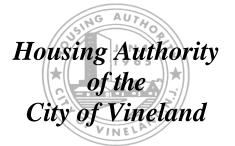
# Housing Authority of the City of Vineland 191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

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



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

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

Jacqueline S. Jones, Executive Director

July 11, 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, July 18, 2024 at <u>6:00 p.m.</u> at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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

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

JSJ:gp

Enclosures

### REVISED

#### Housing Authority of the City of Vineland *AGENDA* Thursday, July 18, 2024 6:00 p.m.

- 1. Open Meeting
- 2. Roll Call
- 3. Reading of the "Sunshine Law Statement"
- 4. Approval of Minutes of the Regular Meeting conducted on June 20, 2024
- 5. Fee Accountant's Report
- 6. Executive Director's Report
- 7. Committee Report
- 8. Old Business
- 9. New Business
- 10. Resolutions:
  - # 2024-32 Monthly Expenses (updated)
  - # 2024-33 Annual Plan 2024-2025
  - # 2024-34 Budget 2024-2025 (Operating and Capital Budget) (updated)
  - # 2024-35 Approving the Executive Director and/or Assistant Executive Director and/or the Chairperson to Take All Actions Necessary to Bring up to Code, Market and Sell the Scattered Site Homes consistent with the U.S. Department of Housing and Urban Development (HUD) Approved Inventory Removal Application
  - # 2024-36 Adopting Revisions to the Public Housing Admissions and Continued Occupancy Policy and Section 8 Administrative Plan
  - # 2024-37 Approving Change Order #2 for the Fire Pump Replacement Project at Kidston & Olivio Towers
  - # 2024-38 Award Contract for Water Heater Replacement at Kidston Towers

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, June 20, 2024 6:01 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, June 20, 2024, at 6:01 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 May 16, 2024. A motion was made by Commissioner Porter and seconded by Commissioner Asselta. The following vote was taken:

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

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the eight months ending May 31, 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.

Tarkiln Acres Roof Project: Currently no new update.

Kidston & Olivio Towers Elevator Project: Olivio Towers is in good shape and making good progress. There is a little snag at Kidston Towers with Car #2. There are some issues with some card top boards and unfortunately it could not get inspected this week. The contractors are aware and are working on a solution right now.

Kidston Towers Water Filtration System: Currently no new update.

Kidston & Olivio Fire Pump Replacement System: Fire pumps are online at both buildings. There is a change order on the agenda tonight and will be explained at the resolution portion of the meeting. There is a potential for one other change order on this project. Otherwise, the City has been helpful on this project with the Authority.

D'Orazio Terrace: There has been a lot of progress on this project. There are a couple of changes orders tonight for this project and will be explained in more detail in the resolution portion of the meeting.

Mrs. Jones provided an update on the Scattered Site Disposition. Since the last board meeting there have been 6 settlements. There are 4 homes the Authority is waiting for a settlement date on, 4 other homes that are listed for sale and 3 remaining homes that have residents in them. There are plans for 2 of the 3 residents. The third is having difficulty finding a unit with her voucher. If all goes as anticipated, there will only be 7 homes left to sell and hopefully all will be sold by the end of the summer.

The Authority is at 97% occupancy.

#### Committee Report: None.

Old Business: None.

#### New Business: None.

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

#### Resolution #2024-27 Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,491,753.38. 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 #2024-28**

#### Execution of Standard Board Resolution for the Congregate Housing Services Program

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-28. Mrs. Jones provided an explanation regarding the Congregate Housing Services Program. The budget amount received from the State will be decreasing due to less interest or need of the program currently. 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 #2024-29 Approving Change Order #1 for the Fire Pump Replacement Project at Kidston & Olivio Towers

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-29. Ron provided a brief explanation of the change order. 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 #2024-30 Approving Change Order #2 for Modernization of the Elevators at Kidston & Olivio Towers

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-30. Ron provided an explanation of the change order for a time extension on project. 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 #2024-31 Approving Change Orders #4 & #5 for Construction Renovations at D'Orazio Terrace

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2024-31. Ron provided an explanation to the change orders. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(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. Commissioner Chapman acknowledged that the Authority's legal counsel is attending virtually. He said he is not opposed to this at all. Generally, if there were a legal pending matter in front of the board it is best to have legal counsel present at the meeting, but reiterated he is not opposed to counsel attending virtually. Mrs. Jones asked if the Board is okay with Mr. Watson, legal counsel attending virtually unless there is a need for him to be present. The Board members present did not have any issues with Mr. Watson attending virtually unless there is a pending legal matter that requires in-person attendance. Mr. Watson will do whatever the Board requires of him.

With no further business to discuss, Chairperson Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:17 p.m.

Respectfully submitted,

acqueline S. Jones

Jacqueline S. Jones Secretary/Treasurer

#### HOUSING AUTHORITY OF THE CITY OF VINELAND

FINANCIAL REPORT FOR THE NINE MONTHS ENDED JUNE 30, 2024

	ANNUAL BUDGET	BUDGET THRU JUNE	ACTUAL THRU JUNE	FROM BUDGET (+OVER/-UNDER)
INCOME				
TENANT RENT	804,440	603,330	546,673	(56,657
OTHER INCOME MISC.	8,140	6,105	5,943	(162
PHA OPERATING SUBSIDY	404,810	303,608	271,794	(31,814
HUD ASSET REPOSITIONING FEE	29,150	21,863	26,361	4,499
SECTION 8 ADMIN. FEE INCOME	1,092,000	819,000	859,642	40,642
CAPITAL FUNDS	762,740	572,055	463,474	(108,581
FSS GRANT-PH	101,820	76,365	76,365	0
CSP-CONGREGATE SERVICES INCOME	83,880	62,910	28,622	(34,288
INVESTMENT INCOME	1,910	1,433	18,916	17,484
CF MANAGEMENT FEE	60,170	45,128	0	(45,128
MGMT FEE-PH	155,160	116,370	96,934	(19,436
MGMT FEE-SEC 8	138,240	103,680	108,588	4,908
MGMT FEE-MELROSE	10,200	7,650	9,124	1,474
MGMT FEE-RAD	450,000	337,500	323,750	(13,750
BOOKKEEPING FEE	13,910	10,433	9,030	(1,403
BOOKKEEPING FEE-SEC 8	86,400	64,800	67,867	3,067
ASSET MGMT FEE	19,680	14,760	14,330	(430
SHOP RENT	64,800	48,600	48,609	9
INCOME FROM OTHER AUTHORITIES	330,000	247,500	421,571	174,071
SERVICE INCOME FROM MELROSE	55,000	41,250	44,906	3,656
FRAUD RECOVERY	11,840	8,880	9,807	927
MISCELLANEOUS INCOME	9,650	7,238	1,375	(5,863
TOTAL INCOME	4,693,940	3,520,455	3,453,681	(66,774
EXPENSES				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,266,000	949,500	962,375	12,875
PAYROLL TAXES	111,500	83,625	75,529	(8,096
HEALTH BENEFITS	360,700	270,525	196,768	(73,757
PENSION EXPENSE	141,950	106,463	106,148	(315
CRIMINAL BACKGROUND CHECKS	8,910	6,683	7,794	1,112
TNT/EMPL SCREENING	18,600	13,950	52,933	38,983
LEGAL-GENERAL	29,750	22,313	13,518	(8,795
LEGAL-OTHER	6,500	4,875	6,337	1,462
STAFF TRAINING	11,000	8,250	2,548	(5,702
TRAVEL	3,750	2,813	1,508	(1,305
ACCOUNTING	85,000	63,750	63,750	0
AUDITING	50,580	37,935	37,935	C
PORT OUT ADMIN FEES	2,400	1,800	1,202	(598
MANAGEMENT FEES	293,400	220,050	205,522	(14,528
BOOKKEEPING FEES	100,310	75,233	76,897	1,665
ASSET MGMT FEES	19,680	14,760	14,330	(430
CF MANAGEMENT FEES	47,500	35,625	0	(35,625

#### HOUSING AUTHORITY OF THE CITY OF VINELAND FINANCIAL REPORT FOR THE NINE MONTHS ENDED JUNE 30, 2024

	ANNUAL BUDGET	BUDGET THRU JUNE	ACTUAL THRU JUNE	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS	11,900	8,925	37,008	28,083
IT CONSULTANTS	46,270	34,703	42,269	7,567
CONSULTANTS-RAD	8,000	6,000	0	(6,000)
RAD CONVERSION EXPENSES	6,000	4,500	Ō	(4,500)
MEMBERSHIP DUES/FEES	6,800	5,100	1,760	(3,340)
PUBLICATIONS	1,500	1,125	214	(911)
ADVERTISING	5,000	3,750	4,938	1,188
OFFICE SUPPLIES	11,500	8,625	12,110	3,485
PAPER	4,000	3,000	1,765	(1,235)
COMPUTER & SOFTWARE EXPENSES	164,410	123,308	129,786	6,479
FUEL-ADMIN	3,000	2,250	125,700	(2,250)
TELEPHONE AND CELL		•	-	••••
POSTAGE	36,100	27,075	25,918	(1,157)
	9,400	7,050	14,692	7,642
COPIER SUPPLIES	10,900	8,175	5,842	(2,333)
INSPECTION FEES	13,700	10,275	9,626	(649)
COFFEE SUPPLIES	1,200	900	971	71
MISCELLANEOUS EXPENSES	21,160	15,870	43,694	27,824
TOTAL ADMINISTRATION EXPENSES	2,918,370	2,188,778	2,155,687	(33,091)
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	64,000	48,000	24,357	(23,643)
PAYROLL TAXES	5,640	4,230	1,922	(2,308)
BENEFITS	20,000	15,000	0	(15,000)
FSS ESCROWS-PH	6,890	5,168	0	(5,168)
OTHER	19,450	14,588	46,206	31,619
TOTAL TENANT SERVICES	115,980	86,985	72,485	(14,500)
UTILITIES:				
WATER	37,600	28,200	27,237	(963)
ELECTRIC	161,530	121,148	127,528	6,381
GAS	34,610	25,958	29,475	3,518
GARBAGAE/TRASH REMOVAL	19,500	14,625	12,756	(1,869)
SEWER	62,140	46,605	43,883	(2,722)
TOTAL UTILITIES EXPENSE	315,380	236,535	240,879	4,345
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	349,000	261,750	179,014	(82,736)
PAYROLL TAXES	30,580	22,935	14,126	(8,809)
HEALTH BENEFITS	60,140	45,105	36,198	(8,907)
PENSION EXPENSE	37,940	28,455	28,770	315
MAINTENANCE UNIFORMS	2,210	1,658	2,746	1,089
VEHICLE GAS, OIL, GREASE	30,550	22,913	18,824	(4,089)
MATERIALS	116,300	87,225	97,407	10,182
CONTRACT-COSTS	146,080	109,560	163,122	53,562

#### HOUSING AUTHORITY OF THE CITY OF VINELAND

FINANCIAL REPORT FOR THE NINE MONTHS ENDED JUNE 30, 2024

	ANNUAL BUDGET	BUDGET THRU JUNE	ACTUAL THRU JUNE	FROM BUDGET (+OVER/-UNDER)
RENT EXPENSE	18,570	13,928	13,932	5
EXTERMINATION	7,800	5,850	6,687	837
TRASH REMOVAL	9,600	7,200	7,924	724
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	818,550	613,913	577,132	(36,781)
GENERAL EXPENSES:				
BAD DEBTS	18,900	14,175	14,175	0
COMPENSATED ABSENCES	14,000	10,500	10,500	0
FSS ESCROWS-SEC 8	30,000	22,500	27,315	4,815
INSURANCE	158,280	118,710	119,103	393
OTHER GENERAL EXPENSES	1,500	1,125	1,125	0
PAYMENTS IN LIEU OF TAXES	53,810	40,358	33,963	(6,395)
PORT-IN HAP EXPENSE	500	375	0	(375)
REPLACEMENT RESERVES	95,000	71,250	71,250	, O
RETIREE HEALTH BENEFITS	93,520	70,140	54,480	(15,660)
TOTAL GENERAL EXPENSES	465,510	349,133	331,911	(17,222)
TOTAL OPERATING EXPENSES	4,633,790	3,475,343	3,378,094	(97,248)
PROFIT (LOSS) EXCLUDING HAP	60,150	45,113	75,587	30,474
HAP REVENUES	7,824,000	5,868,000	6,437,601	569,601
HAP EXPENSES	7,794,000	5,845,500	6,936,440	1,090,940
NET HAP (LOSS)	30,000	22,500	(498,839) *	(521,339)
GRAND TOTAL PROFIT (LOSS)	90,150	67,613	(423,252)	(490,866)
UNRECONCILED HUD HELD RESERVES AT 06/30/24 GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RI	ESERVES		<u> </u>	

