4/2/24;	
	5691 High Ridge Rd	Vacated 3/14/24;	
	2149 Berkley Dr	90-day notice to tenant/issued voucher/Offering	
		AA 44; refused AA 44; has voucher;	
	4486 Robin Road	90-day notice to tenant/issued voucher; Move to	
		64 Arcadia (Existing tenant moving early May)??	
	2935 Athens Way	Moving to 1810 Jackson Drive – Target 5/17/24	End of List

D'Orazio Terrace – Redevelopment

The board discussion regarding the D'Orazio Terrace will continue. The Scattered Site homes must be sold prior to the redevelopment of D'Orazio Terrace; the proceeds from the sale of the Scattered Site homes will be used in the D'Orazio Terrace redevelopment, but the sales must occur prior to redevelopment, or the Authority must return the Scattered Site sales proceeds to HUD.

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

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

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

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

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

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

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

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

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

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

D'Orazio Terrace – Redevelopment - continued

June 2024 - Work continues within the Architects office to develop a comprehensive set of construction plans to make improvements to the building. Floor plans have been approved and interior framing, plumbing\electrical rough ins are underway. The survey for the project is being finalized along with the Geotech report. Change orders will be presented to discuss at the Board meeting.

Melrose Court

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

Board of Commissioners NJ Local Housing Authority Training Program Status

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

Tenant Accounts Receivable Number of "non-payment of rent" cases referred to the solicitor Unit Inspections			
Unit Inspections	1	3	0
	1	5	0
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	16	-	22
Total number of units inspected year-to-date - all sites	313		269
City Inspections	0	0	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	124	117	111
Annual Unit Turnaround Time (For Fiscal Year)	134	135	138
Monthly - Number of Vacancies Filled (this month)	11	8	
Monthly - Average unit turnaround time in days for Lease Up	6	-	2
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	31	64	80
PIC Score	98.43		99.22
Occupancy Rate	97.15%	96.61%	96.28%
Public Housing & BAD Waiting List Applicants 5 & 6 Pedroom Lists open 5/6/2024			
Public Housing & RAD Waiting List Applicants 5 & 6 Bedroom Lists open 5/6/2024 Families - With Local Preference	98	97	114
Families - With Local Preference	255	250	251
Elderly (Seniors - 62+)/Disabled - With Local preference	57	59	43
Elderly (Seniors - 62+)/Disabled - With Local preference	103	109	98
	100	100	50
Average work order turnaround time in days - Tenant Generated	0.08	0.10	0.11
Number of routine work orders written this month	492	494	579
Number of outstanding work orders from previous month	1,531	1,505	1,459
Total number of work orders to be addressed this month	2,023	1,999	2,038
Total number of work orders completed this month	513	468	533
Total number of work orders left outstanding	1,510	1,531	1,505
Number of emergency work orders written this month	6	-	0
Total number of work orders written year-to-date	4,319	3,827	3,333
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	0	3	3
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	0	3	3
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8			3
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was:	1011	1019	
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is:	1011 1019	1019 1011	1014
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month	1011 1019 8	1019 1011 0	1014 0
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month	1011 1019	1019 1011	1014
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher):	1011 1019 8 54	1019 1011 0 26	1014 0 27
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization %	1011 1019 8 54 81.88%	1019 1011 0 26 112.59%	1014 0 27 111.16%
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements	1011 1019 8 54 81.88% 31	1019 1011 0 26 112.59% 31	1014 0 27 111.16% 31
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD	1011 1019 8 54 81.88% 31 \$93,317.64	1019 1011 0 26 112.59% 31 \$93,317.64	1014 0 27 111.16% 31 \$93,317.64
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements	1011 1019 8 54 81.88% 31 \$93,317.64	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32	1014 0 27 111.16% 31 \$93,317.64
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD Total repayments received YTD PIC Score (Oakview added 10/13)	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10%	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD Total repayments received YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10% 631	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32 101.10% 630
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD Total repayments received YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10%	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631 1207	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32 101.10% 630 1204
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD Total repayments received YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - OPEN (all br sizes)	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10% 631 1208	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631 1207 457	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32 101.10% 630
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD Total repayments due YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Project Based Waiting List Applicants- Oakview - OPEN (all br sizes) Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - CLOSED	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10% 631 1208 457	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631 1207 457 6	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32 101.10% 630 1204 427 11
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD Total repayments received YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - OPEN (all br sizes)	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10% 631 1208 457 5	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631 1207 457 6	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32 101.10% 630 1204 427 11
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD Total repayments received YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED Section 8 Project Based Waiting List Applicants- Oakview - OPEN (all br sizes) Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10% 631 1208 457 5 80	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631 1207 457 6 81 77%/23%	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32 101.10% 630 1204 427 11 159
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD Total repayments received YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED Section 8 Project Based Waiting List Applicants- Oakview - OPEN (all br sizes) Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10% 631 1208 457 5 80 79%/21%	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631 1207 457 6 81 77%/23%	1014 0 27 1111.16% 31 \$93,317.64 \$10,647.32 101.10% 630 1204 427 11 159 90%/10%
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD Total repayments received YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED Section 8 Project Based Waiting List Applicants- Oakview - OPEN (all br sizes) Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - CLOSED Section 8 - Project Based Waiting List Applicants- With Local Preference - Buena HA - CLOSED Section 8 - Project Based Waiting List Applicants- With Local Preference - Buena HA - CLOSED Section 8 - Project Based Waiting List Applicants - Without Local Preference - Buena HA - CLOSED Section 8 - Project Based Waiting List Applicants - Without Local Preference - Buena HA - CLOSED Section 8 - Project Based Waiting List Applicants - Without Local Preference - Buena HA - CLOSED Section 8 - Project Based on Income Limit - ELI vs VLI/LI	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10% 631 1208 457 5 80 79%/21%	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631 1207 457 6 81 77%/23%	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32 101.10% 630 1204 427 11 159 90%/10%
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD Total repayments received YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - With Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - With Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - Buena HA - CLOSED Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI Section 8 - Choice Mobility List	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10% 631 1208 457 5 80 79%/21%	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631 1207 457 6 81 77%/23%	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32 101.10% 630 1204 427 11 159 90%/10%
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units is month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD Total repayments received YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED Section 8 Project Based Waiting List Applicants- With Local Preference - CLOSED Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI Section 8 - Choice Mobility List Department of Social Services - FSS Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10% 631 1208 457 5 80 79%/21% 102	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631 1207 457 6 81 77%/23% 102	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32 101.10% 630 1204 427 11 159 90%/10% 100
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - Buena HA - CLOSED Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI Section 8 - Choice Mobility List 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	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10% 631 1208 457 5 80 79%/21% 102 102	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631 1207 457 6 81 77%/23% 102 75	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32 101.10% 630 1204 427 11 159 90%/10% 100
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments received YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - With Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants - Without Local Preference - Buena HA - CLOSED Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI Section 8 - Choice Mobility List 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 The number of residents signed on to the program. (FSS Contracts).	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10% 631 1208 457 5 80 79%/21% 102 102 75 26	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631 1207 457 6 81 77%/23% 102 77%/23%	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32 101.10% 630 1204 427 11 159 90%/10% 100 100
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AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.) Section 8 Level of leased units of previous month was: Level of leased units of previous month was: Level of leased units this month is: Number of increased leased-units over last month Total number of units inspected this month Programs (Voucher): ABA Utilization % Repayment Agreements Total repayments due YTD Total repayments received YTD PIC Score (Oakview added 10/13) Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - With Local Preference - CLOSED Section 8 Project Based Waiting List Applicants - With Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants. Without Local Preference - Buena HA - CLOSED Section 8 Project Based Waiting List Applicants. Without Local Preference - Buena HA - CLOSED Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI Section 8 - Choice Mobility List 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 The number of FSS Participants with established escrow accounts. Number of residents in need of employment skills (GED, DL, Job Training.) The number of meetings, workshops and case management services	1011 1019 8 54 81.88% 31 \$93,317.64 \$10,647.32 101.10% 631 1208 457 5 80 79%/21% 102 79%/21% 102 75 26 15 22 25	1019 1011 0 26 112.59% 31 \$93,317.64 \$10,647.32 101.10% 631 1207 457 6 81 77%/23% 102 75 26 15 2 20 20	1014 0 27 111.16% 31 \$93,317.64 \$10,647.32 101.10% 630 1204 427 11 159 90%/10% 100 100 100 100 100 100 100 20 14 22 22

Program Statistics Report

10/2023 - 10/2024

Number of clients on Laundry Services	18	19	15
Number of clients on Shopping Services	3	3	3
Registered Nurse			
Number of clients served this month	122	112	140
Blood Pressure Clinics (clinics) # of residents attending	1	0	0
Health Assessments/re-assessments	7	9	5
Meds Supervision	36	32	29
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	0	0	0
Number of residents that received case management services	6	10	
Number of Meetings	6	2	2
Number of residents enrolled in academic/employment workshops (FSS)	2	2	2
VHA - (MEDICAL)			
Number of residents received health assessment	7	9	5
Number of residents health activities of daily living assessments.	7	9	5
Resident's medicine monitoring/supervision for month	36	32	29
Self-sufficiency - improved living conditions.	7	9	0
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	54	64	64
Total clients currently being served this month	4	10	16
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	14	14	14
Low 50%-31% (MFI)	18	18	18
Very Low 30%-0% (MFI)	32	32	32
Total	64	64	64
Client Demographics			
White	6	6	6
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	48
Non-Hispanic	16	16	16

