
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



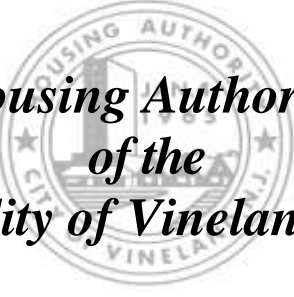
Board of Commissioners'

Meeting

July 20, 2023

6 p.m.

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



**Housing Authority
of the
City of Vineland**

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

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

Jacqueline S. Jones, Executive Director

July 14, 2023


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

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, July 20, 2023 at **6:00 p.m.** at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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

Sincerely,



Jacqueline S. Jones
Executive Director

JSJ:gp

Enclosures

REVISED

Housing Authority of the City of Vineland

AGENDA

Thursday, July 20, 2023

6:00 p.m.

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on June 15, 2023
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
 - # 2023-34 Monthly Expenses (*updated*)
 - # 2023-35 Annual Plan 2023-2024
 - # 2023-36 Budget 2023-2024 (Operating and Capital Budget)
 - # 2023-37 Reject Bids for Fire Pump Replacement at Kidston and Olivio Towers
 - # 2023-38 Dispose of Furniture and Equipment Utilizing the Disposition Policy

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

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, June 15, 2023
6:03 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, June 15, 2023, at 6:03 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

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

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Harry Furman, Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomales, Executive Assistant.

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on May 18, 2023. A motion was made by Commissioner Chapman and seconded by Commissioner Porter. The following vote was taken:

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

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the eight months ending May 31, 2023. Mrs. Jones commented about the high profit amount. The HAP funds are so high because there was some existing HAP reserve funds and then HUD increased the Authority's funding. The increase was about 10% more than last year. The Authority is starting to see those funds flow in. The Authority anticipates it will be able to serve another 50 families if they can find units or they can lease their existing unit in place.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported there is a resolution tonight to award the elevator refurbishment contract for Kidston and Olivio. The bid was rejected last month and it was sent out for rebid. The Authority received one bidder and everything was in order.

The audit for FYE September 30, 2022 is almost finished. It is a quick turnaround because the auditors just finished the audit for FYE 2021.

There is no new update on the Kidston and Olivio project from last month. The exterior renovation is finished. The Authority is waiting for the close out documents on that to wrap it up. There are some items the Authority is waiting for to finish the interior renovations such as the water filtration system and the fire pump replacement. There is a change order tonight for a concrete pad for the water filtration system. The fire pump replacement parts are still on back order.

Mrs. Jones reviewed the Scattered Site chart provided in her written report. There are a total of 72 homes. The Authority will retain 37 homes. 8 homes have been sold. There are 27 homes left to sell. Currently, the Authority is working with about 5-6 families to move into homes that are vacant and that the Authority will be retaining or some families are being issued a voucher. Some families are being "right sized" for a unit that is appropriate for the family size. As soon as these 27 homes are vacant, they will be listed for sale. Then it will be down to about 20 houses to sell. Just a reminder, the Authority needs to realize the gain from the sale of these homes before it converts D'Orazio to RAD, otherwise the Authority will need to give any proceeds back to HUD. If there isn't a lot of movement if the Authority cannot find places for the tenants to live then the possibility of selling the units occupied with a voucher to investors may be a possibility. The Authority needs to actively move on this because D'Orazio needs to be renovated. It is the Authority's oldest property and it is in need of repair. As the Commissioners are aware, there was a fire a couple of months ago in a unit at D'Orazio and it badly affected 3 other units and the roof of that building. The roof has to be replaced. The insurance company will replace the roof and refurbish the units affected by the fire. The recommendation was to move out seven of the residents in the building and since there are 10 in a building it was decided to just move all residents and clear the entire building during the repair. The intention is to refurbish this entire building while it is empty. The insurance company will pay for three units and the roof as well as the structure of the roof. This leaves seven units, two of which are 1-bedroom units and the rest are 0-bedroom units. The Authority is going to get a cost for refurbishing these units. This project will be brought back to the Board for a decision on how to move forward.

Mrs. Jones reported there are two vacancies at Melrose and the Authority is working to fill those vacancies. Overall, the Authority is at about a 97% occupancy rate. The waiting list is being open for 0-1-bedroom units.

Chairman Porter asked about the furniture for the Towers. Mrs. Jones stated she was waiting for the elevator refurbishment cost to be determined to make sure there was enough money for the furniture. Brief discussion regarding recent hires.

Committee Report: None.

Old Business: None.

New Business: None.