## Housing Authority of the City of Vineland Administrative Report

<b>Rental Assistan</b>	nce Demonstration (RAD) Conversions - Status
<b>PERIOD:</b>	June 13, 2024 to July 11, 2024
SUBJECT:	Monthly Report (Stats for June 2024)
FROM:	Jacqueline S. Jones, Executive Director
TO:	Board of Commissioners, Vineland Housing Authority
DATE:	July 11, 2024

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

Development	CHAP Award	RAD	RAD
	Date	<b>Closing Date</b>	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; 7/2024 – No charge in project status
	Did	7/2024 – No change in project status;
KT/OT – Elevator Refurbishment;	Bid opening on 5/17/22	2/2024 – Equipment for the modernization is pending delivery from the manufacturer.
<ul> <li>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.</li> <li>8/2023 - The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.</li> <li>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.</li> </ul>	<ul> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>	<ul> <li>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.</li> <li>05/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers – Car #2. One elevator car remains in service and operational at both buildings.</li> <li>06/2024 – Modernization work on elevators in both Kidston &amp; Olivio continues; One elevator remains in service at both buildings;</li> <li>7/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers. Kidston Towers – Car #2 has been completed and returned to service, once the newly completed car has run successfully for a couple weeks Car #1 will be taken out of service for modernization. Olivio Towers – Car #2 is planned to be completed the last week in July 2024. One elevator car remains in service and operational at both buildings.</li> </ul>

## Kidston & Olivio Towers – Renovation Projects - Active

	<b>XX</b> /c1-	Communication
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	<ul> <li>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;</li> <li>3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps &amp; supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G &amp; 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;</li> <li>4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G &amp; H risers are complete, and work continues on E &amp; F risers; Residents are temporarily relocating to G &amp; H;</li> <li>5/2022 Update: Work on E &amp; F risers is in process; it is expected the work will be completed in four weeks &amp; residents can return to their units;</li> <li>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4;</li> <li>4/2023 Update:</li> <li>New domestic water pump replacement – Complete;</li> <li>Kidston mechanical room piping replacement – Complete;</li> <li>Water filtration system - Olivio is complete; Kidston – parts are backordered;</li> <li>5/2023 Update: No status change;</li> <li>7/2023 Update: No status change;</li> <li>7/2023 Update: No status change;</li> <li>8/2023 Update: No status change;</li> <li>8/2023</li></ul>

## Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work	Work Status	Comments
KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;		<ul> <li>02/2024 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 Close-out process is currently in process, no further work is anticipated on this project.</li> <li>04/2024 – Update: - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of</li> </ul>
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		action; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.
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;		05/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.
11/2023 Update: - Water filtration system – systems in both buildings are now installed;		06/2024 – New vendor for water filtration system on schedule for an on-site visit;
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 October. The team is evaluating the installation of the water treatment systems to ensure it is functioning properly.		7/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit. <u>No update</u> .
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.

06/2024 – 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.

7/2024 - The new diesel fire pump is now in service. A change order is required to replace the jockey pump at Olivio Towers. Both buildings remain fully protected throughout the process. The project is currently substantially completed and in the closeout phase.

### <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
			39 Keepin
2022 Activity	4209 Marilyn Avenue	SOLD – 5/4/22	
<i>.</i>	1441 Nylund Drive	SOLD – 05/10/22	
	612 Oxford Street	SOLD – 5/16/22	
	1137 East Elmer Rd	SOLD – 6/28/22	
	864 Columbia Avenue	SOLD – 9/30/22	
	1409 Brown Road	SOLD – 9/8/22	
	1745 Jackson Drive	SOLD – 11/10/22	
	4331 Robert Drive	SOLD - 2/12/22	8 Sold
	4551 Robert Drive	50LD = 2/12/22	0.5014
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	SOLD – 7/01/2024	9 Sold
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	SOLD – 6/19/2024	
	4630 Bernard Rd	SOLD – 7/02/2024	
	1659 Venus Drive	SOLD – 6/20/2024	
	4509 Noel Drive	SOLD – 5/28/2024	7 Sold
	4511 Robin Road	Agreement of Sale signed 4/11/24 –Vineland Realty	
	1460 Neptune Terr	Agreement of Sale signed	
	38 Victory Lane	Settlement 7/17/24	
	2935 Athens Way	Agreement of Sale signed 7/11/24	4 Agreement
	1306 BrowNoRember 202	3Novembiere2023 Sale - Exit Realty – 3/25/24	
	1017 Alexander Dr	Listed for Sale – Vineland Realty	2 Listed
	5691 High Ridge Rd	Vacated 3/14/24;	
	4486 Robin Road	Vacated 6/25/24;	2 Vacant
	2149 Berkley Dr	90-day notice to tenant/issued voucher/Offering	1 Occupied
		AA 44; refused AA 44; has voucher;	
		22 Houses being sold:	End of Lint
		33 Houses being sold;	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.

July 2024 - Construction is fully engaged at the building, drywall, paint, and casework are all simultaneously underway throughout the building. Final plans are currently under review for drainage around the building and in the courtyard. A more detailed update will be provided 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	

Tanant Assaunta Dassiushia			
Tenant Accounts Receivable           Number of "non-payment of rent" cases referred to the solicitor	0	1	3
Unit Inspections Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	28		28
Total number of units inspected year-to-date - all sites	341	313	297
City Inspections	0		0
Occupancy Monthly Unit Turnaround Time (Avg) (Down,Prep & Leasup Time)	75	124	117
Annual Unit Turnaround Time (For Fiscal Year)	127	124	135
Monthly - Number of Vacancies (at start of month)	127	-	100
Monthly - Number of Vacancies Filled (this month)	11		8
Monthly - Average unit turnaround time in days for Lease Up	27	6	8
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	21	31	64
Monthly - Annual Average Number of Vacancies (at start of month)	19		
PIC Score	97.69		98.41
Occupancy Rate	97.51%	97.15%	96.61%
Public Housing & RAD Waiting List Applicants 5 & 6 Bedroom Lists open 5/6/2024			07
Families - With Local Preference Families - Without Local Preference	89		97
Elderly (Seniors - 62+)/Disabled - With Local preference	248 39		250 59
Elderly (Seniors - 62+)/Disabled - With Local preference	95		59 109
0/1 Bedroom	134		103
2 Bedroom	150		
3 Bedroom	110		
4 Bedroom	52		
5 Bedroom	20		
6 Bedroom	5		
Success Rate	25%	25%	
Average work order turnaround time in days - Tenant Generated	0.08	0.08	0.10
Number of routine work orders written this month	507	492	494
Number of outstanding work orders from previous month	1,511	1,532	1,506
Total number of work orders to be addressed this month Total number of work orders completed this month	2,018 505	2,024 513	2,000 468
Total number of work orders left outstanding	1,513	1,511	1,532
Number of emergency work orders written this month	7	6	0
Total number of work orders written year-to-date	4,826	-	3,827
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	1	,	3
Section 8			
Level of leased units of previous month was:	1012		1019
Level of leased units this month is:	1004		1017
Number of increased leased-units over last month	0		0
Total number of units inspected this month	37	54	26
Programs (Voucher): ABA Utilization %	00.90%	81.88%	112.59%
Repayment Agreements	99.89%		31
Total repayments due YTD	\$97,602.74		
Total repayments received YTD		\$10,647.32	
PIC Score (Oakview added 10/13)	101.97%		101.10%
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	630		631
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED	1211		1207
Section 8 Project Based Waiting List Applicants- <b>Oakview</b> - <b>OPEN</b> (all br sizes)	554		457
Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - CLOSED	5		6
Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED	79		81
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	79%/21%	79%/21%	77%/23%
Section 8 - Choice Mobility List	109	102	102
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	80	75	75
	80	75	15

#### 10/2023 - 10/2024

The number of residents signed on to the program. (FSS Contracts).	20	20	26
The number of FSS Participants with established escrow accounts.	26	26	26 15
	14	15	
Number of residents in need of employment skills (GED, DL, Job Training.)	3	2	2
The number of meetings, workshops and case management services	25	25	20
Congregate Services			
Number of clients on the Congregate Progam	26	21	22
Number of clients on Meal Program	0	0	0
Number of clients on Housekeeping Program	19	16	19
Number of clients on Laundry Services	17	18	19
Number of clients on Shopping Services	4	3	
		5	5
Registered Nurse			
Number of clients served this month	123	122	112
Blood Pressure Clinics ( clinics) # of residents attending	1	1	0
Health Assessments/re-assessments	8	7	9
Meds Supervision	26	36	32
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	0	0	0
Number of residents that received case management services	80	6	10
Number of Meetings	4	6	2
Number of residents enrolled in academic/employment workshops (FSS)	3	2	2
VHA - (MEDICAL)			
Number of residents received health assessment	8	7	9
Number of residents health activities of daily living assessments.	3	7	9
Resident's medicine monitoring/supervision for month	26	36	32
Self-sufficiency - improved living conditions.	8	7	9
	0		3
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	64
Total clients currently being served this month	80	4	10
Income			
Median Family Income (MFI)		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	10	10	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	48
		16	16

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

#### **RESOLUTION #2024-32**

#### A Resolution Approving Regular Monthly Expenses

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

WHEREAS, prior to the Board meeting, a member of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment of the expenses on the Check List in the amount of \$1,560,214.71.

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: July 18, 2024

MOVED/SECONDED:

Resolution moved by Commissioner Assett 9 Resolution seconded by Commissioner Chapman **VOTE:** 

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti	247.2			
Brian Asselta				
Albert Porter				
Iris Acosta-Jimenez				
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

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 July 18, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

ne s. Jones, Executive Director

#### HOUSING AUTHORITY OF THE CITY OF VINELAND BOARD MEETING LIST OF CHECKS 7/18/24

CHECK NO.	ACCOUNT		AMOUNT
4397 - 4449: 500055 - 500058 22061 - 22262	SECTION 8 HAP PROGRAM LANDLORD/TENANT CHECKS AND OTHER DIRECT DEPOSITS-LANDLORDS HAPS	\$ \$15,714.00 \$797,893.00	813,607.00
755 - 759	SECTION 8 ADM FEE ACCOUNT COMPUTER CHECKS- Ocean First COMPUTER CHECKS- BB&T	\$ \$322.24 \$0.00	322.24
128 - 130	SECTION 8 NEW HOMEOWNERSHIP COMPUTER CHECKS	\$ \$268,220.00	268,220.00
- 112	NEW HOMEOWNERSHIP INVESTMENTS COMPUTER CHECKS- Ocean First COMPUTER CHECKS- Truist	\$ \$0.00 \$2,278.34	2,278.34
230	OCEAN FIRST BANK PH SECURITY DEPOSIT COMPUTER CHECKS	\$ \$719.92	719.92
	OCEAN FIRST BANK FSS ESCROW COMPUTER CHECKS	\$ \$0.00	0.00
2626 - 2629: 5461575548 & 20241930376	CAPITAL BANK GEN/FUND PH COMPUTER CHECKS	\$	136,197.74
13098, 13218 - 13294: 147623, 1372891, 1375936, 6282024, 7122024, 18312299, 5463194805, 20241930372, 20241930382, 710206252024 & 710207162024	COCC CASH ACCOUNT COMPUTER CHECKS	\$	154,648.40
	COCC EXPENDITURES PAYROLL	6/28/24 - 7/12/2024	154,073.82
	PAYROLL TAX LIABILITY	6/28/24 - 7/12/2024	30,147.25