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

RESOLUTION #2024-27

A Resolution Approving Regular Monthly Expenses

WHEREAS, the Housing Authority of the City of Vineland incurred various financial obligations since the last meeting; and it is the desire of the Commissioners of said Authority to have their obligations kept current; and,

WHEREAS, prior to the Board meeting, a member of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment of the expenses on the Check List in the amount of <u>\$1,491,753.38.</u>

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

ADOPTED: June 20, 2024

MOVED/SECONDED:

Resolution moved by Commissioner ASSEHA Resolution seconded by Commissioner Chapman

VOTE:

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

VINELAND HOUSING AUTHORITY

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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 June 20, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

s, Executive Director

HOUSING AUTHORITY OF THE CITY OF VINELAND BOARD MEETING LIST OF CHECKS 6/20/24

CHECK NO.	ACCOUNT		AMOUNT
4346 - 4396: 500053-54	SECTION 8 HAP PROGRAM LANDLORD/TENANT CHECKS AND OTHER	\$ \$12,718.00	800,355.00
21861 - 22060	DIRECT DEPOSITS-LANDLORDS HAPS	\$787,637.00	800,333.00
751 - 755	SECTION 8 ADM FEE ACCOUNT COMPUTER CHECKS- Ocean First	\$5,071.74	5,071.74
	COMPUTER CHECKS- BB&T	\$0.00	
	SECTION 8 NEW HOMEOWNERSHIP COMPUTER CHECKS	\$0.00	0.00
- 111	NEW HOMEOWNERSHIP INVESTMENTS COMPUTER CHECKS- Ocean First COMPUTER CHECKS- BB&T	\$0.00 \$3,109.81	3,109.81
	OCEAN FIRST BANK PH SECURITY DEPOSIT		1,042.10
229	COMPUTER CHECKS	\$1,042.10	
	OCEAN FIRST BANK FSS ESCROW COMPUTER CHECKS	\$0.00	0.00
2601, 2616 - 2625; 44285, 5469516405, 20241500558, 20241500559, 20241650185, 20241650197 & 20241650198	CAPITAL BANK GEN/FUND PH COMPUTER CHECKS		194,272.13
13123 - 13217; 213862, 1364429, 1369146, 5292024, 5312024, 5312024, 6142024, 15751196, 20240517, 5460317643, 202415005691 & 710205212024	COCC CASH ACCOUNT COMPUTER CHECKS		217,886.76
	COCC EXPENDITURES PAYROLL	5/17/24 - 6/14/2024	224,695.39
	PAYROLL TAX LIABILITY	5/17/24 - 6/14/2024	45,320.45

1. 2.		511 (H 21 3		Check	Post	Total Date
Bank		Check#	Vendor	Date	Month	Amount Reconciled
ec8hap	- Section 8 HAP	4346	0apabar - BARCLAY APARTMENTS VENTURES LP	6/3/2024	06-2024	1,259.00
ec8hap	- Section 8 HAP	4347	0invfai - INVESTMENT GROUP LLC	6/3/2024	06-2024	1,916.00
ec8hap	- Section 8 HAP	4348	0osccos8 - OSCEOLA COUNTY HOUSING	6/3/2024	06-2024	942.00
ec8hap	- Section 8 HAP	4349	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	6/3/2024	06-2024	0.00
ec8hap	- Section 8 HAP	4350	t0000066 - CORTES	6/3/2024	06-2024	36.00
ec8hap	- Section 8 HAP	4351	t0000613 - ALEJANDRO	6/3/2024	06-2024	79.00
ec8hap	- Section 8 HAP	4352	t0001053 - MEDINA	6/3/2024	06-2024	137.00
ec8hap	- Section 8 HAP	4353	t0003914 - CHEESMAN	6/3/2024	06-2024	75.00
ec8hap	- Section 8 HAP	4354	t0004557 - RAMOS	6/3/2024	06-2024	39.00
ec8hap	- Section 8 HAP	4355	t0004672 - CRUZ	6/3/2024	06-2024	84.00
ec8hap	- Section 8 HAP	4356	t0004846 - ROTHMALLER	6/3/2024	06-2024	101.00
ec8hap	- Section 8 HAP	4357	t0005231 - REDFERN	6/3/2024	06-2024	50.00
ec8hap	- Section 8 HAP	4358	t0005502 - JIMENEZ	6/3/2024	06-2024	88.00
ec8hap ·	- Section 8 HAP	4359	t0005666 - BALDWIN	6/3/2024	06-2024	155.00
ec8hap	- Section 8 HAP	4360	t0005884 - RUIZ	6/3/2024	06-2024	145.00
ec8hap	- Section 8 HAP	4361	t0006629₊- FORD	6/3/2024	06-2024	73.00
	- Section 8 HAP	4362	t0006704 - ORTIZ- RAMOS	6/3/2024	06-2024	37.00
	- Section 8 HAP	4363	t0006766 - MOSS	6/3/2024	06-2024	273.00
	- Section 8 HAP	4364	t0007021 - SHIELDS	6/3/2024	06-2024	6.00
	- Section 8 HAP	4365	t0007057 - DESAI	6/3/2024	06-2024	63.00
	- Section 8 HAP	4366	t0008495 - CASTRO	6/3/2024	06-2024	20.00
	- Section 8 HAP	4367	t0008553 - CARLO	6/3/2024	06-2024	141.00
	- Section 8 HAP	4368	t0010164 - RIVERA MARTINEZ	6/3/2024	06-2024	48.00
	- Section 8 HAP	4369	t0010166 - ORTIZ	6/3/2024	06-2024	195.00
	- Section 8 HAP	4370	t0012256 - SANCHEZ	6/3/2024	06-2024	36.00
	- Section 8 HAP	4371	t0012267 - ACKLEY			
	_			6/3/2024	06-2024	6.00
	- Section 8 HAP	4372	t0012269 - PEYTON	6/3/2024	06-2024	44.00
	- Section 8 HAP	4373	t0013322 - FLORES	6/3/2024	06-2024	90.00
	- Section 8 HAP	4374	t0013742 - Thomas	6/3/2024	06-2024	71.00
	- Section 8 HAP	4375	t0013746 - Rodriguez	6/3/2024	06-2024	159.00
	- Section 8 HAP	4376	t0013888 - SCARBROUGH	6/3/2024	06-2024	112.00
	- Section 8 HAP	4377	t0013890 - BASS-TORRES	6/3/2024	06-2024	73.00
	Section 8 HAP	4378	t0013930 - Quinones	6/3/2024	06-2024	41.00
	- Section 8 HAP	4379	t0014235 - Hayes	6/3/2024	06-2024	72.00
	- Section 8 HAP	4380	t0014378 - HAND	6/3/2024	06-2024	52.00
	- Section 8 HAP	4381	t0014546 - Heggs	6/3/2024	06-2024	13.00
	- Section 8 HAP	4382	t0014727 - Rodriguez	6/3/2024	06-2024	197.00
	- Section 8 HAP	4383	t0014786 - Rivera Viruet	6/3/2024	06-2024	75.00
	- Section 8 HAP	4384	t0014851 - Cancino	6/3/2024	06-2024	88.00
	- Section 8 HAP	4385	t0014859 - HALL	6/3/2024	06-2024	149.00
ec8hap ·	- Section 8 HAP	4386	t0015043 - POWELL	6/3/2024	06-2024	133.00
ec8hap	- Section 8 HAP	4387	t0015625 - MACIN	6/3/2024	06-2024	67.00
ec8hap	- Section 8 HAP	4388	t0015634 - DICKS	6/3/2024	06-2024	52.00
ec8hap -	- Section 8 HAP	4389	t0015636 - WILSON	6/3/2024	06-2024	63.00