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

Resolution #2023-28
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,105,543.27. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-29
Dispose of Furniture and Equipment Utilizing the Disposition Policy

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-29. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-30
Standard Board Resolution for the Congregate Housing Services Program

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-30. Mrs. Jones briefly explained the Congregate Housing Services Program and its funding. Mrs. Jones mentioned she is working on the 2024 VHA Budget and will be contacting the Budget Committee for review of budget prior to the Board Meeting. A motion was made by Commissioner Chapman; seconded by Commissioner Porter. The following vote was taken:

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

Resolution #2023-31
**Authorizing the Execution of a Sub-Grantee Agreement with the City of Vineland
for the Computer Learning Center**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-31. Mrs. Jones explained this grant provided through the City. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-32
**Approving Change Orders #27 for
Kidston & Olivio Towers Interior and Plumbing Renovations**

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-32. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-33
Award Elevator Maintenance and Modernization at Kidston & Olivio Towers

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-33. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

There is no need for an Executive Session.

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

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:25 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jacqueline S. Jones". The signature is written in a cursive style with a large initial "J".

Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE NINE MONTHS ENDED JUNE 30, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU JUNE</u>	<u>ACTUAL THRU JUNE</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	802,860	602,145	588,167	(13,978)
OTHER INCOME MISC.	9,770	7,328	7,334	7
PHA OPERATING SUBSIDY	375,760	281,820	300,874	19,054
HUD ASSET REPOSITIONING FEE	82,000	61,500	124,004	62,504
SECTION 8 ADMIN. FEE INCOME	925,930	694,448	807,303	112,856
CAPITAL FUNDS	849,030	636,773	155,593	(481,180)
FSS GRANT-PH	95,000	71,250	71,250	0
CSP-CONGREGATE SERVICES INCOME	98,000	73,500	25,538	(47,962)
INVESTMENT INCOME	2,720	2,040	5,332	3,292
CF MANAGEMENT FEE	57,700	43,275	0	(43,275)
MGMT FEE-PH	142,000	106,500	104,812	(1,688)
MGMT FEE-SEC 8	135,070	101,303	99,972	(1,331)
MGMT FEE-MELROSE	10,200	7,650	6,818	(832)
MGMT FEE-RAD	311,000	233,250	308,036	74,786
BOOKKEEPING FEE	13,350	10,013	9,930	(83)
BOOKKEEPING FEE-SEC 8	84,420	63,315	62,482	(833)
ASSET MGMT FEE	20,640	15,480	14,810	(670)
SHOP RENT	64,800	48,600	48,600	0
INCOME FROM OTHER AUTHORITIES	326,000	244,500	266,795	22,295
SERVICE INCOME FROM MELROSE	47,000	35,250	30,453	(4,797)
MISCELLANEOUS INCOME	5,030	3,773	36,093	32,321
TOTAL INCOME	4,458,280	3,343,710	3,074,196	(269,514)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,031,000	773,250	799,933	26,683
PAYROLL TAXES	87,300	65,475	63,892	(1,583)
HEALTH BENEFITS	338,840	254,130	186,851	(67,279)
PENSION EXPENSE	96,800	72,600	89,817	17,217
CRIMINAL BACKGROUND CHECKS	11,910	8,933	5,706	(3,227)
TNT/EMPL SCREENING	14,500	10,875	24,867	13,992
LEGAL-GENERAL	30,250	22,688	12,525	(10,163)
LEGAL-OTHER	8,500	6,375	5,091	(1,284)
STAFF TRAINING	11,000	8,250	5,641	(2,609)
TRAVEL	3,750	2,813	0	(2,813)
ACCOUNTING	85,000	63,750	63,750	0
AUDITING	34,400	25,800	25,800	0
PORT OUT ADMIN FEES	4,500	3,375	2,327	(1,048)
MANAGEMENT FEES	276,990	207,743	204,784	(2,959)
BOOKKEEPING FEES	97,770	73,328	72,411	(917)
ASSET MGMT FEES	20,640	15,480	14,810	(670)
CONSULTANTS	10,000	7,500	30,174	22,674
IT CONSULTANTS	82,000	61,500	44,130	(17,370)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE NINE MONTHS ENDED JUNE 30, 2023