				Check	Post	Total Date
Bank	Cł	neck#	Vendor	Date	Month	Amount Reconciled
ec8hap - Section	8 HAP	4397	0apabar - BARCLAY APARTMENTS VENTURES LP	7/5/2024	07-2024	1,259.00
ec8hap - Section	8 HAP	4398	0invfai - INVESTMENT GROUP LLC	7/5/2024	07-2024	1,893.00
ec8hap - Section	8 HAP	4399	0osccos8 - OSCEOLA COUNTY HOUSING	7/5/2024	07-2024	942.00
ec8hap - Section	8 HAP	4400	t0000066 - CORTES	7/5/2024	07-2024	36.00
ec8hap - Section	8 HAP	4401	t0000613 - ALEJANDRO	7/5/2024	07-2024	79.00
ec8hap - Section	8 HAP	4402	t0001053 - MEDINA	7/5/2024	07-2024	137.00
ec8hap - Section	8 HAP	4403	t0001073 - PETERSON	7/5/2024	07-2024	10.00
ec8hap - Section	8 HAP	4404	t0003914 - CHEESMAN	7/5/2024	07-2024	48.00
ec8hap - Section	8 HAP	4405	t0004557 - RAMOS	7/5/2024	07-2024	39.00
ec8hap - Section	8 HAP	4406	t0004672 - CRUZ	7/5/2024	07-2024	84.00
ec8hap - Section		4407	t0004846 - ROTHMALLER	7/5/2024	07-2024	101.00
sec8hap - Section	8 HAP	4408	t0005231 - REDFERN	7/5/2024	07-2024	50.00
sec8hap - Section	8 HAP	4409	t0005666 - BALDWIN	7/5/2024	07-2024	155.00
sec8hap - Section		4410	t0005884 - RUIZ	7/5/2024	07-2024	145.00
sec8hap - Section		4411	t0006629 - FORD	7/5/2024	07-2024	73.00
ec8hap - Section		4412	t0006704 - ORTIZ- RAMOS	7/5/2024	07-2024	37.00
sec8hap - Section		4413	t0006766 - MOSS	7/5/2024	07-2024	273.00
sec8hap - Section		4414	t0007021 - SHIELDS	7/5/2024	07-2024	6.00
sec8hap - Section		4415	t0007057 - DESAI	7/5/2024	07-2024	63.00
sec8hap - Section		4416	t0008495 - CASTRO	7/5/2024	07-2024	20.00
sec8hap - Section		4417	t0008553 - CARLO	7/5/2024	07-2024	41.00
sec8hap - Section		4418	t0010164 - RIVERA MARTINEZ	7/5/2024	07-2024	48.00
sec8hap - Section		4419	t0010166 - ORTIZ	7/5/2024	07-2024	195.00
sec8hap - Section		4420	t0012256 - SANCHEZ	7/5/2024	07-2024	36.00
sec8hap - Section sec8hap - Section		4421	t0012267 - ACKLEY	7/5/2024	07-2024	6.00
		4422	t0012269 - PEYTON	7/5/2024	07-2024	44.00
sec8hap - Section		4423	t0012280 - LOPEZ	7/5/2024	07-2024	12.00
sec8hap - Sectior sec8hap - Sectior		4424	t0012529 - IRIZARRY	7/5/2024	07-2024	29.00
sec8hap - Section		4425	t0013322 - FLORES	7/5/2024	07-2024	90.00
		4426	t0013742 - Thomas	7/5/2024	07-2024	71.00
sec8hap - Sectior				7/5/2024	07-2024	159.00
sec8hap - Section		4427	t0013746 - Rodriguez	7/5/2024	07-2024	112.00
sec8hap - Sectior		4428	t0013888 - SCARBROUGH	7/5/2024	07-2024	63.00
sec8hap - Sectior		4429	t0013890 - BASS-TORRES	7/5/2024	07-2024	26.00
sec8hap - Sectior		4430	t0013930 - Quinones	• •	07-2024	72.00
sec8hap - Sectior		4431	t0014235 - Hayes	7/5/2024		52.00
sec8hap - Sectior		4432	t0014378 - HAND	7/5/2024	07-2024	13.00
sec8hap - Sectior		4433	t0014546 - Heggs	7/5/2024	07-2024	
sec8hap - Sectior		4434	t0014727 - Rodriguez	7/5/2024	07-2024	197.00
sec8hap - Sectior		4435	t0014786 - Rivera Viruet	7/5/2024	07-2024	75.00
sec8hap - Sectior		4436	t0014851 - Cancino	7/5/2024	07-2024	88.00
sec8hap - Section		4437	t0014859 - HALL	7/5/2024	07-2024	149.00
sec8hap - Sectior		4438	t0015043 - POWELL	7/5/2024	07-2024	133.00
sec8hap - Section	n 8 HAP	4439	t0015625 - MACIN	7/5/2024	07-2024	67.00
sec8hap - Section	n 8 HAP	4440	t0015634 - DICKS	7/5/2024	07-2024	52.00

				Check	Post	Total Date
Bank	Cł	neck#	Vendor	Date	Month	Amount Reconciled
ec8hap - Section	8 HAP	4441	t0015636 - WILSON	7/5/2024	07-2024	63.00
ec8hap - Section	8 HAP	4442	t0015850 - PURNELL	7/5/2024	07-2024	184.00
ec8hap - Section	8 HAP	4443	t0015908 - BEARDSLEY	7/5/2024	07-2024	103.00
ec8hap - Section	8 HAP	4444	t0015929 - ALICEA	7/5/2024	07-2024	79.00
ec8hap - Section	8 HAP	4445	t0018082 - JORDAN	7/5/2024	07-2024	90.00
ec8hap - Section	8 HAP	4446	t0018174 - TURNER	7/5/2024	07-2024	31.00
ec8hap - Section	8 HAP	4447	vfl093 - ORANGE COUNTY HOUSING & C D	7/5/2024	07-2024	1,379.00
ec8hap - Section	8 HAP	4448	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	7/5/2024	07-2024	3,142.00
ec8hap - Section	8 HAP	4449	Ohousin - VINELAND HOUSING AUTHORITY	7/10/2024	07-2024	3,363.00
ec8hap - Section	8 HAP	22061	0537grap - 529-537 GRAPE STREET,LLC	7/5/2024	07-2024	300.00
ec8hap - Section	8 HAP	22062	0abobab - BABATUNDE O ABORISADE	7/5/2024	07-2024	339.00
ec8hap - Section	8 HAP	22063	0abrawi - ABRAHAN HEREDIA	7/5/2024	07-2024	662.00
ec8hap - Section	8 HAP	22064	0acojol - ACOSTA III	7/5/2024	07-2024	472.00
ec8hap - Section	8 HAP	22065	0acojor - ACOSTA	7/5/2024	07-2024	2,624.00
ec8hap - Section	8 HAP	22066	0ahcpv - AFFORDABLE HOUSING CORPORATION	7/5/2024	07-2024	14,308.00
ec8hap - Section	8 HAP	22067	Oahctaaa - AFFORDABLE HOUSING CORPORATION	7/5/2024	07-2024	91,072.00
ec8hap - Section	8 HAP	22068	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELA	NE 7/5/2024	07-2024	80,889.00
ec8hap - Section	8 HAP	22069	0albreb - REBECCA C THOMPSON-ALBERT	7/5/2024	07-2024	355.00
ec8hap - Section		22070	0aljess - ALJESS LLC	7/5/2024	07-2024	911.00
ec8hap - Section		22071	0andcar - ANDUJAR	7/5/2024	07-2024	539.00
ec8hap - Section		22072	0andjon - JONATHAN ANDREOZZI	7/5/2024	07-2024	1,921.00
ec8hap - Section		22073	0andron - RONALD ANDRO	7/5/2024	07-2024	454.00
ec8hap - Section		22074	Oaparab - AB APARTMENTS LLC	7/5/2024	07-2024	3,205.00
ec8hap - Section		22075	0apsnew - NEWCOMB SENIOR APARTMENTS PH 2	7/5/2024	07-2024	316.00
ec8hap - Section		22076	Oarbors - ROSEMAR PROPERTIES III LLC/THE ARBOR	S 17/5/2024	07-2024	7,084.00
ec8hap - Section		22077	Oassind - INDEPENDENCE ASSOCIATES LLC	7/5/2024	07-2024	892.00
sec8hap - Section		22078	Oasslop - LOPEZ & ASSOCIATES LLC	7/5/2024	07-2024	814.00
sec8hap - Section		22079	0augday - DAVID AUGUSTINE	7/5/2024	07-2024	1,876.00
sec8hap - Section		22080	0banvan - CAMPOS BANDALA	7/5/2024	07-2024	1,800.00
sec8hap - Section		22081	Obehant - ANTHONY BEHRENS	7/5/2024	07-2024	782.00
sec8hap - Section		22082	Oberedw - EDWIN C & SAVALYN BERGAMO	7/5/2024	07-2024	221.00
sec8hap - Section		22083	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT		07-2024	4,261.00
sec8hap - Section		22084	Obetalp - ALPHA BETA CAMDEN LLC	7/5/2024	07-2024	1,305.00
sec8hap - Section		22085	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	7/5/2024	07-2024	945.00
sec8hap - Section		22086	Obrewst - BREWSTER GARDEN APARTMENTS LLC	7/5/2024	07-2024	1,041.00
sec8hap - Section		22087	Obuebor - BOROUGH OF BUENA HOUSING AUTHORI		07-2024	19,202.00
sec8hap - Section		22088	Obususa - USA BUSY BEE INC	7/5/2024	07-2024	944.00
sec8hap - Section		22089	Ocackim - KIMBERLY A CACCHIOLI	7/5/2024	07-2024	1,137.00
sec8hap - Section		22099	0camnil - NILZA R CAMACHO	7/5/2024	07-2024	1,044.00
sec8hap - Section		22090	0carjos - CARVALHO	7/5/2024	07-2024	781.00
sec8hap - Section sec8hap - Section		22091	Ocarmar - SIMOES	7/5/2024	07-2024	769.00
sec8hap - Section		22092	0casros - CASTILLO	7/5/2024	07-2024	637.00
seconap - Section		22095	Ocbrenta - C & B RENTALS	7/5/2024	07-2024	838.00
sec8hap - Section		22091	Ocdgard - CD GARDENS INC.	7/5/2024	07-2024	6,485.00
seconap - section	I O TIAP	22073		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		-,