de.vi				Check	Post	Total Date
Bank		Check#	Vendor	Date	Month	Amount Reconciled
ec8hap -	- Section 8 HAP	4390	t0015908 - BEARDSLEY	6/3/2024	06-2024	119.00
ec8hap -	- Section 8 HAP	4391	t0015929 - ALICEA	6/3/2024	06-2024	79.00
ec8hap -	- Section 8 HAP	4392	t0018082 - JORDAN	6/3/2024	06-2024	90.00
ec8hap -	- Section 8 HAP	4393	t0018174 - TURNER	6/3/2024	06-2024	31.00
ec8hap -	- Section 8 HAP	4394	vfl093 - ORANGE COUNTY HOUSING & C D	6/3/2024	06-2024	1,379.00
ec8hap -	- Section 8 HAP	4395	Ohousin - VINELAND HOUSING AUTHORITY	6/7/2024	06-2024	3,407.00
ec8hap -	- Section 8 HAP	4396	t0012529 - IRIZARRY	6/13/2024	06-2024	58.00
ec8hap -	- Section 8 HAP	21861	0537grap - 529-537 GRAPE STREET,LLC	6/3/2024	06-2024	300.00
ec8hap -	- Section 8 HAP	21862	0abobab - BABATUNDE O ABORISADE	6/3/2024	06-2024	339.00
ec8hap -	- Section 8 HAP	21863	0abrawi - ABRAHAN HEREDIA	6/3/2024	06-2024	662.00
ec8hap -	- Section 8 HAP	21864	0acojol - ACOSTA III	6/3/2024	06-2024	472.00
ec8hap -	- Section 8 HAP	21865	0acojor - ACOSTA	6/3/2024	06-2024	2,019.00
ec8hap -	- Section 8 HAP	21866	0ahcpv - AFFORDABLE HOUSING CORPORATION	6/3/2024	06-2024	14,275.00
ec8hap -	- Section 8 HAP	21867	0ahctaaa - AFFORDABLE HOUSING CORPORATION	6/3/2024	06-2024	90,592.00
ec8hap -	- Section 8 HAP	21868	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	6/3/2024	06-2024	81,563.00
ec8hap -	- Section 8 HAP	21869	0albreb - REBECCA C THOMPSON-ALBERT	6/3/2024	06-2024	355.00
ec8hap -	- Section 8 HAP	21870	0aljess - ALJESS LLC	6/3/2024	06-2024	641.00
ec8hap -	- Section 8 HAP	21871	0andcar - ANDUJAR	6/3/2024	06-2024	539.00
ec8hap -	- Section 8 HAP	21872	0andjon - JONATHAN ANDREOZZI	6/3/2024	06-2024	1,921.00
ec8hap -	- Section 8 HAP	21873	0andron - RONALD ANDRO	6/3/2024	06-2024	454.00
ec8hap -	- Section 8 HAP	21874	0aparab - AB APARTMENTS LLC	6/3/2024	06-2024	3,205.00
ec8hap -	- Section 8 HAP	21875	0apsnew - NEWCOMB SENIOR APARTMENTS PH 2	6/3/2024	06-2024	316.00
ec8hap -	- Section 8 HAP	21876	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS ON		06-2024	7,084.00
ec8hap -	- Section 8 HAP	21877	Oassind - INDEPENDENCE ASSOCIATES LLC	6/3/2024	06-2024	892.00
ec8hap -	- Section 8 HAP	21878	Oasslop - LOPEZ & ASSOCIATES LLC	6/3/2024	06-2024	814.00
ec8hap -	- Section 8 HAP	21879	0augdav - DAVID AUGUSTINE	6/3/2024	06-2024	1,876.00
ec8hap -	- Section 8 HAP	21880	0banvan - CAMPOS BANDALA	6/3/2024	06-2024	2,820.00
	- Section 8 HAP	21881	Obehant - ANTHONY BEHRENS	6/3/2024	06-2024	782.00
	- Section 8 HAP	21882	Oberedw - EDWIN C & SAVALYN BERGAMO	6/3/2024	06-2024	221.00
	- Section 8 HAP	21883	Oberksh - ROSEMAR PROPERTIES IV LLC / CAMELOT APTS		06-2024	4,630.00
	- Section 8 HAP	21884	Obetalp - ALPHA BETA CAMDEN LLC	6/3/2024	06-2024	1,305.00
	- Section 8 HAP	21885	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	6/3/2024	06-2024	945.00
	- Section 8 HAP	21886	Obrewst - BREWSTER GARDEN APARTMENTS LLC	6/3/2024	06-2024	982.00
	- Section 8 HAP	21887	Obuebor - BOROUGH OF BUENA HOUSING AUTHORITY	6/3/2024	06-2024	19,607.00
	- Section 8 HAP	21888	Obususa - USA BUSY BEE INC	6/3/2024	06-2024	944.00
	- Section 8 HAP	21889	Ocackim - KIMBERLY A CACCHIOLI	6/3/2024	06-2024	1,137.00
	- Section 8 HAP	21890	Ocamnil - NILZA R CAMACHO	6/3/2024	06-2024	1,044.00
		21890		6/3/2024	06-2024	781.00
	- Section 8 HAP - Section 8 HAP		0carjos - CARVALHO 0carmar - SIMOES		06-2024 06-2024	769.00
•		21892		6/3/2024 6/3/2024		637.00
	- Section 8 HAP	21893	Ocasros - CASTILLO		06-2024	
	- Section 8 HAP	21894		6/3/2024	06-2024	838.00
•	- Section 8 HAP	21895	Ocdgard - CD GARDENS INC.	6/3/2024	06-2024	5,023.00
	- Section 8 HAP	21896		6/3/2024	06-2024	950.00
ecshap	- Section 8 HAP	21897	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	6/3/2024	06-2024	5,739.00

		그렇는 그 같은 것 같이 많은 것은 것을 하는 것을 하는 것을 하는 것을 하는 것을 하는 것을 수 없다.	Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
ec8hap - Section 8 HAP	21898	Ochuoks - OKSANA CHUMAK	6/3/2024	06-2024	1,525.00
ec8hap - Section 8 HAP	21899	Ocomfar - ESTATE	6/3/2024	06-2024	570.00
ec8hap - Section 8 HAP	21900	Oconpat - PATRIOT CONSTRUCTION SERVICES LLC	6/3/2024	06-2024	1,490.00
ec8hap - Section 8 HAP	21901	Ocorjua - CORTES	6/3/2024	06-2024	2,955.00
ec8hap - Section 8 HAP	21902	0damjos - DAMATO	6/3/2024	06-2024	879.00
ec8hap - Section 8 HAP	21903	0dejyes - YESENIA DEJESUS	6/3/2024	06-2024	1,850.00
ec8hap - Section 8 HAP	21904	Odelwil - WILSON ZUNUN DE LEON	6/3/2024	06-2024	639.00
ec8hap - Section 8 HAP	21905	Odibwil - WILLIAM V DIBIASE	6/3/2024	06-2024	1,191.00
ec8hap - Section 8 HAP	21906	0donlau - DONNELLY	6/3/2024	06-2024	1,353.00
ec8hap - Section 8 HAP	21907	0dowter - DOWER	6/3/2024	06-2024	1,552.00
ec8hap - Section 8 HAP	21908	0eas307 - 307 N EAST AVE LLC	6/3/2024	06-2024	751.00
ec8hap - Section 8 HAP	21909	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	6/3/2024	06-2024	677.00
ec8hap - Section 8 HAP	21910	0edwdip - EDWARD DIPALMA	6/3/2024	06-2024	947.00
ec8hap - Section 8 HAP	21911	0egbmar - MARY J EGBEH	6/3/2024	06-2024	1,415.00
ec8hap - Section 8 HAP	21912	0einmar - MARTIN JAY EINSTEIN	6/3/2024	06-2024	676.00
ec8hap - Section 8 HAP	21913	0equacc - ACCUMULATING EQUITY PARTNERS LLC	6/3/2024	06-2024	9,168.00
ec8hap - Section 8 HAP	21914	0equsul - SULLIVAN EQUITIES LLC	6/3/2024	06-2024	1,175.00
ec8hap - Section 8 HAP	21915	0estros - ESTATE OF LUIS A ROSADO-TORRES	6/3/2024	06-2024	474.00
ec8hap - Section 8 HAP	21916	Ofamfai - Faiola Family LP	6/3/2024	06-2024	281.00
ec8hap - Section 8 HAP	21917	0famlp - FAIOLA FAMILY LP	6/3/2024	06-2024	1,153.00
ec8hap - Section 8 HAP	21918	Oflodor - FLOWERS	6/3/2024	06-2024	884.00
ec8hap - Section 8 HAP	21919	0g.b.ltd - G B LTD OPER CO INC	6/3/2024	06-2024	1,063.00
ec8hap - Section 8 HAP	21920	0garabn - ABNER GARCIA	6/3/2024	06-2024	426.00
ec8hap - Section 8 HAP	21921	Ogarsal - GARCIA	6/3/2024	06-2024	3,605.00
ec8hap - Section 8 HAP	21922	0garspr - SPRING GARDENS VINELAND LLC	6/3/2024	06-2024	7,635.00
ec8hap - Section 8 HAP	21923	0garvin - VINELAND GARDENS LLC	6/3/2024	06-2024	264.00
ec8hap - Section 8 HAP	21924	0ghebre - BRENDAN G GHEEN	6/3/2024	06-2024	960.00
ec8hap - Section 8 HAP	21925	0gibjam - GRIBBLE JR	6/3/2024	06-2024	1,125.00
ec8hap - Section 8 HAP	21926	0golrob - ROBERT D GALBIATI	6/3/2024	06-2024	1,220.00
ec8hap - Section 8 HAP	21927	Ogonabr - GONZALEZ JR	6/3/2024	06-2024	1,012.00
ec8hap - Section 8 HAP	21928	Ogroche - CHERRY GROUP LLC	6/3/2024	06-2024	1,550.00
ec8hap - Section 8 HAP	21929	Ogromad - MADHU GROUP LLC	6/3/2024	06-2024	2,614.00
ec8hap - Section 8 HAP	21930	Ogromic - MICHAEL D RUPPERT JR	6/3/2024	06-2024	887.00
ec8hap - Section 8 HAP	21931	Ogruedi - EDISON GRULLON	6/3/2024	06-2024	1,940.00
ec8hap - Section 8 HAP	21932	Ohagdan - DANIEL HAGEMAN JR	6/3/2024	06-2024	1,509.00
ec8hap - Section 8 HAP	21933	Ohemtom - BTW 4 LLC	6/3/2024	06-2024	1,150.00
ec8hap - Section 8 HAP	21934	Ohenreu - HENDLER	6/3/2024	06-2024	1,667.00
ec8hap - Section 8 HAP	21935	Ohereri - 123 SOUTH 4TH STREET LLC	6/3/2024	06-2024	2,141.00
ec8hap - Section 8 HAP	21936	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	6/3/2024	06-2024	3,899.00
ec8hap - Section 8 HAP	21937	Ohfprop - HF PROPERTY MANAGEMENT	6/3/2024	06-2024	1,725.00
ec8hap - Section 8 HAP	21938	Oholasm - ASM HOLDINGS LLC	6/3/2024	06-2024	674.00
ec8hap - Section 8 HAP	21939	Oholvin - VINELAND 18 HOLDINGS LLC	6/3/2024	06-2024	1,607.00
ec8hap - Section 8 HAP	21940	Ohomfhd - FHD HOME INVESTMENT LLC	6/3/2024	06-2024	1,238.00
F			5,5,2021		1,200.00