	ANNUAL BUDGET	BUDGET THRU JUNE	ACTUAL THRU JUNE	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	8,000	6,000	0	(6,000)
RAD CONVERSION EXPENSES	6,000	4,500	0	(4,500)
MEMBERSHIP DUES/FEES	6,800	5,100	3,274	(1,826)
PUBLICATIONS	1,500	1,125	210	(915)
ADVERTISING	5,000	3,750	3,371	(379)
OFFICE SUPPLIES	15,500	11,625	10,986	(639)
COMPUTER & SOFTWARE EXPENSES	150,900	113,175	89,577	(23,598)
FUEL-ADMIN	3,000	2,250	0	(2,250)
PHONE AND INTERNET	42,400	31,800	24,357	(7,443)
POSTAGE	9,400	7,050	5,598	(1,452)
COPIER SUPPLIES	10,100	7,575	7,690	115
INSPECTION FEES	13,700	10,275	9,281	(994)
MISCELLANEOUS EXPENSES	22,360	16,770	28,055	11,285
TOTAL ADMINISTRATION EXPENSES	<u>2,539,810</u>	<u>1,904,858</u>	<u>1,834,908</u>	<u>(69,950)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,860	34,395	21,045	(13,350)
PAYROLL TAXES	4,030	3,023	1,681	(1,342)
MEALS	44,000	33,000	0	(33,000)
FSS ESCROWS-PH	6,890	5,168	0	(5,168)
OTHER	66,450	49,838	9,809	(40,029)
TOTAL TENANT SERVICES	<u>167,230</u>	<u>125,423</u>	<u>32,535</u>	<u>(92,888)</u>
UTILITIES:				
WATER	38,630	28,973	23,489	(5,484)
ELECTRIC	168,190	126,143	113,848	(12,295)
GAS	35,130	26,348	26,045	(303)
GARBAGAE/TRASH REMOVAL	20,200	15,150	13,309	(1,841)
SEWER	59,920	44,940	45,068	128
TOTAL UTILITIES EXPENSE	<u>322,070</u>	<u>241,553</u>	<u>221,759</u>	<u>(19,794)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	441,000	330,750	192,901	(137,849)
PAYROLL TAXES	31,300	23,475	15,406	(8,069)
HEALTH BENEFITS	63,360	47,520	31,611	(15,909)
PENSION EXPENSE	70,100	52,575	34,938	(17,637)
MAINTENANCE UNIFORMS	1,810	1,358	2,177	820
VEHICLE GAS, OIL, GREASE	30,550	22,913	17,213	(5,700)
MATERIALS	159,340	119,505	75,520	(43,985)
CONTRACT-COSTS	169,150	126,863	125,564	(1,299)
REPAIRS-VEHICLES	7,880	5,910	6,110	200
RENT EXPENSE	18,570	13,928	13,932	5
EXTERMINATION	8,800	6,600	1,900	(4,700)
TRASH REMOVAL	9,200	6,900	5,868	(1,032)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>1,011,060</u>	<u>758,295</u>	<u>523,140</u>	<u>(235,155)</u>

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE NINE MONTHS ENDED JUNE 30, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU JUNE</u>	<u>ACTUAL THRU JUNE</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
GENERAL EXPENSES:				
BAD DEBTS	28,300	21,225	21,225	0
COMPENSATED ABSENCES	25,800	19,350	19,350	0
FSS ESCROWS-SEC 8	30,000	22,500	33,312	10,812
INSURANCE	156,430	117,323	98,508	(18,815)
OTHER GENERAL EXPENSES	1,500	1,125	1,125	0
PAYMENTS IN LIEU OF TAXES	53,140	39,855	40,140	285
PORT-IN HAP EXPENSE	500	375	0	(375)
REPLACEMENT RESERVES	95,000	71,250	71,250	0
RETIREE HEALTH BENEFITS	50,320	37,740	35,374	(2,366)
TOTAL GENERAL EXPENSES	<u>440,990</u>	<u>330,743</u>	<u>320,284</u>	<u>(10,459)</u>
TOTAL OPERATING EXPENSES	<u>4,481,160</u>	<u>3,360,870</u>	<u>2,932,626</u>	<u>(428,244)</u>
PROFIT (LOSS) EXCLUDING HAP	<u>(22,880)</u>	<u>(17,160)</u>	<u>141,570</u>	<u>158,730</u>
HAP REVENUES	6,700,000	5,025,000	6,069,029	1,044,029
HAP EXPENSES	<u>6,670,000</u>	<u>5,002,500</u>	<u>5,747,579</u>	<u>745,079</u>
NET HAP (LOSS)	<u>30,000</u>	<u>22,500</u>	<u>321,450</u> *	<u>298,950</u>
GRAND TOTAL PROFIT (LOSS)	<u>7,120</u>	<u>5,340</u>	<u>463,020</u>	<u>457,680</u>
UNRECONCILED HUD HELD RESERVES AT 06/30/23			<u>410,376</u>	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			<u>873,396</u>	

Housing Authority of the City of Vineland

Administrative Report

DATE: July 12, 2023

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for June 2023)

PERIOD: June 9, 2023 to July 11, 2023

Rental Assistance Demonstration (RAD) Conversions - Status

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

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

Community Room Furniture

The furniture in the Kidston and Olivio community rooms is in the process of being replaced. Authority staff are working with a State Contract vendor for this purchase. This project is on hold pending availability of funds after close-out of the current construction project, the award of the fire-pump project and the elevator project.