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Bank	Check#	Vendor	Date	Month	Amount Reconciled
ec8hap - Section 8 HAP	22096	0chajos - JOSEPH T CHAMBERS	7/5/2024	07-2024	950.00
ec8hap - Section 8 HAP	22097	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	7/5/2024	07-2024	5,782.00
ec8hap - Section 8 HAP	22098	0chuoks - OKSANA CHUMAK	7/5/2024	07-2024	1,525.00
ec8hap - Section 8 HAP	22099	Oclafir - FIRST CLASS RENTAL PROPERTIES LLC	7/5/2024	07-2024	1,394.00
ec8hap - Section 8 HAP	22100	0comfar - ESTATE	7/5/2024	07-2024	570.00
ec8hap - Section 8 HAP	22101	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	7/5/2024	07-2024	1,453.00
ec8hap - Section 8 HAP	22102	0corjua - CORTES	7/5/2024	07-2024	2,955.00
ec8hap - Section 8 HAP	22103	0damjos - DAMATO	7/5/2024	07-2024	879.00
ec8hap - Section 8 HAP	22104	0dejyes - YESENIA DEJESUS	7/5/2024	07-2024	1,850.00
ec8hap - Section 8 HAP	22105	0delwil - WILSON ZUNUN DE LEON	7/5/2024	07-2024	639.00
ec8hap - Section 8 HAP	22106	Odibwil - WILLIAM V DIBIASE	7/5/2024	07-2024	1,191.00
ec8hap - Section 8 HAP	22107	0donlau - DONNELLY	7/5/2024	07-2024	1,353.00
ec8hap - Section 8 HAP	22108	0dowter - DOWER	7/5/2024	07-2024	1,552.00
ec8hap - Section 8 HAP	22109	0eas307 - 307 N EAST AVE LLC	7/5/2024	07-2024	599.00
ec8hap - Section 8 HAP	22110	0eas710 - 710 EAST ALMOND STREET ASSOCIATES L	LC 7/5/2024	07-2024	677.00
ec8hap - Section 8 HAP	22111	0edwdip - EDWARD DIPALMA	7/5/2024	07-2024	947.00
ec8hap - Section 8 HAP	22112	0egbmar - MARY J EGBEH	7/5/2024	07-2024	1,415.00
ec8hap - Section 8 HAP	22113	0einmar - MARTIN JAY EINSTEIN	7/5/2024	07-2024	718.00
ec8hap - Section 8 HAP	22114	0equacc - ACCUMULATING EQUITY PARTNERS LLC	7/5/2024	07-2024	7,222.00
ec8hap - Section 8 HAP	22115	0equsul - SULLIVAN EQUITIES LLC	7/5/2024	07-2024	1,175.00
ec8hap - Section 8 HAP	22116	0estros - ESTATE OF LUIS A ROSADO-TORRES	7/5/2024	07-2024	474.00
ec8hap - Section 8 HAP	22117	Ofamfai - Faiola Family LP	7/5/2024	07-2024	281.00
ec8hap - Section 8 HAP	22118	Ofamlp - FAIOLA FAMILY LP	7/5/2024	07-2024	1,153.00
sec8hap - Section 8 HAP	22119	Oflodor - FLOWERS	7/5/2024	07-2024	884.00
sec8hap - Section 8 HAP		0g.b.ltd - G B LTD OPER CO INC	7/5/2024	07-2024	1,063.00
sec8hap - Section 8 HAP		0garabn - ABNER GARCIA	7/5/2024	07-2024	426.00
sec8hap - Section 8 HAP		0qarsal - GARCIA	7/5/2024	07-2024	3,405.00
sec8hap - Section 8 HAP		0garspr - SPRING GARDENS VINELAND LLC	7/5/2024	07-2024	7,952.00
sec8hap - Section 8 HAP		0garvin - VINELAND GARDENS LLC	7/5/2024	07-2024	264.00
sec8hap - Section 8 HAP		Oghebre - BRENDAN G GHEEN	7/5/2024	07-2024	960.00
sec8hap - Section 8 HAP		0gibjam - GRIBBLE JR	7/5/2024	07-2024	1,125.00
sec8hap - Section 8 HAP		0golrob - ROBERT D GALBIATI	7/5/2024	07-2024	1,220.00
sec8hap - Section 8 HAP		Ogonabr - GONZALEZ JR	7/5/2024	07-2024	1,012.00
sec8hap - Section 8 HAP		Ogroche - CHERRY GROUP LLC	7/5/2024	07-2024	1,579.00
sec8hap - Section 8 HAP		Ogromad - MADHU GROUP LLC	7/5/2024	07-2024	2,744.00
sec8hap - Section 8 HAP		Ogromic - MICHAEL D RUPPERT JR	7/5/2024	07-2024	887.00
sec8hap - Section 8 HAP		0gruedi - EDISON GRULLON	7/5/2024	07-2024	1,940.00
sec8hap - Section 8 HAP		0haqdan - DANIEL HAGEMAN JR	7/5/2024	07-2024	629.00
sec8hap - Section 8 HAF		Ohemtom - BTW 4 LLC	7/5/2024	07-2024	1,150.00
sec8hap - Section 8 HAF		Ohenreu - HENDLER	7/5/2024	07-2024	1,667.00
sec8hap - Section 8 HAF		Ohereri - 123 SOUTH 4TH STREET LLC	7/5/2024	07-2024	3,129.00
sec8hap - Section 8 HAF		Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORI		07-2024	3,899.00
sec8hap - Section 8 HAF		Ohfprop - HF PROPERTY MANAGEMENT	7/5/2024	07-2024	1,725.00

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ec8hap - Section 8 HAP	22140	0holvin - VINELAND 18 HOLDINGS LLC	7/5/2024	07-2024	1,607.00
ec8hap - Section 8 HAP	22141	Ohomfhd - FHD HOME INVESTMENT LLC	7/5/2024	07-2024	1,238.00
ec8hap - Section 8 HAP	22142	0homhec - HECS HOMES LLC	7/5/2024	07-2024	929.00
ec8hap - Section 8 HAP	22143	0homsky - SKYLO HOMES LLC	7/5/2024	07-2024	630.00
ec8hap - Section 8 HAP	22144	0homtar - TARKILN HOMES LLC	7/5/2024	07-2024	5,470.00
sec8hap - Section 8 HAP	22145	Ohopape - APEX HOPEWELL NJ LLC	7/5/2024	07-2024	610.00
ec8hap - Section 8 HAP	22146	Ohougol - GOLD HOUSING PROVIDERS LLC	7/5/2024	07-2024	1,500.00
sec8hap - Section 8 HAP	22147	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	7/5/2024	07-2024	459.00
ec8hap - Section 8 HAP	22148	0howkev - KEVIN HOWARD	7/5/2024	07-2024	4,117.00
sec8hap - Section 8 HAP	22149	0iaplis - LISA A IAPALUCCI	7/5/2024	07-2024	1,479.00
ec8hap - Section 8 HAP	22150	0ingden - INGRALDI	7/5/2024	07-2024	1,006.00
sec8hap - Section 8 HAP	22151	0invbot - BOTA INVESTMENTS LLC	7/5/2024	07-2024	2,932.00
sec8hap - Section 8 HAP	22152	0invegh - E. G. H. R. E. INVESTMENTS LLC	7/5/2024	07-2024	3,808.00
sec8hap - Section 8 HAP	22153	0invtra - T-RAY INVESTMENTS LLC	7/5/2024	07-2024	3,161.00
sec8hap - Section 8 HAP	22154	0invweb - WEBER INVESTMENT GROUP LLC	7/5/2024	07-2024	6,202.00
sec8hap - Section 8 HAP	22155	0jacgar - W JACK	7/5/2024	07-2024	1,483.00
sec8hap - Section 8 HAP	22156	0jerpri - PRIME JERSEY ESTATES	7/5/2024	07-2024	11,920.00
sec8hap - Section 8 HAP	22157	0katjay - JAY-KAT INVESTMENTS, LLC	7/5/2024	07-2024	877.00
sec8hap - Section 8 HAP	22158	0klc1llc - KLC1 LLC	7/5/2024	07-2024	1,460.00
sec8hap - Section 8 HAP	22159	0labfel - LABOY	7/5/2024	07-2024	1,712.00
sec8hap - Section 8 HAP	22160	Olandic - LANDICINI 566 LLC	7/5/2024	07-2024	335.00
sec8hap - Section 8 HAP	22161	0lanedw - EDWARD J LANG	7/5/2024	07-2024	1,300.00
sec8hap - Section 8 HAP	22162	0lebzai - LEBRON	7/5/2024	07-2024	2,899.00
sec8hap - Section 8 HAP	22163	0levgab - GABRIELLE LEVITT	7/5/2024	07-2024	507.00
sec8hap - Section 8 HAP	22164	0lhrent - L & H RENTALS	7/5/2024	07-2024	792.00
sec8hap - Section 8 HAP	22165	Olinrob - ROBERT LINDNER	7/5/2024	07-2024	461.00
sec8hap - Section 8 HAP	22166	Ollciig - IIG-1 LLC	7/5/2024	07-2024	889.00
sec8hap - Section 8 HAP	22167	Olickoo - KOONER LLC	7/5/2024	07-2024	1,707.00
sec8hap - Section 8 HAP	22168	Ollcsn2 - SN 22 LLC	7/5/2024	07-2024	1,931.00
sec8hap - Section 8 HAP	22169	Olocloc - LOCATION LOCATION & TIMING LLC	7/5/2024	07-2024	1,047.00
sec8hap - Section 8 HAP	22170	0londav - DAVID LONGINI	7/5/2024	07-2024	471.00
sec8hap - Section 8 HAP	22171	Olopyad - YADIRA LOPEZ	7/5/2024	07-2024	710.00
sec8hap - Section 8 HAP	22172	Olospro - LOST PROPERTIES LLC	7/5/2024	07-2024	2,786.00
sec8hap - Section 8 HAP	22173	0malaug - MIKLAVCIC JR	7/5/2024	07-2024	1,217.00
sec8hap - Section 8 HAP	22174	Omanarc - MANAGEMENT LLC	7/5/2024	07-2024	1,050.00
sec8hap - Section 8 HAP	22175	0mapgre - GREENWOOD MAPLE JAY LLC	7/5/2024	07-2024	1,174.00
sec8hap - Section 8 HAP	22176	Omelrose - MELROSE COURT LP	7/5/2024	07-2024	19,466.00
sec8hap - Section 8 HAP	22177	Omenbre - MENDEZ	7/5/2024	07-2024	1,628.00
sec8hap - Section 8 HAP	22178	0millvil - MILLVILLE REALTY CORPORATION	7/5/2024	07-2024	2,449.00
sec8hap - Section 8 HAP	22179	Omiryar - MIRANDA	7/5/2024	07-2024	2,218.00
sec8hap - Section 8 HAP	22180	0monbry - BRYAN P. MONTEMURRO	7/5/2024	07-2024	622.00
sec8hap - Section 8 HAP	22181	Omriang - RIVERA	7/5/2024	07-2024	955.00
sec8hap - Section 8 HAP	22182	Omulqua - QUALITY MULTI BR RENTALS LLC	7/5/2024	07-2024	1,844.00
sec8hap - Section 8 HAP	22183	Oneddav - NEDER	7/5/2024	07-2024	1,777.00

 Payment Summary

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 AND mm/yy=06/2024-07/2024
 AND Check Date=06/21/2024-07/18/2024
 AND All Checks=Yes
 AND Include Voids=All Checks

		4 8		Check	Post	Total Date
Bank		Check#	Vendor	Date	Month	Amount Reconciled
ec8hap	- Section 8 HAP	22184	Oneeshr - SHREE NEEL LLC	7/5/2024	07-2024	2,641.00
ec8hap	- Section 8 HAP	22185	Onegcar - CARLOS NEGRON JR	7/5/2024	07-2024	766.00
ec8hap	- Section 8 HAP	22186	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	7/5/2024	07-2024	33,879.00
ec8hap	- Section 8 HAP	22187	Opaeast - EAST PARK APARTMENTS	7/5/2024	07-2024	7,694.00
ec8hap	- Section 8 HAP	22188	Opanpar - PARESH PANCHAL	7/5/2024	07-2024	1,940.00
ec8hap	- Section 8 HAP	22189	Oparest -, PARVIN ESTATES LLC	7/5/2024	07-2024	251.00
ec8hap	- Section 8 HAP	22190	Opargle - GLEN PARK APARTMENTS LP	7/5/2024	07-2024	2,152.00
ec8hap	- Section 8 HAP	22191	0parkto - PARK TOWNE APTS LLC	7/5/2024	07-2024	13,203.00
ec8hap	- Section 8 HAP	22192	0pasmar - PASTORE	7/5/2024	07-2024	2,590.00
ec8hap	- Section 8 HAP	22193	Oplacam - PHILLIP BLACK & KATHLEEN BLACK IRA	7/5/2024	07-2024	3,806.00
ec8hap	- Section 8 HAP	22194	0poisil - SILVER POINT MANAGEMENT LLC	7/5/2024	07-2024	713.00
ec8hap	- Section 8 HAP	22195	0proall - ALL PRO GROUP LLC	7/5/2024	07-2024	1,655.00
ec8hap	- Section 8 HAP	22196	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	7/5/2024	07-2024	620.00
ec8hap	- Section 8 HAP	22197	Oprofam - FAM PROPERTY MANAGEMENT LLC	7/5/2024	07-2024	1,350.00
ec8hap	- Section 8 HAP	22198	Oprolha - LHA PROPERTIES LLC	7/5/2024	07-2024	1,313.00
ec8hap	- Section 8 HAP	22199	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	7/5/2024	07-2024	729.00
ec8hap	- Section 8 HAP	22200	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC		07-2024	17,273.00
	- Section 8 HAP	22201	Oprotim - TIMARIA PROPERTIES LLC	7/5/2024	07-2024	1,186.00
	- Section 8 HAP	22202	Oquilou - OUILES	7/5/2024	07-2024	291.00
	- Section 8 HAP	22203	0radoak - RADIANT OAKVIEW APARTMENTS LLC	7/5/2024	07-2024	160,629.00
•	- Section 8 HAP	22204	Oramnic - NICHOLAS P RAMBONE	7/5/2024	07-2024	2,489.00
•	- Section 8 HAP	22205	0raymar - RAYMOND HOLDINGS LLP	7/5/2024	07-2024	1,071.00
	- Section 8 HAP	22206	Oreabrt - BRT REAL ESTATE LLC	7/5/2024	07-2021	659.00
	- Section 8 HAP	22200	Oreadcb - Realty LLC	7/5/2024	07-2024	729.00
	- Section 8 HAP	22208	Oreahen - REAL ESTATE	7/5/2024	07-2024	1,893.00
	- Section 8 HAP	22200	Oreajba - JBAR REALTY LLC	7/5/2024	07-2024	903.00
	- Section 8 HAP	22210	0realbf - B & F REAL ESTATE HOLDINGS LLC	7/5/2024	07-2024	1,684.00
	- Section 8 HAP	22210	Orealsa - S & A REALTY ENTERPRISES LLC		07-2024	,
	- Section 8 HAP	22211		7/5/2024		628.00
	- Section 8 HAP	22212	Oreamat - MATURO REALTY INC	7/5/2024	07-2024	2,559.00
	- Section 8 HAP	22213	Oreamil - MILLVILLE REALTY CORP	7/5/2024	07-2024 07-2024	1,082.00
				7/5/2024		865.00
	- Section 8 HAP	22215		7/5/2024	07-2024	9,520.00
	- Section 8 HAP	22216		7/5/2024	07-2024	3,115.00
	- Section 8 HAP	22217	Oreisup - SUPERIOR RE INVESTMENTS LLC	7/5/2024	07-2024	1,797.00
•	- Section 8 HAP	22218	Orenaco - ACOSTA RENTAL LLC	7/5/2024	07-2024	2,055.00
	- Section 8 HAP	22219	Orenokg - K G RENOVATIONS LLC	7/5/2024	07-2024	1,107.00
•	- Section 8 HAP	22220	Orivdie - RIVERA	7/5/2024	07-2024	2,302.00
	- Section 8 HAP	22221	Oriviri - RIVERA	7/5/2024	07-2024	1,168.00
	- Section 8 HAP	22222	Orodhen - HENRY RODRIGUEZ	7/5/2024	07-2024	766.00
	- Section 8 HAP	22223	Orogluc - ROGERS	7/5/2024	07-2024	802.00
	- Section 8 HAP	22224	0rogsal - SALVATORE W ROGGIO	7/5/2024	07-2024	1,114.00
	- Section 8 HAP	22225	Orpjpro - RPJ PROPERTIES LLC	7/5/2024	07-2024	12,488.00
	- Section 8 HAP	22226	Orunind - INDIAN RUN APARTMENTS LP	7/5/2024	07-2024	1,071.00
ec8han	- Section 8 HAP	22227	Oruppab - RUPERTO	7/5/2024	07-2024	748.00