1	est net URA			Check	Post	Total Date
Bank		Check#	Vendor	Date	Month	Amount Reconciled
ec8hap	- Section 8 HAP	21942	0homsky - SKYLO HOMES LLC	6/3/2024	06-2024	630.00
ec8hap	- Section 8 HAP	21943	0homtar - TARKILN HOMES LLC	6/3/2024	06-2024	5,470.00
ec8hap	- Section 8 HAP	21944	Ohopape - APEX HOPEWELL NJ LLC	6/3/2024	06-2024	610.00
ec8hap	- Section 8 HAP	21945	Ohougol - GOLD HOUSING PROVIDERS LLC	6/3/2024	06-2024	1,500.00
ec8hap	- Section 8 HAP	21946	0houriv - RIVERGROVE HOUSING PARTNERS LLC	6/3/2024	06-2024	459.00
ec8hap	- Section 8 HAP	21947	0howkev - KEVIN HOWARD	6/3/2024	06-2024	5,961.00
ec8hap	- Section 8 HAP	21948	0iaplis - LISA A IAPALUCCI	6/3/2024	06-2024	1,479.00
ec8hap	- Section 8 HAP	21949	0ingden - INGRALDI	6/3/2024	06-2024	1,006.00
ec8hap	- Section 8 HAP	21950	0invbot - BOTA INVESTMENTS LLC	6/3/2024	06-2024	2,932.00
ec8hap	- Section 8 HAP	21951	0invegh - E. G. H. R. E. INVESTMENTS LLC	6/3/2024	06-2024	3,393.00
ec8hap	- Section 8 HAP	21952	0invtra - T-RAY INVESTMENTS LLC	6/3/2024	06-2024	3,161.00
ec8hap	- Section 8 HAP	21953	0invweb - WEBER INVESTMENT GROUP LLC	6/3/2024	06-2024	6,190.00
ec8hap	- Section 8 HAP	21954	0jacgar - W JACK	6/3/2024	06-2024	1,421.00
ec8hap	- Section 8 HAP	21955	0jerpri - PRIME JERSEY ESTATES	6/3/2024	06-2024	8,862.00
ec8hap	- Section 8 HAP	21956	Okatjay - JAY-KAT INVESTMENTS, LLC	6/3/2024	06-2024	877.00
ec8hap	- Section 8 HAP	21957	0klc1llc - KLC1 LLC	6/3/2024	06-2024	1,460.00
	- Section 8 HAP	21958	Olabfel - LABOY	6/3/2024	06-2024	1,712.00
	- Section 8 HAP	21959	Olandic - LANDICINI 566 LLC	6/3/2024	06-2024	335.00
	- Section 8 HAP	21960	Olanedw - EDWARD J LANG	6/3/2024	06-2024	1,300.00
	- Section 8 HAP	21961	Olebzai - LEBRON	6/3/2024	06-2024	2,899.00
	- Section 8 HAP	21962	Olegmay - MAYERFELD LEGACY TRUST	6/3/2024	06-2024	1,002.00
	- Section 8 HAP	21962	Olevgab - GABRIELLE LEVITT	6/3/2024	06-2024	507.00
	- Section 8 HAP	21963	Olhrent - L & H RENTALS	6/3/2024	06-2024	792.00
	- Section 8 HAP	21965	Olinrob - ROBERT LINDNER	6/3/2024	06-2024	461.00
	- Section 8 HAP	21965	Ollciig - IIG-1 LLC	6/3/2024	06-2024	889.00
	- Section 8 HAP	21967	Olickoo - KOONER LLC	6/3/2024	06-2024	1,707.00
	- Section 8 HAP	21968	Olicsn2 - SN 22 LLC	6/3/2024	06-2024	1,931.00
	- Section 8 HAP	21969	Olocloc - LOCATION LOCATION & TIMING LLC	6/3/2024	06-2024	1,047.00
	- Section 8 HAP	21970	Olonday - DAVID LONGINI	6/3/2024	06-2024	471.00
	- Section 8 HAP	21971	Olopyad - YADIRA LOPEZ	6/3/2024	06-2024	710.00
	- Section 8 HAP	21972	Olospro - LOST PROPERTIES LLC	6/3/2024	06-2024	2,786.00
•	- Section 8 HAP	21973	Omalaug - MIKLAVCIC JR	6/3/2024	06-2024	1,217.00
	- Section 8 HAP	21974	Omanarc - MANAGEMENT LLC	6/3/2024	06-2024	1,050.00
	- Section 8 HAP	21975	Omapgre - GREENWOOD MAPLE JAY LLC	6/3/2024	06-2024	1,174.00
	- Section 8 HAP	21976	Omelrose - MELROSE COURT LP	6/3/2024	06-2024	20,434.00
	- Section 8 HAP	21977	Omenbre - MENDEZ	6/3/2024	06-2024	876.00
	- Section 8 HAP	21978	Omilivii - MILLVILLE REALTY CORPORATION	6/3/2024	06-2024	2,449.00
	- Section 8 HAP	21979	Omiryar - MIRANDA	6/3/2024	06-2024	2,218.00
ec8hap	- Section 8 HAP	21980	Omonbry - BRYAN P. MONTEMURRO	6/3/2024	06-2024	622.00
ec8hap	- Section 8 HAP	21981	Omriang - RIVERA	6/3/2024	06-2024	955.00
ec8hap	- Section 8 HAP	21982	Oneddav - NEDER	6/3/2024	06-2024	1,777.00
ec8hap	- Section 8 HAP	21983	Oneeshr - SHREE NEEL LLC	6/3/2024	06-2024	2,625.00
ec8hap	- Section 8 HAP	21984	Onegcar - CARLOS NEGRON JR	6/3/2024	06-2024	766.00
ec8han	- Section 8 HAP	21985	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	6/3/2024	06-2024	31,919.00