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			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	22228	0saiger - GERALD M SAINSOT JR	7/5/2024	07-2024	1,311.00
sec8hap - Section 8 HAP	22229	0salasda - DAMIAN & ELAINE SALAS	7/5/2024	07-2024	2,034.00
sec8hap - Section 8 HAP	22230	Osauaud - SAUNDERS	7/5/2024	07-2024	1,800.00
sec8hap - Section 8 HAP	22231	0saumar - SAUDERS	7/5/2024	07-2024	641.00
sec8hap - Section 8 HAP	22232	Oschdan - SCHWARTZ	7/5/2024	07-2024	1,845.00
sec8hap - Section 8 HAP	22233	0seaves - VESTA-SEABROOK URBAN RENEWAL III L	LC 7/5/2024	07-2024	743.00
sec8hap - Section 8 HAP	22234	0senbri - HOUSING PARTNERS LLC	7/5/2024	07-2024	2,254.00
sec8hap - Section 8 HAP	22235	0sennew - NEWCOMB SENIOR APARTMENTS URBAN	NRE 7/5/2024	07-2024	210.00
sec8hap - Section 8 HAP	22236	0shabru - BRUCE D SHAW	7/5/2024	07-2024	1,391.00
sec8hap - Section 8 HAP	22237	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	7/5/2024	07-2024	2,575.00
sec8hap - Section 8 HAP	22238	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROU	UP L 7/5/2024	07-2024	993.00
sec8hap - Section 8 HAP	22239	0solpro - ASSURED PROPERTY SOLUTIONS LLC	7/5/2024	07-2024	2,519.00
sec8hap - Section 8 HAP	22240	0sotalb - ALBERTO SOTO	7/5/2024	07-2024	1,069.00
sec8hap - Section 8 HAP	22241	Osqulan - LANDIS SR URBAN RENEWAL PARTNERS L	LC 7/5/2024	07-2024	1,884.00
sec8hap - Section 8 HAP	22242	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND	LLC 7/5/2024	07-2024	1,285.00
sec8hap - Section 8 HAP	22243	0swaway - WAYNE SWANSON	7/5/2024	07-2024	1,171.00
sec8hap - Section 8 HAP	22244	0swe101 - 101 S WEST LLC	7/5/2024	07-2024	1,710.00
sec8hap - Section 8 HAP	22245	Otayver - TAYLOR	7/5/2024	07-2024	746.00
sec8hap - Section 8 HAP	22246	Othapau - ALBERTA A QUAIROLI ESTATE	7/5/2024	07-2024	1,219.00
sec8hap - Section 8 HAP	22247	Otimsus - SUSAN V TIMMRECK	7/5/2024	07-2024	828.00
sec8hap - Section 8 HAP	22248	Otorism - TORRES	7/5/2024	07-2024	1,916.00
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sec8hap - Section 8 HAP	22250	0vashen - VASQUEZ	7/5/2024	07-2024	971.00
sec8hap - Section 8 HAP	22251	0veljon - JONATHAN VELEZ	7/5/2024	07-2024	1,539.00
sec8hap - Section 8 HAP	22252	0vhosri - SRI VHOMES LLC	7/5/2024	07-2024	1,650.00
sec8hap - Section 8 HAP	22253	0vinlan - VINELAND VILLAGE APTS	7/5/2024	07-2024	6,930.00
sec8hap - Section 8 HAP	22254	0virulou - LOUIS A VIRUET	7/5/2024	07-2024	1,064.00
sec8hap - Section 8 HAP	22255	0walnut - WALNUT REALTY ASSOCIATES LLC	7/5/2024	07-2024	7,301.00
sec8hap - Section 8 HAP	22256	Owassey - SEYMOUR WASSERSTRUM	7/5/2024	07-2024	1,200.00
sec8hap - Section 8 HAP	22257	Owebric - WEBER	7/5/2024	07-2024	2,000.00
sec8hap - Section 8 HAP	22258	0whihen - WHITE III	7/5/2024	07-2024	918.00
sec8hap - Section 8 HAP	22259	0wolpro - WOLF PROPERTY HOLDINGS LLC	7/5/2024	07-2024	1,277.00
sec8hap - Section 8 HAP	22260	0wrialf - WRIGHT	7/5/2024	07-2024	1,610.00
sec8hap - Section 8 HAP	22261	0yasmia - YASMIA 3 LLC	7/5/2024	07-2024	2,712.00
sec8hap - Section 8 HAP	22262	0ahcvktot - AFFORDABLE HOUSING CORP OF VINEL	ANE 7/5/2024	07-2024	1,435.00
sec8hap - Section 8 HAP	500055	0chainv - CHAAD INVESTMENTS LLC	7/5/2024	07-2024	0.00
sec8hap - Section 8 HAP	500056	Olegmay - MAYERFELD LEGACY TRUST	7/5/2024	07-2024	0.00
sec8hap - Section 8 HAP	500057	Oproral - RAL PROPERTIES LLC	7/8/2024	07-2024	0.00
sec8hap - Section 8 HAP	500058	Oproter - TERRAVESTRA PROPERTY MANAGEMENT			0.00
costop cocuon o na	200000				813,607,00

#### 813,607.00

			Check	Post	Total Date
Bank	Check#	ck# Vendor	Date	Month	Amount Reconciled
sec8admn - Section 8 Admi	755	vinfur - VINELAND FURNITURE LLC	7/11/2024	07-2024	-1,790.00

Bank=sec8hap AND mm/yy=06/2024-07/2024 AND Check Date=06/21/2024-07/18/2024 AND All Checks=Yes AND Include Voids=All Checks

		the state of the s	Check	Post	Total Date
Bank	Check# Vendor	Date	Month	Amount Reconciled	
sec8admn - Section 8 Admi	i 756	0osccos8 - OSCEOLA COUNTY HOUSING	7/5/2024	07-2024	67.84
sec8admn - Section 8 Admi	757	vfl093 - ORANGE COUNTY HOUSING & C D	7/5/2024	07-2024	65.90
sec8admn - Section 8 Admi	i 758	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	7/5/2024	07-2024	188.50
sec8admn - Section 8 Admi	759	cumfurn - CUMBERLAND FURNITURE CORP	7/12/2024	07-2024	1,790.00
	1.02	I Include a second			322.24

#### **Payment Summary**

Bank=nhop AND mm/yy=06/2024-07/2024 AND Check Date=06/21/2024-07/18/2024 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date	
Bank	Check# Vendor		Date	Month	Amount Reconciled	
nhop - New Homeownershi	128	jhwill - J H Williams Enterprises Inc	7/5/2024	07-2024	254,745.00	
nhop - New Homeownershi	129	rmslan - RMS Land Surveying Limited Liability Company	7/5/2024	07-2024	7,400.00	
nhop - New Homeownershi	130	undeng - Underwood Engineering Inc	7/5/2024	07-2024	6,075.00	
					268,220.00	

#### **Payment Summary**

Bank=nhopbbt AND mm/yy=06/2024-07/2024 AND Check Date=06/21/2024-07/18/2024 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	ck# Vendor	Date	Month	Amount Reconciled
nhopbbt - New HOP Inv - B	112	firvld - City of Vineland Fire Department	7/18/2024	07-2024	2,278.34
					2,278.34

#### **Payment Summary**

Bank=capsecdp AND mm/yy=06/2024-07/2024 AND Check Date=06/21/2024-07/18/2024 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	230	vha - HOUSING AUTHORITY CITY OF VINELAND	6/27/2024	06-2024	719.92
					719.92

#### **Payment Summary**

Bank=capgenfd AND mm/yy=06/2024-07/2024 AND Check Date=06/21/2024-07/18/2024 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
capgenfd - Public Housing (	2626	vmu - Vineland Municipal Utilities	6/21/2024	06-2024	2,374.86
capgenfd - Public Housing (	2627	b0001473 - MERCADO	6/27/2024	06-2024	67.00
capgenfd - Public Housing (	2628	b0002096 - CHURCH-SHAPIRO	6/27/2024	06-2024	1,300.00
capgenfd - Public Housing (	2629	vmu - Vineland Municipal Utilities	7/15/2024	07-2024	2,326.29
capgenfd - Public Housing (	5461575548	sjgas - South Jersey Gas Company	6/24/2024	06-2024	1,129.59
capgenfd - Public Housing (	20241930376	vha - HOUSING AUTHORITY CITY OF VINELAND	7/11/2024	07-2024	129,000.00
					136,197.74

#### **Payment Summary**

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
cocc - Central Office Cost	13098	daily - The Daily Journal #1106	7/11/2024	07-2024	-213.54
cocc - Central Office Cost	13218	aceplu - Ace Plumbing and Electrical Supplies Inc	6/25/2024	06-2024	63.74
cocc - Central Office Cost	13219	cwa - Communications Workers of America	6/28/2024	06-2024	260.20
cocc - Central Office Cost	13221	adcass - Advanced Cabinetry & Storage Systems LLC	7/5/2024	07-2024	2,169.00
cocc - Central Office Cost	13222	amacap - Amazon Capital Services Inc	7/5/2024	07-2024	69.99
cocc - Central Office Cost	13223	aprsup - APR SUPPLY CO	7/5/2024	07-2024	72.74
cocc - Central Office Cost	13224	barret - Barretta Plumbing Heating Cooling	7/5/2024	07-2024	829.27
cocc - Central Office Cost	13225	bobaut - BOB'S AUTO SUPPLY, INC	7/5/2024	07-2024	97.39
cocc - Central Office Cost	13226	bolste - Bolster Hardware II LLC	7/5/2024	07-2024	222.50

 Payment Summary

 Bank=sec8hap
 AND mm/yy=06/2024-07/2024
 AND Check Date=06/21/2024-07/18/2024
 AND All Checks=Yes
 AND Include Voids=All Checks

		And the second	Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconcile
occ - Central Office Cost	13227	brownc - Brown & Connery LLP	7/5/2024	07-2024	1,722.00
cocc - Central Office Cost	13228	browni - Browns Integrated Pest Management	7/5/2024	07-2024	225.00
occ - Central Office Cost	13229	canbus - Canon Solutions America Inc	7/5/2024	07-2024	91.25
cocc - Central Office Cost	13230	carahsoft - Carahsoft Technology Corporation	7/5/2024	07-2024	4,742.19
occ - Central Office Cost	13231	centur - Century Water Conditioning & Purification Inc	7/5/2024	07-2024	144.00
cocc - Central Office Cost	13232	cheuni - Cheryl's Uniform Downtown	7/5/2024	07-2024	145.00
occ - Central Office Cost	13233	coloni - Colonial Electrical Supply	7/5/2024	07-2024	15.35
occ - Central Office Cost	13234	combus - COMCAST	7/5/2024	07-2024	398.35
occ - Central Office Cost	13235	conser - County Conservation Company LLC	7/5/2024	07-2024	264.00
occ - Central Office Cost	13236	eldpes - ELDER PEST CONTROL, INC.	7/5/2024	07-2024	2,038.50
occ - Central Office Cost	13237	gannet - GANNETT NEW YORK/NEW JERSEY LOCALIQ	7/5/2024	07-2024	123.72
occ - Central Office Cost	13238	hdsupp - HD Supply Facilities Maintenance LTD	7/5/2024	07-2024	922,80
xocc - Central Office Cost	13239	highlan - Highland Carpet Outlet Inc.	7/5/2024	07-2024	2,250.00
cocc - Central Office Cost	13240	hompro - HD SUPPLY formerly Home Depot Pro	7/5/2024	07-2024	1,311.97
cocc - Central Office Cost	13241	jccupa - JC'S Custom Painting	7/5/2024	07-2024	8,561.25
cocc - Central Office Cost	13242	latorr - LaTorre Delsea Hardware	7/5/2024	07-2024	375.00
cocc - Central Office Cost	13243	mason - W B Mason Co Inc	7/5/2024	07-2024	197.30
cocc - Central Office Cost	13244	miles - Miles IT Company	7/5/2024	07-2024	1,098.50
cocc - Central Office Cost	13245	njslom - NJ State League of Municipality	7/5/2024	07-2024	210.00
cocc - Central Office Cost	13246	pbrese - Reserve Account	7/5/2024	07-2024	2,000.00
occ - Central Office Cost	13247	secgos - GCSI Security Group	7/5/2024	07-2024	1,797.00
cocc - Central Office Cost	13248	sherwi - Sherwin Williams Company	7/5/2024	07-2024	1,007.00
cocc - Central Office Cost	13249	shred - STERICYCLE, INC.	7/5/2024	07-2024	75.11
	13250	siglas - South Jersey Glass & Door Company	7/5/2024	07-2024	120.00
cocc - Central Office Cost		tricit - Tri City Products	7/5/2024	07-2024	263.75
cocc - Central Office Cost	13251	veriwi - Verizon Wireless	7/5/2024	07-2024	1,080.74
cocc - Central Office Cost	13252		7/5/2024	07-2024	250.66
cocc - Central Office Cost	13253	weaequ - Weaver Equipment Sales & Service LLC	7/5/2024	07-2024	108.00
cocc - Central Office Cost	13254	yardi - Yardi Systems Inc		07-2024	213.54
cocc - Central Office Cost	13255	daily - The Daily Journal #1106	7/15/2024	07-2024	721.87
cocc - Central Office Cost	13256	amacap - Amazon Capital Services Inc	7/18/2024 7/18/2024	07-2024	960.00
cocc - Central Office Cost	13257	anchor - Anchor Moving & Storage	7/18/2024		7,083.34
cocc - Central Office Cost	13258	avena - Linda M Avena CPA		07-2024	446.25
cocc - Central Office Cost	13259	benspro - Ben's ProServ	7/18/2024	07-2024	2,045.36
cocc - Central Office Cost	13260	blockisi - TELESYSTEM	7/18/2024	07-2024	•
cocc - Central Office Cost		bowman - BOWMAN & COMPANY, LLP	7/18/2024		8,900.00
cocc - Central Office Cost		brownc - Brown & Connery LLP	7/18/2024		651.00 137.75
cocc - Central Office Cost		canbus - Canon Solutions America Inc	7/18/2024		
cocc - Central Office Cost		ccia - Cumberland Co Improvement Auth	7/18/2024		3,664.93
cocc - Central Office Cost		cintas - Cintas Corporation #100	7/18/2024		730.33
cocc - Central Office Cost		coloni - Colonial Electrical Supply	7/18/2024		304.07
cocc - Central Office Cost		conser - County Conservation Company LLC	7/18/2024		264.00
cocc - Central Office Cost		costel - Costello Home Construction LLC	7/18/2024		13,120.00
cocc - Central Office Cost		cullig - South Jersey Culligan Water	7/18/2024		33.00
cocc - Central Office Cost		custom - Custom Graphics Inc	7/18/2024		776.51
cocc - Central Office Cost		enright - ENRIGHT	7/18/2024		661.30
cocc - Central Office Cost		genelec - Gen X Electrical Contractors LLC	7/18/2024		2,510.50
cocc - Central Office Cost	13273	hdsupp - HD Supply Facilities Maintenance LTD	7/18/2024		6,650.15
cocc - Central Office Cost	13274	hill - Ronald Hill	7/18/2024		1,000.00
cocc - Central Office Cost	13275	himinha - DELSEA LAUNDROMAT	7/18/2024		861.25
cocc - Central Office Cost	13276	hompro - HD SUPPLY formerly Home Depot Pro	7/18/2024	07-2024	66.84

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
cocc - Central Office Cost	13277	jccupa - JC'S Custom Painting	7/18/2024	07-2024	1,687.50
cocc - Central Office Cost	13278	joskel - JOSEPH KELLY	7/18/2024	07-2024	60.00
cocc - Central Office Cost	13279	mdgenv - MDG Envirnonmental LLC	7/18/2024	07-2024	650.00
cocc - Central Office Cost	13280	miles - Miles IT Company	7/18/2024	07-2024	11,129.00
cocc - Central Office Cost	13281	natten - National Tenant Network	7/18/2024	07-2024	1,363.85
cocc - Central Office Cost	13282	pcrich - P C Richard and Son Builders Div	7/18/2024	07-2024	1,637.00
cocc - Central Office Cost	13283	phada - Public Housing Auth Directors Assoc	7/18/2024	07-2024	1,565.00
cocc - Central Office Cost	13284	pitneq - Pitney Bowes Global Financial Services, LLC.	7/18/2024	07-2024	574.26
cocc - Central Office Cost	13285	riggin - Riggins Inc	7/18/2024	07-2024	85.79
cocc - Central Office Cost	13286	ronmil - Ronald Miller	7/18/2024	07-2024	300.58
cocc - Central Office Cost	13287	rpmlan - RPM Landscape Contractor LLC	7/18/2024	07-2024	1,999.00
cocc - Central Office Cost	13288	secgcs - GCSI Security Group	7/18/2024	07-2024	720.00
cocc - Central Office Cost	13289	sherwi - Sherwin Williams Company	7/18/2024	07-2024	677.42
cocc - Central Office Cost	13290	sjglas - South Jersey Glass & Door Company	7/18/2024	07-2024	50.00
cocc - Central Office Cost	13291	sjover - South Jersey Overhead Door, Inc.	7/18/2024	07-2024	530.00
cocc - Central Office Cost	13292	smigre - GREG SMITH TREE SERVICE LLC	7/18/2024	07-2024	1,950.00
cocc - Central Office Cost	13293	yardi - Yardi Systems Inc	7/18/2024	07-2024	37.00
cocc - Central Office Cost	13294	callexp - Call Experts New Jersey	7/18/2024	07-2024	517.89
cocc - Central Office Cost	147623	vmu - Vineland Municipal Utilities	6/28/2024	06-2024	2,679.19
cocc - Central Office Cost	1372891	axaequ - Equitable	6/28/2024	06-2024	2,035.00
cocc - Central Office Cost	1375936	axaequ - Equitable	7/12/2024	07-2024	2,035.00
cocc - Central Office Cost	6282024	aflac - AFLAC	6/28/2024	06-2024	156.00
cocc - Central Office Cost	6282024	paychex - Paychex of New York LLC	6/28/2024	06-2024	420.34
cocc - Central Office Cost	7122024	paychex - Paychex of New York LLC	7/12/2024	07-2024	424.97
cocc - Central Office Cost	18312299	pers - Public Employees Retirement System	7/2/2024	07-2024	12,074.70
cocc - Central Office Cost	5463194805	sjgas - South Jersey Gas Company	6/24/2024	06-2024	228.91
cocc - Central Office Cost	20241930372	vha - HOUSING AUTHORITY CITY OF VINELAND	7/11/2024	07-2024	7,917.00
cocc - Central Office Cost	20241930382	vha - HOUSING AUTHORITY CITY OF VINELAND	7/11/2024	07-2024	7,917.00
cocc - Central Office Cost	710206252024	wex - WEX Bank	6/25/2024	06-2024	3,653.22
cocc - Central Office Cost	710207162024	wex - WEX Bank	7/16/2024	07-2024	2,661.06
					154,648.40

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

#### **RESOLUTION #2024-33**

#### PHA Certifications of Compliance with the PHA Annual Plan (2024-2025) and Related Regulations Board Resolution to Accompany the PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman, I approve the submission of the **Annual Plan (2024-2025)** for PHA fiscal year beginning October 1, 2024, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing & Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- 1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
- 2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
- 3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.

4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

nangeo	1).
9	03.7a

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Housing Needs

903.7b Deconcentration and Other Policies Governing Eligibility,

Selection, Occupancy, and Admissions Policies

- 903.7c Financial Resources
  - 903.7d Rent Determination Policies
- 903.7h Demolition and Disposition
- 903.7k Homeownership Programs
- 903.7r Additional Information
  - \_\_\_A. Progress in meeting 5-year mission and goals
  - B. Criteria for substantial deviation and significant amendments
  - C. Other information requested by HUD
    - \_\_\_\_1. Resident Advisory Board consultation process
      - 2. Membership of Resident Advisory Board
      - 3. Resident membership on PHA governing board
    - The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA:
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
- 5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
- 6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration

of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

- The PHA will affirmatively further fair housing, which means that it will take 7. meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
- 8. For a PHA Plan that includes a policy for site-based waiting lists:
  The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-
  - 25);
    The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
- 9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
- 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- 17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
- 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit

Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

#### **ADOPTED:** July 18, 2024

MOVED/SECONDED:

Resolution moved by Commissioner Porter

Resolution seconded by Commissioner Chapman

VOTE:

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

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa, Chairman

#### ATTESTATION:

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

By:

Jacqueline S. Jones, Executive Director Secretary/Treasurer

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

#### **RESOLUTION #2024-34**

#### VINELAND HOUSING AUTHORITY BUDGET FISCAL YEAR: FROM OCTOBER 1, 2024 TO SEPTEMBER 30, 2025

WHEREAS, the Annual Budget and Capital Budget for the Vineland Housing Authority for the fiscal year beginning October 1, 2024 and ending September 30, 2025 has been presented before the Members of the Vineland Housing Authority at its open public meeting of July 18, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$17,318,570 Total Appropriations, including any Accumulated Deficit if any, of \$17,290,600 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$2,070,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0; and

WHEREAS, the schedule of rents, fees and other user charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the Members of the Vineland Housing Authority, at an open public meeting held on July 18, 2024 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Vineland Housing Authority for the fiscal year beginning October 1, 2024 and ending September 30, 2025 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Vineland Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on September 19, 2024 .