185 M				Check	Post	Total Date
Bank		Check#	Vendor	Date	Month	Amount Reconciled
ec8hap	- Section 8 HAP	21986	Opaeast - EAST PARK APARTMENTS	6/3/2024	06-2024	8,048.00
ec8hap	- Section 8 HAP	21987	Opanpar - PARESH PANCHAL	6/3/2024	06-2024	1,940.00
ec8hap	- Section 8 HAP	21988	Oparest - PARVIN ESTATES LLC	6/3/2024	06-2024	251.00
ec8hap	- Section 8 HAP	21989	Opargle - GLEN PARK APARTMENTS LP	6/3/2024	06-2024	2,152.00
ec8hap	- Section 8 HAP	21990	0parkto - PARK TOWNE APTS LLC	6/3/2024	06-2024	12,725.00
ec8hap	- Section 8 HAP	21991	Opasmar - PASTORE	6/3/2024	06-2024	2,590.00
ec8hap	- Section 8 HAP	21992	Oplacam - PHILLIP BLACK & KATHLEEN BLACK IRA	6/3/2024	06-2024	3,806.00
ec8hap	- Section 8 HAP	21993	Opoisil - SILVER POINT MANAGEMENT LLC	6/3/2024	06-2024	713.00
ec8hap	- Section 8 HAP	21994	Oproall - ALL PRO GROUP LLC	6/3/2024	06-2024	1,655.00
ec8hap	- Section 8 HAP	21995	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	6/3/2024	06-2024	620.00
ec8hap	- Section 8 HAP	21996	Oprofam - FAM PROPERTY MANAGEMENT LLC	6/3/2024	06-2024	1,350.00
ec8hap	- Section 8 HAP	21997	Oprolha - LHA PROPERTIES LLC	6/3/2024	06-2024	1,493.00
ec8hap	- Section 8 HAP	21998	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	6/3/2024	06-2024	729.00
ec8hap	- Section 8 HAP	21999	Oproral - RAL PROPERTIES LLC	6/3/2024	06-2024	730.00
ec8hap	- Section 8 HAP	22000	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	6/3/2024	06-2024	17,273.00
ec8hap	- Section 8 HAP	22001	Oprotim - TIMARIA PROPERTIES LLC	6/3/2024	06-2024	1,186.00
ec8hap	- Section 8 HAP	22002	Oquilou - QUILES	6/3/2024	06-2024	291.00
ec8hap	- Section 8 HAP	22003	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	6/3/2024	06-2024	158,587.00
ec8hap	- Section 8 HAP	22004	Oramnic - NICHOLAS P RAMBONE	6/3/2024	06-2024	409.00
ec8hap	- Section 8 HAP	22005	Oraymar - RAYMOND HOLDINGS LLP	6/3/2024	06-2024	1,071.00
ec8hap	- Section 8 HAP	22006	Oreabrt - BRT REAL ESTATE LLC	6/3/2024	06-2024	659.00
ec8hap	- Section 8 HAP	22007	Oreadcb - Realty LLC	6/3/2024	06-2024	730.00
ec8hap	- Section 8 HAP	22008	Oreahen - REAL ESTATE	6/3/2024	06-2024	1,893.00
ec8hap	- Section 8 HAP	22009	Oreajba - JBAR REALTY LLC	6/3/2024	06-2024	903.00
	- Section 8 HAP	22010	Orealbf - B & F REAL ESTATE HOLDINGS LLC	6/3/2024	06-2024	1,684.00
	- Section 8 HAP	22011	Orealsa - S & A REALTY ENTERPRISES LLC	6/3/2024	06-2024	628.00
	- Section 8 HAP	22012	Oreamat - MATURO REALTY INC	6/3/2024	06-2024	2,543.00
	- Section 8 HAP	22013	Oreamil - MILLVILLE REALTY CORP	6/3/2024	06-2024	1,082.00
	- Section 8 HAP	22014	Oreasar - SARA REAVES	6/3/2024	06-2024	865.00
	- Section 8 HAP	22015	0regche - REGENCY CHESTNUT COURT	6/3/2024	06-2024	9,520.00
	- Section 8 HAP	22016	Oregeas - REGENCY EAST LLC	6/3/2024	06-2024	3,100.00
	- Section 8 HAP	22017	Oreisup - SUPERIOR RE INVESTMENTS LLC	6/3/2024	06-2024	1,610.00
	- Section 8 HAP	22018	Orenaco - ACOSTA RENTAL LLC	6/3/2024	06-2024	2,055.00
	- Section 8 HAP	22019	0renokg - K G RENOVATIONS LLC	6/3/2024	06-2024	1,107.00
•	- Section 8 HAP	22020	Orivdie - RIVERA	6/3/2024	06-2024	2,302.00
•	- Section 8 HAP	22020	Oriviri - RIVERA	6/3/2024	06-2024	1,168.00
	- Section 8 HAP	22021	Orodhen - HENRY RODRIGUEZ	6/3/2024	06-2024	881.00
	- Section 8 HAP	22022	0rogluc - ROGERS	6/3/2024	06-2024	802.00
			Orogial - SALVATORE W ROGGIO	6/3/2024	06-2024 06-2024	1,114.00
	- Section 8 HAP	22024				,
	- Section 8 HAP	22025	Orpjpro - RPJ PROPERTIES LLC	6/3/2024	06-2024	12,456.00
	- Section 8 HAP	22026	Orunind - INDIAN RUN APARTMENTS LP	6/3/2024	06-2024	1,071.00
•	- Section 8 HAP	22027	Oruppab - RUPERTO	6/3/2024	06-2024	748.00
	- Section 8 HAP	22028	Osaiger - GERALD M SAINSOT JR	6/3/2024	06-2024	1,311.00
econap	- Section 8 HAP	22029	0salasda - DAMIAN & ELAINE SALAS	6/3/2024	06-2024	2,034.00

Bank=sec8hap AND mm/yy=05/2024-06/2024 AND Check Date=05/17/2024-06/20/2024 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
ec8hap - Section 8 HAP	22030	Osauaud - SAUNDERS	6/3/2024	06-2024	1,800.00
ec8hap - Section 8 HAP	22031	0saumar - SAUDERS	6/3/2024	06-2024	641.00
ec8hap - Section 8 HAP	22032	0schdan - SCHWARTZ	6/3/2024	06-2024	1,845.00
ec8hap - Section 8 HAP	22033	0seaves - VESTA-SEABROOK URBAN RENEWAL III LLC	6/3/2024	06-2024	743.00
ec8hap - Section 8 HAP	22034	0senbri - HOUSING PARTNERS LLC	6/3/2024	06-2024	2,254.00
ec8hap - Section 8 HAP	22035	0sennew - NEWCOMB SENIOR APARTMENTS URBAN RENE	5/3/2024	06-2024	210.00
ec8hap - Section 8 HAP	22036	0shabru - BRUCE D SHAW	6/3/2024	06-2024	1,391.00
ec8hap - Section 8 HAP	22037	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	6/3/2024	06-2024	2,575.00
ec8hap - Section 8 HAP	22038	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP LLC	6/3/2024	06-2024	993.00
sec8hap - Section 8 HAP	22039	0solpro - ASSURED PROPERTY SOLUTIONS LLC	6/3/2024	06-2024	2,519.00
sec8hap - Section 8 HAP	22040	0sotalb - ALBERTO SOTO	6/3/2024	06-2024	1,069.00
sec8hap - Section 8 HAP	22041	0squlan - LANDIS SR URBAN RENEWAL PARTNERS LLC	6/3/2024	06-2024	1,884.00
sec8hap - Section 8 HAP	22042	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	6/3/2024	06-2024	1,285.00
sec8hap - Section 8 HAP	22043	Oswaway - WAYNE SWANSON	6/3/2024	06-2024	1,171.00
sec8hap - Section 8 HAP	22044	0swe101 - 101 S WEST LLC	6/3/2024	06-2024	1,710.00
ec8hap - Section 8 HAP	22045	Otayver - TAYLOR	6/3/2024	06-2024	746.00
ec8hap - Section 8 HAP	22046	Othapau - ALBERTA A QUAIROLI ESTATE	6/3/2024	06-2024	1,219.00
sec8hap - Section 8 HAP	22047	Otimsus - SUSAN V TIMMRECK	6/3/2024	06-2024	828.00
sec8hap - Section 8 HAP	22048	Otorism - TORRES	6/3/2024	06-2024	1,916.00
sec8hap - Section 8 HAP	22049	Ovasdap - DAPHNE VASSALOTTI	6/3/2024	06-2024	698.00
sec8hap - Section 8 HAP	22050	0vashen - VASQUEZ	6/3/2024	06-2024	971.00
sec8hap - Section 8 HAP	22051	Oveljon - JONATHAN VELEZ	6/3/2024	06-2024	1,411.00
sec8hap - Section 8 HAP	22052	Ovhosri - SRI VHOMES LLC	6/3/2024	06-2024	1,650.00
sec8hap - Section 8 HAP	22053	0vinlan - VINELAND VILLAGE APTS	6/3/2024	06-2024	9,175.00
sec8hap - Section 8 HAP	22054	0virulou - LOUIS A VIRUET	6/3/2024	06-2024	1,064.00
sec8hap - Section 8 HAP	22055	0walnut - WALNUT REALTY ASSOCIATES LLC	6/3/2024	06-2024	7,019.00
sec8hap - Section 8 HAP	22056	0wassey - SEYMOUR WASSERSTRUM	6/3/2024	06-2024	1,200.00
sec8hap - Section 8 HAP	22057	Owebric - WEBER	6/3/2024	06-2024	2,000.00
sec8hap - Section 8 HAP	22058	Owhihen - WHITE III	6/3/2024	06-2024	918.00
ec8hap - Section 8 HAP	22059	0wolpro - WOLF PROPERTY HOLDINGS LLC	6/3/2024	06-2024	1,277.00
sec8hap - Section 8 HAP	22060	Owrialf - WRIGHT	6/3/2024	06-2024	1,610.00
sec8hap - Section 8 HAP	500053	Ochainv - CHAAD INVESTMENTS LLC	6/3/2024	06-2024	0.00
sec8hap - Section 8 HAP	500054	Oregche - REGENCY CHESTNUT COURT	6/6/2024	06-2024	0.00

Payment Summary

	Statistics of		Check	Post	Total Date	
Bank	Check#	Vendor	Date	Month	Amount Reconciled	
sec8admn - Section 8 Admi	751	0osccos8 - OSCEOLA COUNTY HOUSING	6/3/2024	06-2024	67.84	
sec8admn - Section 8 Admi	752	vfl093 - ORANGE COUNTY HOUSING & C D	6/3/2024	06-2024	65.90	
sec8admn - Section 8 Admi	753	0jerpri - PRIME JERSEY ESTATES	6/4/2024	06-2024	1,950.00	
sec8admn - Section 8 Admi	754	appplu - Appliance Plus, Inc.	6/20/2024	06-2024	1,198.00	
sec8admn - Section 8 Admi	755	vinfur - VINELAND FURNITURE LLC	6/20/2024	06-2024	1,790.00	
					5,071.74	

Bank=sec8hap AND mm/yy=05/2024-06/2024 AND Check Date=05/17/2024-06/20/2024 AND All Checks=Yes AND Include Voids=All Checks

Bank=nhopbbt AND mm/yy=05/2024-06/2024 AND Check Date=05/17/2024-06/20/2024 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
nhopbbt - New HOP Inv - B	111	vha - HOUSING AUTHORITY CITY OF VINELAND	6/20/2024	06-2024	3,109.81
					3,109.81

Payment Summary

Bank=capsecdp AND mm/yy=05/2024-06/2024 AND Check Date=05/17/2024-06/20/2024 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
capsecdp - PH Sec Dep Acc	229	vha - HOUSING AUTHORITY CITY OF VINELAND	5/28/2024	05-2024	1,042.10 5/31/2024
					1,042.10

Payment Summary

Bank=capgenfd AND mm/yy=05/2024-06/2024 AND Check Date=05/17/2024-06/20/2024 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date	
Bank Check#		Vendor	Date	Month	Amount Reconcile	
capgenfd - Public Housing (2601	b0000780 - RODRIGUEZ	5/23/2024	05-2024	-50.00	
capgenfd - Public Housing (2616	landis - Landis Sewerage Authority	5/17/2024	05-2024	26,685.00	
capgenfd - Public Housing (2617	b0002119 - RIVERA	5/17/2024	05-2024	1,150.00 5/31/2024	
capgenfd - Public Housing (2618	t0002284 - PORTALATIN	5/17/2024	05-2024	1,150.00 5/31/2024	
capgenfd - Public Housing (2619	t0010301 - ROSARIO	5/17/2024	05-2024	22.00 5/31/2024	
capgenfd - Public Housing (2620	60001473 - MERCADO	5/21/2024	05-2024	254.42	
capgenfd - Public Housing (2621	b0000780 - RODRIGUEZ	5/23/2024	05-2024	50.00 5/31/2024	
capgenfd - Public Housing (2622	b0001473 - MERCADO	5/23/2024	05-2024	693.02 5/31/2024	
capgenfd - Public Housing (2623	t0010664 - HERNANDEZ	5/23/2024	05-2024	196.52	
capgenfd - Public Housing (2624	t0002146 - DEJESUS	6/6/2024	06-2024	884.42	
capgenfd - Public Housing (2625	b0000780 - RODRIGUEZ	6/13/2024	06-2024	243.00	
capgenfd - Public Housing (442825	vmu - Vineland Municipal Utilities	5/28/2024	05-2024	10,147.97 5/31/2024	
capgenfd - Public Housing (5469516405	sjgas - South Jersey Gas Company	5/22/2024	05-2024	1,419.22 5/31/2024	
capgenfd - Public Housing (20241500558	vha - HOUSING AUTHORITY CITY OF VINELAND	5/29/2024	05-2024	1,548.00 5/31/2024	
capgenfd - Public Housing (20241500559	vha - HOUSING AUTHORITY CITY OF VINELAND	5/29/2024	05-2024	12,815.28 5/31/2024	
capgenfd - Public Housing (vha - HOUSING AUTHORITY CITY OF VINELAND	6/13/2024	06-2024	122,700.00	
capgenfd - Public Housing (vha - HOUSING AUTHORITY CITY OF VINELAND	6/13/2024	06-2024	1,548.00	
capgenfd - Public Housing (vha - HOUSING AUTHORITY CITY OF VINELAND	6/13/2024	06-2024	12,815.28	
					194,272.13	

Payment Summary

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
cocc - Central Office Cost	13123	landis - Landis Sewerage Authority	5/17/2024	05-2024	1,114.00
cocc - Central Office Cost	13124	adcass - Advanced Cabinetry & Storage Systems LLC	5/24/2024	05-2024	510.75 5/31/2024
cocc - Central Office Cost	13125	aprsup - APR SUPPLY CO	5/24/2024	05-2024	165.28 5/31/2024
cocc - Central Office Cost	13126	aulffo - Wade Aulffo Roofing	5/24/2024	05-2024	1,225.00
cocc - Central Office Cost	13127	barret - Barretta Plumbing Heating Cooling	5/24/2024	05-2024	321.51
cocc - Central Office Cost	13128	canbus - Canon Solutions America Inc	5/24/2024	05-2024	91.25
cocc - Central Office Cost	13129	ccia - Cumberland Co Improvement Auth	5/24/2024	05-2024	194.81 5/31/2024
cocc - Central Office Cost	13130	coloni - Colonial Electrical Supply	5/24/2024	05-2024	184.05 5/31/2024
cocc - Central Office Cost	13131	combus - COMCAST	5/24/2024	05-2024	442.60
cocc - Central Office Cost	13132	conser - County Conservation Company LLC	5/24/2024	05-2024	240.00
cocc - Central Office Cost	13133	homede - Home Depot Credit Services	5/24/2024	05-2024	629.16
cocc - Central Office Cost	13134	hompro - HD SUPPLY formerly Home Depot Pro	5/24/2024	05-2024	1,071.93

Bank=sec8hap AND mm/yy=05/2024-06/2024 AND Check Date=05/17/2024-06/20/2024 AND All Checks=Yes AND Include Voids=All Checks

	A. O.S. Mar.		Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconcile
occ - Central Office Cost	13135	inspira - Inspira Health Network Urgent Care, PC	5/24/2024	05-2024	60.00 5/31/2024
occ - Central Office Cost	13136	jccupa - JC'S Custom Painting	5/24/2024	05-2024	2,155.00 5/31/2024
occ - Central Office Cost	13137	mason - W B Mason Co Inc	5/24/2024	05-2024	196.84
occ - Central Office Cost	13138	sherwi - Sherwin Williams Company	5/24/2024	05-2024	631.33
occ - Central Office Cost	13139	sjglas - South Jersey Glass & Door Company	5/24/2024	05-2024	2,102.09 5/31/2024
occ - Central Office Cost	13140	smigre - GREG SMITH TREE SERVICE LLC	5/24/2024	05-2024	3,100.00
occ - Central Office Cost	13141	vhapet - Gloria Pomales	5/24/2024	05-2024	244.78 5/31/2024
occ - Central Office Cost	13142	weaequ - Weaver Equipment Sales & Service LLC	5/24/2024	05-2024	268.21
occ - Central Office Cost	13143	cwa - Communications Workers of America	5/31/2024	05-2024	390.30
occ - Central Office Cost	13144	brownc - Brown & Connery LLP	5/31/2024	05-2024	1,865.84
occ - Central Office Cost	13145	eldpes - ELDER PEST CONTROL, INC.	5/31/2024	05-2024	2,038.50
occ - Central Office Cost	13146	highlan - Highland Carpet Outlet Inc.	5/31/2024	05-2024	1,125.00
occ - Central Office Cost	13147	jccupa - JC'S Custom Painting	5/31/2024	05-2024	3,695.00
occ - Central Office Cost	13148	miles - Miles IT Company	5/31/2024	05-2024	1,078.55
occ - Central Office Cost	13149	robrob - Robinson & Robinson LLC	5/31/2024	05-2024	1,455.50
occ - Central Office Cost	13150	semper - Semper Secure, LLC	5/31/2024	05-2024	2,787.10
occ - Central Office Cost	13151	anchor - Anchor Moving & Storage	6/7/2024	06-2024	2,446.00
occ - Central Office Cost	13152	aprsup - APR SUPPLY CO	6/7/2024	06-2024	37.80
occ - Central Office Cost	13153	cintas - Cintas Corporation #100	6/7/2024	06-2024	1,257.02
occ - Central Office Cost	13154	homest - HP Homestead Plumbing and Heating Inc	6/7/2024	06-2024	495.00
occ - Central Office Cost	13155	jccupa - JC'S Custom Painting	6/7/2024	06-2024	830.00
occ - Central Office Cost	13156	lilfor - LILLISTON FORD, INC.	6/7/2024	06-2024	94.33
occ - Central Office Cost	13157	miles - Miles IT Company	6/7/2024	06-2024	7,525.00
occ - Central Office Cost	13158	ronmil - Ronald Miller	6/7/2024	06-2024	894.96
occ - Central Office Cost	13159	veriwi - Verizon Wireless	6/7/2024	06-2024	1,058.87
occ - Central Office Cost	13160	vhapet - Gloria Pomales	6/7/2024	06-2024	100.00
occ - Central Office Cost	13161	vldcrt - Vineland City Municipal Court	6/7/2024	06-2024	532.00
occ - Central Office Cost	13162	weaequ - Weaver Equipment Sales & Service LLC	6/7/2024	06-2024	940.68
occ - Central Office Cost	13163	aceplu - Ace Plumbing and Electrical Supplies Inc	6/20/2024	06-2024	12,711.73
occ - Central Office Cost	13164	adcass - Advanced Cabinetry & Storage Systems LLC	6/20/2024	06-2024	510.00
occ - Central Office Cost	13165	amacap - Amazon Capital Services Inc	6/20/2024	06-2024	467.02
occ - Central Office Cost	13166	aprsup - APR SUPPLY CO	6/20/2024	06-2024	103.81
occ - Central Office Cost	13167	avena - Linda M Avena CPA	6/20/2024	06-2024	7,083.34
occ - Central Office Cost	13168	barret - Barretta Plumbing Heating Cooling	6/20/2024	06-2024	119.00
cocc - Central Office Cost	13169	blocklsi - TELESYSTEM	6/20/2024	06-2024	2,017.54
occ - Central Office Cost	13170	bobaut - BOB'S AUTO SUPPLY, INC	6/20/2024	06-2024	2,607.13
occ - Central Office Cost	13171	bolste - Bolster Hardware II LLC	6/20/2024	06-2024	527.10
occ - Central Office Cost	13172	brooke - The Brooke Group LLC	6/20/2024	06-2024	4,544.00
cocc - Central Office Cost	13173	browni - Browns Integrated Pest Management	6/20/2024	06-2024	175.00
occ - Central Office Cost	13174	callexp - Call Experts New Jersey	6/20/2024	06-2024	512.86
cocc - Central Office Cost	13175	canbus - Canon Solutions America Inc	6/20/2024		172.28
cocc - Central Office Cost	13176	carahsoft - Carahsoft Technology Corporation	6/20/2024		5,126.64
cocc - Central Office Cost	13177	ccia - Cumberland Co Improvement Auth	6/20/2024		4,116.18
cocc - Central Office Cost	13178	cdwgov - CDW Government Inc	6/20/2024		335.88
cocc - Central Office Cost		cejeeg - Central Jersey Equipment, LLC	6/20/2024		567.17
cocc - Central Office Cost		centur - Century Water Conditioning & Purification Inc	6/20/2024		125.00
cocc - Central Office Cost		cheuni - Cheryl's Uniform Downtown	6/20/2024		109.00
cocc - Central Office Cost		coloni - Colonial Electrical Supply	6/20/2024		36.26
cocc - Central Office Cost		conser - County Conservation Company LLC	6/20/2024		78.00
cocc - Central Office Cost		cullig - South Jersey Culligan Water	6/20/2024		138.00