ADOPTED: July 18, 2024

MOVED/SECONDED:

Resolution moved by Commissioner Chapman Resolution seconded by Commissioner Asse Ha

VOTE:

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

## VINELAND HOUSING AUTHORITY

rio 010 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 July 18, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

103 By: Jacqueline 8. Jones Secretary/Treasurer irector nes.

# Vineland Housing Authority - Total Budget FYE2025

	Buc			
Account	2024	2025	a	
Name	Budget	Budget	Variance	Variance %
TENANT INCOME				
Tenant Rent	2,445,660	2,493,260	47,600	2%
PBV HAP Subsidy	2,251,360	2,335,270	83,910	4%
Vacancy Loss	77,850	33,430	(44,420)	-57%
Total Rental Income	4,774,870	4,861,960	87,090	2%
Other Tenant Income				
Laundry and Vending	12,310	13,960	1,650	13%
Damages	8,550	2,030	(6,520)	-76%
Late Charges	6,070	7,590	1,520	25%
Legal Fees - Tenant	5,610	19,500	13,890	248%
Misc.Tenant Income	430	11,800	11,370	2644%
CSP Income	64,880	35,630	(29,250)	-45%
CSP Tenant Charges	23,400	24,400	1,000	4%
Total Other Tenant Income	121,250	114,910	(6,340)	-5%
NET TENANT INCOME	4,896,120	4,976,870	80,750	2%
GRANT INCOME	404 010	208 660	(6,150)	-2%
HUD PHA Operating Grants/Subsidy	404,810	398,660		
HUD Asset Repositioning Fee - Operating Grant	29,150	-	(29,150)	-100%
Section 8 HAP Earned	7,824,000	8,241,000	417,000	5%
Section 8 Admin. Fee Income	1,092,000	1,320,000	228,000	21%
Capital Funds 2022	330,500		(330,500)	-100%
Capital Funds 2023	432,240		(432,240)	-100%
Capital Funds 2024		540,000		
Capital Funds 2025		115,000		
FSS Grant Revenue	101,820	106,920	5,100	5%
TOTAL GRANT INCOME	10,214,520	10,721,580	507,060	5%
OTHER INCOME	1.00			
Investment Income - Unrestricted	5,790	41,980	36,190	625%
Investment Income - Restricted		3,030	3,030	100%
CF Management Fee Revenue	60,170	60,000	(170)	0%
Management Fee Income - PH	155,160	130,260	(24,900)	-16%
Management Fee Income-Sec 8	138,240	146,450	8,210	6%
Management Fee Income-Melrose	10,200	12,090	1,890	19%
Management Fee Income - RAD	450,000	450,000	2	0%
Bookkeeping Fee - PH	13,910	12,130	(1,780)	-13%
Bookkeeping Fee Income-Sec 8	86,400	91,530	5,130	6%
Asset Management Fee - PH	19,680	16,680	(3,000)	-15%
Rooftop Rentals	54,000	25,960	(28,040)	) -52%
-	64,800	61,420	(3,380	the second second
Shop Rent	24,170	15,000	(9,170	
Fraud Recovery	330,000	481,500	151,500	
Income from Other Authorities	55,000	69,390	14,390	
Service Income from Melrose Miscellaneous Other Income	10,620	2,700	(7,920	
TOTAL OTHER INCOME	1,478,140	1,620,120	141,980	10%
TOTAL INCOME	16,588,780	17,318,570	729,790	4%
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
			30	

Account	2024 Budgot	2025 Budget	Variance	Variance %
Name	Budget 1,508,500	Budget 1,580,360	71,860	5%
Administrative Salaries		and the second	43,470	99%
SS Salaries	44,000	87,470		7%
Payroll Taxes-Admin	132,880	142,240	9,360	
Payroll Taxes-FSS	3,880	7,870	3,990	103%
Health Benefits-Admin	452,090	688,560	236,470	52%
Health Benefits-FSS	44,060	1,960	(42,100)	-96%
Total Administrative Salaries	2,185,410	2,508,460	323,050	15%
Legal Expense		に見出		
Criminal Background Checks	11,260	8,000	(3,260)	-29%
Int/Empl Screening	19,230	23,490	4,260	229
General Legal Expense	37,550	32,310	(5,240)	-149
Special Investigations	1,000		(1,000)	-100%
Legal Exp - RAD	5,000	11 유민물을	(5,000)	-100%
Legal Exp - Eviction	5,040	22,500	17,460	346%
Total Legal Expense	79,080	86,300	7,220	9%
Ctoff Training	13,500	8,500	(5,000)	-379
Staff Training	4,000	4,000	(0,000)	00
Travel	85,000	87,550	2,550	39
Accounting Fees				-40
Auditing Fees	71,510	68,710	(2,800)	
Port Out Admin Fee Paid	2,400	2,400		00
Management Fee	743,400	723,150	(20,250)	-30
Bookkeeping Fee	100,310	103,010	2,700	30
Asset Management Fee	19,680	16,680	(3,000)	-15
CF Management Fee	47,500	60,000	12,500	26
Consultants	13,000	12,020	(980)	-84
IT Consultants	66,260	58,920	(7,340)	-11
Consultant - RAD	8,000		(8,000)	-100
RAD Conversion Expenses	6,000	6,000		04
Total Other Admin Expenses	1,180,560	1,150,940	(29,620)	-39
Miscellaneous Admin Expenses	7,410	5,510	(1,900)	-264
Membership and Fees		1,800	(200)	-10
Publications	2,000			
Advertising	5,500	5,300	(200)	
Office Supplies	10,260	16,560	6,300	61
Fuel-Administrative	3,460	2,660	(800)	and the second second
Computer Parts	38,760	37,760	(1,000)	
Telephone	29,740	35,440	5,700	19
Postage	16,650	37,300	20,650	124
Software License Fees	142,710	131,260	(11,450)	-8
Copiers	7,700	4,700	(3,000)	-39
Printer Supplies - Toner	3,600	4,100	500	14
Software	2,000	2,000	-	C
	6,500	7,500	1,000	15
Internet	18,500	16,860	(1,640)	
Cell Phones/Pagers	4,450	5,000	550	12
GPS Vehicle Tracking			550	17
Small Office Equipment	2,200	2,200	(2 100	
Inspection Fees	48,940	45,790	(3,150)	
Other Misc Admin Expenses	21,980	20,780	(1,200)	
Coffee Supplies	1,200	1,500	300	
Paper	4,400	4,000	(400)	)
Total Miscellaneous Admin Expenses	377,960	388,020	10,060	3
			210 710	
TOTAL ADMINISTRATIVE EXPENSES	3,823,010	4,133,720	310,710	8

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Account	2024	2025	Martin	Marila
Name	Budget	Budget	Variance	Variance %
TENANT SERVICES				
Tenant Services Salaries	64,000	26,080	(37,920)	-59%
Payroll Taxes-Tenant Services	5,640	2,350	(3,290)	-58%
Health Benefits-Tenant Services	20,000	1.1	(20,000)	-100%
Other Tenant Svcs.	12,280	5,000	(7,280 <mark>)</mark>	-59%
CSP Uniforms	500	500		09
Phoenix Program-NJ JJC	3,500	3,500		09
Life Skills Training	3,500	3,500		09
Fenant Services Contract Costs	9,000	9,500	500	69
	6,890	5,500	(6,890)	-1009
PH FSS Escrow Payments	0,890			
TOTAL TENANT SERVICES EXPENSES	125,310	50,430	(74,880)	-60%
UTILITIES				137 La
Water	111,370	96,430	(14,940)	-130
Electricity	347,140	324,370	(22,770)	-79
Electricity-Vacant Units	7,090	5,800	(1,290)	-189
Gas	309,820	222,550	(87,270)	-28
Gas-Vacant Units	8,120	3,400	(4,720)	-58
Garbage/Trash Removal	19,500	10,900	(8,600)	-44
Sewer	234,670	227,290	(7,380)	-3
Sewei		14 - C - C - C - C - C - C - C - C - C -		
TOTAL UTILITY EXPENSES	1,037,710	890,740	(146,970)	-140
MAINTENANCE AND OPERATIONS				
Maintenance Salaries	737,000	831,960	94,960	13
Maintenance - Temporary Labor	2,000		(2,000)	-100
Payroll Taxes-Maint.	64,950	74,870	9,920	15
Health Benefits-Maint.	211,500	280,080	68,580	32
	8,620	9,200	580	7
Maintenace Uniforms	8,020	5,200	(80)	the second second
Maintenance Travel/Training		21,220		a second second
Vehicle Gas, Oil, Grease	41,950	31,220	(10,730)	-20
Total General Maint Expense	1,066,100	1,227,330	161,230	15
Materials	1.00			
Supplies-Grounds	9,930	9,040	(890)	-9
Supplies-Snow Removal	7,800	8,400	600	8
Supplies-Grounds Equip-Fuel	1,680	1,780	100	6
Supplies-Appliance	28,900	26,430	(2,470)	-9
	100	100		(
Supplies-Decorating	20,200	22,500	2,300	11
Supplies-Electrical	580	250	(330)	
Supplies-Exterminating				10 A
Supplies-Janitorial/Cleaning	12,240	11,690	(550)	
Supplies-Maint/Repairs	68,600	59,640	(8,960)	
Supplies-Plumbing	36,600	31,900	(4,700)	
Supplies-Tools and Equipment	15,100	16,500	1,400	
Supplies-Paint	19,400	16,840	(2,560)	) -1
Supplies-Paint Supplies	6,090	5,290	(800)	) -1
Supplies-HVAC	19,470	17,070	(2,400)	) -1
Supplies-Alarm/Extinguishers	3,720	5,820	2,100	5
-	27,800	17,500	(10,300	PER Statement
Supplies-Flooring	1000	1. A.A.		
Total Materials	278,210	250,750	(27,460	) -10
Contract Costs		10.100		
Contract-Alarm/Extinguisher	16,400	16,400		
Contract-Building Repairs	57,800	43,100	(14,700	) -2
Contract-Carpet Cleaning	900	900		111174
	36,700	29,000	(7,700	l) -2
Contract-Decorating/Painting	50,700	and the second		

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Account	2024	2025		
Name	Budget	Budget	Variance	Variance %
Contract-Pest Control	21,100	25,360	4,260	20%
Contract-Bedbugs-Pest Control	4,600	4,600		0%
Contract-Floor Covering	21,600	20,260	(1,340)	-6%
Contract-Grounds	11,500	7,500	(4,000)	-35%
Contract-Janitorial/Cleaning	21,000	21,370	370	2%
Contract-Plumbing	32,000	24,760	(7,240)	-23%
Contract-Window Covering	2,000	2,000	194 - E	0%
Contract-HVAC	33,500	32,400	(1,100)	-3%
Contract-Vehicle Maintenance	19,880	16,410	(3,470)	-17%
Contract-Equipment Rental	3,500	2,840	(660)	-19%
Contract-Equip Repair	12,090	11,430	(660)	-5%
Contract-Elevator Monitoring	8,000	28,800	20,800	260%
Contract-Alarm Monitoring	8,480	8,480	× .	0%
Contract-Trash Compact Maint/Repairs	4,300	4,300		0%
Contract-Garbage/Trash Removal	49,600	49,900	300	19
Contract-Generator	4,700	4,700		0%
Contract-Shop Rent	64,800	61,420	(3,380)	-5%
Contract Costs-Other	15,000		(15,000)	-100%
Total Contract Costs	465,610	433,250	(32,360)	-7%
TOTAL MAINTENANCE EXPENSES	1,809,920	1,911,330	101,410	6%
GENERAL EXPENSES				
Insurance-Property	176,020	231,040	55,020	319
Insurance-Gen. Liab.	107,100	125,590	18,490	170
Insurance-WC	65,030	80,390	15,360	240
Insurance-Other	34,430	65,300	30,870	900
Payments in Lieu of Taxes	145,700	164,940	19,240	130
Misc. Taxes/Licenses/Insurance	360		(360)	-1000
Pension-Annual Pymt Emp/Ret	281,600	292,000	10,400	40
Compensated Absences	19,000	19,000	a.	00
Retiree Health Benefits	154,900	178,590	23,690	150
Bad Debt-Tenant Rents	64,750	50,490	(14,260)	-229
Security/Law Enforcement		30,000	30,000	1000
Port-In HAP Expense	500		(500)	-100
Other General Expense	2,600		(2,600)	-100
TOTAL GENERAL EXPENSES	1,051,990	1,237,340	185,350	180
HOUSING ASSISTANCE PAYMENTS			-	
HAP/Occupied Units	7,794,000	8,169,000	375,000	5
FSS Escrow Payments	30,000	72,000	42,000	140
TOTAL HOUSING ASSISTANCE PAYMENTS	7,824,000	8,241,000	417,000	5
FINANCING EXPENSE		125.2		
Int Exp-Mortgage TA/AA	105,010	99,890	(5,120)	
Int Exp-Mortgage KT/OT-RAD	128,040	123,010	(5,030)	) -4
TOTAL FINANCING EXPENSES	233,050	222,900	(10,150)	) -4
		4	-	
NON-OPERATING ITEMS		1223 8		
OTHER NON-OPERATING ITEMS	80 460	94 590	5.130	
<b>OTHER NON-OPERATING ITEMS</b> Mort Prin Exp - RAD TA AA	89,460 116,270	94,590 121.280		and the second second
OTHER NON-OPERATING ITEMS	89,460 116,270	94,590 121,280		and the second second