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Bank=sec8hap AND mm/yy=05/2024-06/2024 AND Check Date=05/17/2024-06/20/2024 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
lank	Check#	Vendor	Date	Month	Amount Reconciled
occ - Central Office Cos	t 13185	fedex - Federal Express	6/20/2024	06-2024	66.96
occ - Central Office Cos	t 13186	flowho - The Flower Shoppe	6/20/2024	06-2024	114.95
occ - Central Office Cos	t 13187	genser - Genserve Inc	6/20/2024	06-2024	14,333.55
occ - Central Office Cos	t 13188	gloind - Global Industries Inc	6/20/2024	06-2024	2,127.90
occ - Central Office Cos	t 13189	hill - Ronald Hill	6/20/2024	06-2024	1,125.00
occ - Central Office Cos	t 13190	himinha - DELSEA LAUNDROMAT	6/20/2024	06-2024	1,191.25
occ - Central Office Cos	t 13191	hompro - HD SUPPLY formerly Home Depot Pro	6/20/2024	06-2024	8,579.35
occ - Central Office Cos	t 13192	inspira - Inspira Health Network Urgent Care, PC	6/20/2024	06-2024	180.00
occ - Central Office Cos	t 13193	jccupa - JC'S Custom Painting	6/20/2024	06-2024	4,910.00
occ - Central Office Cos	t 13194	jjones - Jacqueline S Jones	6/20/2024	06-2024	7,737.95
occ - Central Office Cos	t 13195	joskel - JOSEPH KELLY	6/20/2024	06-2024	60.00
occ - Central Office Cos	t 13196	jottan - Jottan Inc	6/20/2024	06-2024	495.64
occ - Central Office Cos	t 13197	kuttin - Kutting Edge Cleaning LLC	6/20/2024	06-2024	8,650.00
occ - Central Office Cos	t 13198	mason - W B Mason Co Inc	6/20/2024	06-2024	868.48
occ - Central Office Cos	t 13199	micdev - Michael Dever	6/20/2024	06-2024	692.08
occ - Central Office Cos	t 13200	miles - Miles IT Company	6/20/2024	06-2024	15,910.00
occ - Central Office Cos	t 13201	mjroof - M & J ROOFING LLC	6/20/2024	06-2024	1,400.00
occ - Central Office Cos		natten - National Tenant Network	6/20/2024	06-2024	1,418.00
occ - Central Office Cos		pdq - PDQ Supply Inc	6/20/2024	06-2024	621.70
occ - Central Office Cos		peters - Peterson Service Co Inc	6/20/2024	06-2024	553.96
occ - Central Office Cos		prinsol - Print Solutions Plus Inc	6/20/2024	06-2024	566.35
occ - Central Office Cos		riggin - Riggins Inc	6/20/2024	06-2024	88.51
occ - Central Office Cos		rpmlan - RPM Landscape Contractor LLC	6/20/2024	06-2024	1,999.00
occ - Central Office Cos		secges - GCSI Security Group	6/20/2024		270.00
occ - Central Office Cos		semper - Semper Secure , LLC	6/20/2024		2,698.15
occ - Central Office Cos		sherwi - Sherwin Williams Company	6/20/2024		1,712.98
occ - Central Office Cos		shred - STERICYCLE, INC.	6/20/2024		75.75
occ - Central Office Cos		sjglas - South Jersey Glass & Door Company	6/20/2024		122.83
occ - Central Office Cos		smigre - GREG SMITH TREE SERVICE LLC	6/20/2024		400.00
occ - Central Office Cos		staadv - Staples, Inc.	6/20/2024		1,627.05
occ - Central Office Cos		totsec - Total Security Alarms, LLC.	6/20/2024		2,155.54
occ - Central Office Cos		vercon - Verizon Connect Fleet USA LLC	6/20/2024		414.85
occ - Central Office Cos		vhapet - Gloria Pomales	6/20/2024		983.92
occ - Central Office Cos		vmu - Vineland Municipal Utilities	5/28/2024		2,697.06 5/31/2024
occ - Central Office Cos		axaequ - Equitable	5/17/2024		2,035.00 5/31/2024
occ - Central Office Cos		axaequ - Equitable	6/14/2024	06-2024	2,035.00
occ - Central Office Cos		aflac - AFLAC	5/29/2024	05-2024	234.00 5/31/2024
occ - Central Office Cos		axaegu - Equitable	5/31/2024		2,035.00
occ - Central Office Cos		paychex - Paychex of New York LLC	5/31/2024		411.09 5/31/2024
occ - Central Office Cos		paychex - Paychex of New York LLC	6/14/2024		415.72
			6/6/2024	06-2024	24,123.37
cocc - Central Office Cos		pers - Public Employees Retirement System paychex - Paychex of New York LLC	5/17/2024		411.09 5/31/2024
cocc - Central Office Cos					345.14 5/31/2024
cocc - Central Office Cos		sigas - South Jersey Gas Company	5/22/2024		7,917.00 5/31/2024
cocc - Central Office Cos			5/29/2024		
cocc - Central Office Cos	st 710205212024	wex - WEX Bank	5/21/2024	05-2024	3,296.61 5/31/2024 217,886.76

217,886.76

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

RESOLUTION #2024-28

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: June 20, 2024

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner Asse Ha

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	11			
Daniel Peretti	K			1
Brian Asselta				
Albert Porter				
Iris Acosta-Jimenez	1			
Mario Ruiz-Mesa – Chairman	iv			

VINELAND HOUSING AUTHORITY

ells

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 June 20, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Executive Director Jacqueline S. Secretary

Policy Circular P1.06 Attachment I

STANDARDIZED BOARD RESOLUTION

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

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

Specific to <u>HIPAA</u> (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
- X 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

Supporti	ing Information for Contr	act #	DOAS25CHSP21	for Contract
Period _	07/01/2024	to	06/30/2025	1 <u>4</u>
Agency:	Vineland Housing Author	ity		

Certification:

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

Chai rectors

Execu rector

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

Jacqueline S. Jones

Name

Wendy M. Hughes

Name

Assistant Executive Director

Title

Title

Patricia G. Harrison

Name

CHSP Coordinator

Executive Director

Title

Page 1 of 1

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

RESOLUTION #2024-29

Approving Change Order #001 for Kidston & Olivio Towers Fire Pump Replacement Project

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for the Fire Pump Replacement at Kidston and Olivio Towers; and

WHEREAS, the contract was awarded to J.H. Williams Enterprise, Inc. with Resolution 2023-56 at the October 19, 2023, board meeting; and

WHEREAS, change order #001 - \$7,157.37 is necessary for fire alarm work not included in the original bid documents; and

WHEREAS, the aforementioned change order shall not exceed \$7,157.37 and is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby accepts the change order of \$7,157.37 for the Kidston & Olivio Towers Fire Pump Replacement Project.

ADOPTED: June 20, 2024

MOVED/SECONDED:

Resolution moved by Commissioner ASSelta

Resolution seconded by Commissioner

VOTE:

VINELAND HOUSING AUTHORITY

Yes	No	Abstain	Absent
			V
			(11) I
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1			
	Yes	Yes No	Yes No Abstain

Chapman

10

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 June 20, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Executive Director Jacqueline S. Jone Secretary/Treasurer

CERTIFICATION

Funding is available for:

Fire Pump Replacement at Kidston and Olivio Towers

from the <u>Home Ownership Funds</u>. The line item to be charged for the above expenditure is Account # <u>1400-06-000</u>.

Mendy Hughes Wendy Hughes Certifying Financial Officer

<u>4/20/24</u> Date



Change Order

PROJECT: (Name and address)	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
22-033 Kidston & Olivio - Fire Pump	Contract For: General Construction	Change Order Number: 001
Replacement	D (11/1//2022	D
1040-1044 E. Landis Ave.	Date: 11/16/2023	Date: 06/05/2024
OWNER: (Name and address)	ARCHITECT: (Name and address)	CONTRACTOR: (Name and address)
Vineland Housing Authority	Donovan Architects, LLC	J, H. Williams, Inc.
191 W. Chestnut Ave. Vineland, NJ 08360	9 Tanner St., Suite 201, Haddonfield NJ	513 Pleasant Valley Avenue, Moorestown,
	08033	NJ 08057

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.) Additional Fire Alarm work.

The original Contract Sum was	\$ 558,900	0.00
The net change by previously authorized Change Orders	\$ 0	0.00
The Contract Sum prior to this Change Order was	\$ 558,900	0.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 7,157	.37
The new Contract Sum including this Change Order will be	\$ 566,057	.37
The Contract Time will be unchanged by Zero (0) days		

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

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

SIGNATURE SIGNATURE Michael Donovan, Principal Mark Williams, Vice President PRINTED NAME AND TITLE PRINTED NAME AND TITLE	Donovan Architects, LLC ARCHITECT (Film Jame)	JH Williams Enterprises, Inc.	Vineland Housing Authority OWNER (Firm name)
Michael Donovan, Principal Mark Williams, Vice President PRINTED NAME AND TITLE PRINTED NAME AND TITLE	SIGNATURE	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE PRINTED NAME AND TITLE PRINTED NAME AND TITLE EXEC. DIRECLO	Michael Donovan, Principal	Mark Williams, Vice President	TACQUELINE SJONS
	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE FREC. DIRECLO
06/05/2024 06/12/24 00/20/24	06/05/2024	06/12/24	6120124
DATE DATE DATE	DATE	DATE	DATE

1

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

RESOLUTION #2024-30

Approving Change Order #002 for Modernization of Elevators at Kidston & Olivio Towers

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

WHEREAS, the apparent qualified bidder for this project was JH Williams Enterprises, Inc., 513 Pleasant Valley Avenue, Moorestown, NJ 08057 in the amount of \$1,124,500; and

WHEREAS, a contract was awarded to JH Williams Enterprises with Resolution 2023-33 at the June 15, 2023 board meeting; and

WHEREAS, change order #002 - is necessary to provide additional time to complete the project; and

WHEREAS, the aforementioned change order is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby accepts the change order to extend the contract completion date until October 31, 2024.

ADOPTED: June 20, 2024

MOVED/SECONDED:

Resolution moved by Commissioner Asse Ha

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti	1.025			1000
Brian Asselta				
Albert Porter				
Iris Acosta-Jimenez				
Mario Ruiz-Mesa – Chairman	V			

VINELAND HOUSING AUTHORITY

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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 June 20, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

Jacqueline S. Jones, Executive Director Secretary/Treasurer

By:

AIA Document G701° – 2017

Change Order

PROJECT: (Name and address) 21-021 Kidston and Olivio Towers Elevator Modernization	CONTRACT INFORMATION: Contract For: General Construction	CHANGE ORDER INFORMATION: Change Order Number: 002
1040-1044 E Landis Avc. Vineland, NJ 08360	Date: 06/20/2023	Date: 06/12/2024
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 201 Haddonfield, NJ 08033	CONTRACTOR: (Name and address) J. H. Williams Enterprises, Inc. 513 Pleasant Valle Ave, Moorestown, NJ 08057

(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.)

Contract time extension until October 31st, 2024.

The original Contract Sum was

The net change by previously authorized Change Orders

The Contract Sum prior to this Change Order was

The Contract Sum will be increased by this Change Order in the amount of The new Contract Sum including this Change Order will be

The Contract Time will be increased by One Hundred Twelve (112) days. The new date of Substantial Completion will be 10/31/2024

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	JH Williams Enterprises, Inc.	VINELAND HA
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
Mm	Brendan Williams	Jacqueensoner
SIGNATURE	SIGNATURE	SIGNATURE
Michael R. Donovan, Principal	Brendan Williams, Vice Preside	Int TACQUELING & JONES
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE X.C. DIRECO
06/12/2024	06/14/24	(0/20/24
DATE	DATE	DATE

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

RESOLUTION #2024-31

Amending Resolution # 2023-42 Contract Agreement with All Risk, Inc. for the Construction Renovations at D'Orazio Terrace – Bldg. #1 – Change Order #4 and #5

WHEREAS, the Housing Authority of the City of Vineland awarded a contract agreement to All Risk, Inc. via Resolution 2023-42 at the September 21, 2023 board meeting; and,

WHEREAS, D'Orazio Terrace – Building #1 sustained fire damage on January 27, 2023; and,

WHEREAS, it is necessary for the Housing Authority of the City of Vineland to complete renovations at D'Orazio Terrace – Building #1; and,

WHERES, pursuant to N.J.S.A. 40A:11-5 – the Educational Services Commission of New Jersey is registered as Lead Cooperative agency NJ System Identifier #65MCESCCPS; and,

WHEREAS, the Educational Services Commission of New Jersey awarded Bid #ESCNJ 22/22-23 to All Risk, Inc. on September 15, 2022; and,

WHERES, the Housing Authority of the City of Vineland is a registered member with the Educational Services Commission of New Jersey; and,

WHEREAS, change order #4 - \$208,573.69 is necessary for additional electrical, plumbing, carpentry work throughout the building; and

WHEREAS, change order #5 - \$187,705.73 is necessary for crawl space dehumidification and related work based on professional engineering recommendations; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Vineland hereby authorizes additional repair work as indicated above for renovations at D'Orazio Terrace – Building #1 with All Risk, Inc. – 801 E. Clements Bridge Rd., Runnemede, NJ 08078.

ADOPTED: June 20, 2024

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				1
Brian Asselta	V			
Albert Porter				
Iris Acosta-Jimenez	V			
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

in

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 June 20, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By: acqueline S. Jones, Executive Director eoretary/Treasurer

CERTIFICATION

Funding is available for:

ADDITIONAL SCOPE CONSTRUCTION RENOVATIONS AT D'ORAZIO TERRACE – Building #1

Change Order # 4 - \$208,573.69 Change Order # 5 - \$187,705.73

in the amount totaling <u>\$396,279.42</u> from the Homeownership funds. The line item to be charged for the above expenditure is account <u>#1400-06-000 (Buildings – Dwelling)</u>.

res Hughes

Certifying Financial Officer

<u>6 20 24</u> Date



801 E. Clements Bridge Road Runnemede, NJ 08078 24 Hour – (856)546-0016 Fax - 856-627-0023 Toll Free- 877-247-5252 <u>www.TeamAllRisk.com</u> Contractor Registration # 13VH00684300

CHANGE ORDER

Date: June 5, 2024

Contractor: AllRisk, Inc.

Project Name: Vineland Housing Authority D'Orazio Terrace 84 S. West Avenue Vineland, NJ 08360 AllRisk, Inc. File # NJ23-3007

Change Order No. IV Change in Layout

Labor and materials to perform changes in layout as per final sealed drawings J.W. Pedersen Architect's – Phase II Issue set dated 4-26-2024, detailed estimate provided as back up (2024-5-6-Layout).

1	General Conditions	\$20,750.00
2	Existing Conditions	\$3,863.46
4	Masonry	\$8,892.00
6	Wood Framing	\$25,250.00
7	Thermal Moisture - Roof Vents/Ins	\$8,200.00
8	Openings	\$14,907.00
9	Finishes	\$57,277.41
22	Plumbing	\$17,305.20
26	Electrical	\$76,911.24
	TOTAL	\$233,356.31
6	Wood Framing/Finish Credit	(\$24,782.62)
	NET ADD	\$208,573.69

Net Add To Contract\$208,573.69

Terms: To Be Billed At Completion Of Services

Owner Approval	elm Mones	Date ()	qay
Contractor Acceptance	0	Date	2

Some change orders resulting in an increase from the original contract price will require a 50% deposit upon contractor acceptance. Any credit owed to client will be adjusted in the final contractor invoicing. Change orders may result in extended completion times to original contract.



801 E. Clements Bridge Road Runnemede, NJ 08078 24 Hour -- (856)546-0016 Fax - 856-627-0023 Toll Free- 877-247-5252 <u>www.TeamAllRisk.com</u> Contractor Registration # 13VH00684300



Date: June 5, 2024

Contractor: AllRisk, Inc.

Project Name: Vineland Housing Authority D'Orazio Terrace 84 S. West Avenue Vineland, NJ 08360 AllRisk, Inc. File # NJ23-3007

Change Order No. V

Crawlspace Dehumidification and Related Improvements

Labor and materials to perform crawlspace dehumidification and related work due to change in crawlspace openings. J.W. Pedersen Architect's – Phase II Issue set dated 4-26-2024, detailed estimate provided as back up (2024-5-1-3007Crawl).

1	General Conditions	\$18,535.00
2	Existing Conditions	\$970.62
4	Masonry/Concrete	\$52,742.05
6	Wood Framing	\$2,731.44
7	Thermal & Moisture	\$8,341.38
8	Openings	\$9,081.24
9	Finishes	\$2,280.00
22	Plumbing	\$11,850.30
23	HVAC	\$53,352.00
26	Electrical	\$27,821.70
	TOTAL CONTRACT	\$187,705.73

Net Add To Contract\$187,705.73

Terms: To Be Billed At Completion Of S	ervices	1 1 - 12 -	1
Owner Approval	les Ston	Date 0/20/24	4
Contractor Acceptance	0	Date	

Some change orders resulting in an increase from the original contract price will require a 50% deposit upon contractor acceptance. Any credit owed to client will be adjusted in the final contractor invoicing. Change orders may result in extended completion times to original contract.