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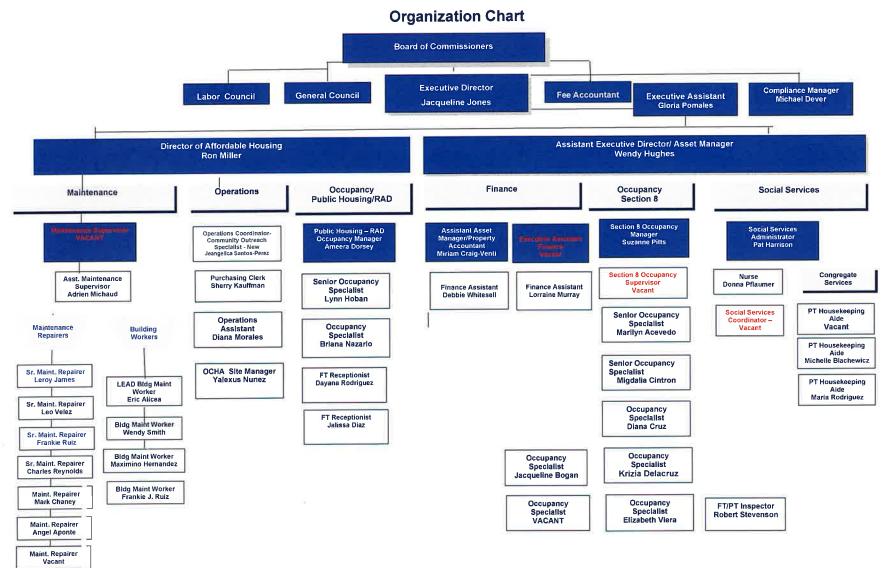
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Account	2024	2025		
Name	Budget	Budget	Variance	Variance %
TOTAL NON-OPERATING ITEMS	205,730	215,870	10,140	5%
TOTAL EXPENSES	16,110,720	16,903,330	792,610	5%
NET INCOME	478,060	415,240	(62,820)	-13%
ADJUSTMENTS				
Replacement Reserve	(383,160)	(387,270)	(4,110)	1%
TOTAL ADJUSTMENTS	(383,160)	(387,270)	(4,110)	1%
CASH FLOW	94,900	27,970	(66,930)	-71%

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VHA - Capital Expenditures	YE 2025		
	Admin	RAD &	PH Capital
Tarkiln Roof Replacement		\$	1,400,000
Admin - Roof Replacement	\$ 70,000		
Admin - Flooring - Common Rooms & Hallways	\$ 45,000		
Admin - HVAC - AHU2 Replacement	\$ 150,000		
Maintenance Vehicle-Replace 2012 Ford Van		\$	65,000
Maintenance Vehicle-Replace 2019 Ford F250 -			
Transfer to OCHA - \$22K+-		\$	60,000
AV Equipment - Board Room	\$ 10,000		
Kidston & Olivio - Security Camera Replacement		\$	175,000
Kidston & Olivio - Fire Alarm Panel Replacement		\$	75,000
Admin - Server Replacement	\$ 10,000		



#### Housing Authority of the City of Vineland

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## **RESOLUTION #2024-35**

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

WHEREAS, the Vineland Housing Authority (VHA) owns a family housing site known as the Scattered Site Project with the Project number NJ063000004 (the Project); and

WHEREAS, the Project is a scattered site project consisting of 72 housing units located throughout the City of Vineland, New Jersey 08360; and

WHEREAS, the VHA submitted an Inventory Removal Application to HUD to receive approval to dispose of the units; and

WHEREAS, HUD approved the application on February 18, 2020; and

WHEREAS, to sell the units through a competitive process the VHA will need to have the units pass certain inspections, market the homes, enter into various agreements with potential homebuyers and execute documents to transfer the homes such as but limited to deeds and affidavits of title; and

**WHEREAS,** the VHA's Executive Director is Jacqueline S. Jones, the Assistant Executive Director is Wendy Hughes and the Chairperson is Mario Ruiz-Mesa.

**NOW, THEREFORE BE IT RESOLVED ON THE 18th DAY OF July, 2024**, by the Board of Commissioners of the Vineland Housing Authority that the Executive Director and/or Assistant Executive Director and/or the Chairperson is Authorized to take all actions necessary to bring up to code, market and sell the Scattered Site Homes consistent with the HUD approved Inventory Removal Application.

**ADOPTED** at the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Vineland held on the 18<sup>th</sup> day of July 2024,

**ADOPTED:** July 18, 2024

MOVED/SECONDED:

Resolution moved by Commissioner	Asse	1 + a
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Resolution seconded by Commissioner Chap mo

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				V
Brian Asselta				100
Albert Porter				
Iris Acosta-Jimenez				
Mario Ruiz-Mesa – Chairman	./			

VINELAND HOUSING AUTHORITY

BY: Mario Ruiz-Mesa, Chairman

#### ATTESTATION:

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

By: acqueline S. Jones, Executive Dir ctor Secretary/Treasurer

## **RESOLUTION NO. 2024-36 Resolution Adopting Revisions to the Public Housing Admissions and Continued Occupancy Policy** and the Section 8 Voucher Administrative Plan

WHEREAS, the Vineland Housing Authority is required by the U.S. Department of Housing and Urban Development to have an Admissions and Occupancy Policy (ACOP) for its Public Housing Program, and an Administrative Plan (Admin Plan) for its Section 8 Voucher Program; and

WHEREAS, said plan and policy outline the objectives and program functions for the Public Housing and Section 8 Programs; and

WHEREAS, the revisions to the Admissions and Continued Occupancy Policy and Administrative Plan are updating said plans and policies according to the U.S. Department of Housing and Urban Development final rule according to the Housing Opportunity Through Modernization Act of 2016 (HOTMA) revising regulations related to income, assets, and adjusted income as described in Sections 101 & 104 of HOTMA; and

WHEREAS, the HOTMA revising regulations related to over-income families are described in Section 103 of HOTMA; and

WHEREAS, the ACOP revision, attached hereunto, implements the above-mentioned regulatory changes according to HOTMA; and

WHEREAS, although HOTMA will not be implemented by the Authority until an unknown date in the future, per Notice PIH 2023-27, the Authority must update the ACOP on the PHA's fiscal year start date of 10/1/2024; and

WHEREAS, these policies will not be effective until the Authority's compliance date; and

WHEREAS, this means the Authority's policies will be approved well ahead of when the Authority actually implements HOTMA; and

WHEREAS, during the transition period between when the Authority adopts the new HOTMA-compliant policies and the date the Authority fully implements HOTMA, the Authority will have two polices in place – one that is updated for HOTMA and the pre-HOTMA policy;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Vineland Housing Authority adopt the revised Admissions and Continued Occupancy Policy for the Public Housing Program and the Administrative Plan for the Section 8 Program with a future compliance date to be determined by the Department of Housing and Urban Development.

ADOPTED: July 18, 2024

MOVED/SECONDED:

Resolution moved by Commissioner Brter Resolution seconded by Commissioner Chapman

**VOTE:** 

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	V			
Daniel Peretti	12.2			V
Brian Asselta				
Albert Porter				
Iris Acosta-Jimenez	V			
Mario Ruiz-Mesa – Chairman				

VINELAND HOUSING AUTHORITY

## ATTESTATION:

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

By:

es, Executive Director Jacqueline S Secretary/Treasurer

## **RESOLUTION #2024-37**

### Approving Change Order #002 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 #002 - \$14,903.25 is necessary for the replacement of the jockey pump and controller not included in the contract documents; and

WHEREAS, the aforementioned change order shall not exceed \$14,903.25 and is described and attached herein; and

**NOW, THEREFORE, BE IT RESOLVED** the Board of Commissioners hereby accepts the change order of \$14,903.25 for the Kidston & Olivio Towers Fire Pump Replacement Project.

**ADOPTED:** July 18, 2024

MOVED/SECONDED:

Resolution moved by Commissioner Asselta

Resolution seconded by Commissioner Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman				
Daniel Peretti				
Brian Asselta				1.125
Albert Porter				
Iris Acosta-Jimenez				
Mario Ruiz-Mesa – Chairman				

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 July 18, 2024 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jones, Executive Director Jacqueline S reasurer ecretary/

## CERTIFICATION

Funding is available for:

## Fire Pump Replacement at Kidston and Olivio Towers

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

Mendy Hughes Wendy Hughes Certifying Financial Officer

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## Change Order

PROJECT: (Name and address)	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
22-033 Kidston & Olivio - Fire Pump	Contract For: General Construction	Change Order Number: 002
Replacement 1040-1044 E. Landis Ave.	Date: 11/16/2023	Date: 07/16/2024
<b>OWNER:</b> (Name and address)	<b>ARCHITECT:</b> (Name and address)	<b>CONTRACTOR:</b> (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 08033	513 Pleasant Valley Avenue, Moorestown, 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.)

Remove and replace the existing Jockey Pump and Jockey Pump Panel.

The original Contract Sum was	\$	558,900.00
The net change by previously authorized Change Orders	s _	7,157.37
The Contract Sum prior to this Change Order was	\$	566,057.37
The Contract Sum will be increased by this Change Order in the amount of	\$	14,903.25
The new Contract Sum including this Change Order will be	\$	580,960.62

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

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

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

Donovan Architects, LLC	J, H. Williams, Inc.	Vineland Housing Authority
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
Min	Brendan Williams	Jacquelit Thes
SIGNATURE	SIGNATURE	SIGNATURE
Michael Donovan, Principal	Brendan Williams, Vice President	TABUELINE SJones
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
07/16/2024	07/17/24	7/17/24
DATE	DATE	DATE

1

## **RESOLUTION #2024-38**

## Award Contract for Water Heater Replacement at Kidston Towers Ace Plumbing, Heating & Electrical

WHEREAS, the Vineland Housing Authority has solicitated Requests for Quotes for Water Heater replacement at Kidston Towers; and

**WHEREAS**, this is a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and,

WHEREAS, three quotes were requested; and

WHEREAS, three quotes were submitted and reviewed; and

WHEREAS, the lowest most responsible quote was received from Ace Plumbing, Heating & Electrical – 667 S. Delsea Dr.; Vineland, NJ 08360; and,

WHEREAS, Ace Plumbing, Heating & Electrical has completed and submitted a Political Contributions Disclosure form which certifies that Ace Plumbing, Heating & Electrical has not made any reportable contributions to a political or candidate committee in the City of Vineland in the previous year, and the contract will prohibit Ace Plumbing, Heating & Electrical from making any reportable contributions through the term of the contract; and

WHEREAS, the Vineland Housing Authority recommends to its Board of Commissioners to award contract to Ace Plumbing, Heating & Electrical – 667 S. Delsea Dr.; Vineland, NJ 08360 in the amount not to exceed \$16,500 per the quote attached hereunto; and

**WHEREAS**, the Vineland Housing Authority has funding available for this expenditure (see attached certification); and,

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes its executive director or his designee to award Ace Plumbing, Heating & Electrical for the water heater replacement at Kidston Towers.

**ADOPTED:** July 18, 2024

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY

## BY: Mario Ruiz-Mesa, Chairman

### ATTESTATION:

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

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

## CERTIFICATION

Funding is available for:

## Water Heater Replacement at Kidston Towers

from the <u>VHA RAD KT/OT Replacement Reserve account</u>. The line item to be charged for the above expenditure is Account # <u>1400-07-000</u>

Wendy Hughes Certifying Financial Officer

8/24

ACE PLUMBING, HE SUPPLIES, INC. ( 667 SOUTH DELSE VINELAND NJ 0836 856-692-9374 Fax	DRIVE	Order #: S4835 P/O # : BRADF	ORD COMMERCIAL :00 28 JUN 2024
Sold To: VINELAND HOUSING 191 WEST CHESTNU VINELAND ** C.O.D. ** C.O.D.	AUTHORITY JT AVENUE NJ 08360	nip To: VINELAND HOUSI 191 WEST CHEST VINELAND, NJ 0	NUT AVENUE
Ordered by ADRIEN MICHAUD	Order Date Ship Date 06/27/24 07/07/25	Ship Via OT OUR TRUCK	Warehouse Shp 1 Prc 1
Writer NICK SIMPKINS	Salesperson House Sales Account	Release #	Freight Allowed No
Ordered Location lea	on Product Descripti BWC D-65T-399-3NA *** Special Order It Serial#	ASME	Net Pr Ext Pr 16500.000 16500.00
SUBTOTAL		16500.00	
	:	Invoice Amount	16500.00

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