Audit for the Year-Ending September 30, 2022:

The Audit for the year-ending September 30, 2022, has been completed and filed with HUD. This is a “qualified” audit as the post-employment health benefit and pension information has not been made available by the State yet.

Renovation Projects – Complete or On Hold

Scope of Work	Work Status	Comments
<p style="text-align: center;">Tarkiln Acres – Roof Replacements</p>	<p style="text-align: center;">In Planning Stage</p>	<p>6/2021 – No Update; 9/2021 – A&E proposals received and under review;</p> <p>07/2023- Project is in the planning stages with the architects;</p>
<p>KT/OT – Elevator Refurbishment;</p>	<p style="text-align: center;">Bid opening on 5/17/22</p> <hr style="width: 20%; margin: 10px auto;"/> <p>6/2021 – Project kickoff meetings scheduled with Architect; 8/2021 – Project scope has been determined, working with Professional Team on design documents;</p> <p>5/2022 update: Receiving bids on 5/17/22 for Modernization & Maintenance of Elevators;</p>	<p>4/2023 – With the very near completion of the projects at Kidston and Olivio Towers, attention will now move to the refurbishment of the Olivio Towers elevators;</p> <p>05/2023 – The elevator bids are being rejected due to being over-budget. The project is being re-bid. Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement.</p> <p>06/2023 – This project was re-bid with a resolution recommending award included in the board packet;</p> <p>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.</p>

Kidston & Olivio Towers – Renovation Projects - Active

The following renovation projects are part of the improvements as a result of the RAD conversion:

Scope of Work	Work Status	Comments
<p>KT/OT Exterior Renovations (Façade caulking/sealing & selective repointing);</p> <p>KT – New elevator lobby windows; stair tower window replacement;</p> <p>OT – Complete window replacement in units & communal areas; painting of A/C sleeves; replace window unit stools throughout;</p>	<p>Contract Award Expected April 2021</p>	<p>5/2021 – Resolution to Reject Bids; Bids are Over Budget; Re-bidding project under consideration;</p> <p>6/2021 – No Update;</p> <p>7/2021 – No Update;</p> <p>9/2021- No Update;</p> <p>10/2021 – Contract Award recommendation via resolution for October meeting;</p> <p>11/2021 Update: Contract was awarded in October to Gary F. Gardener, Inc.: Project meetings have begun;</p> <p>12/2021 Update: Project construction to begin first quarter of 2022;</p> <p>1/2022 Update: Window submittals have been approved; Construction meetings continue;</p> <p>2/2022 Update: Window submittals have been approved; Construction meetings continue; Supply chain issues are anticipated for receipt of windows;</p> <p>3/2022 Update: Change Order #1 is on the agenda to repair mortar & brick cracks at units 10A & 9A;</p> <p>4/2022 Update: All window materials has been ordered; Possible June delivery for window materials; Mortar repair will be completed along with window replacement project;</p> <p>5/2022 Update – same status as 4/2022;</p> <p>6/2022 Update: Same as 5/2022;</p> <p>7/2022 Update: Same as 6/2022;</p> <p>8/2022 Update: The windows for have been received; waiting on additional materials before the work will begin;</p> <p>9/2022 Update: <i>The work on this project has begun;</i></p> <p><u>10/2022 Update Detail:</u></p> <ol style="list-style-type: none"> 1. A\C sleeves – this includes painting and new grills - 100% completed. 2. the front canopy re-facing remains – not started yet. 3. new domestic water pump replacement remains – not started yet. 4. new OSY valve replacement remains – not started yet. 5. new public restrooms – 50% completed. 6. new kitchenette – not started yet. 7. water filtration system - not started yet.

Kidston & Olivio Towers – Renovation Projects - Active

The following renovation projects are part of the improvements as a result of the RAD conversion:

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

<u>Kidston & Olivio Towers – Renovation Projects - Active</u>	Work Status	Comments
<p style="text-align: center;">Scope of Work</p> <p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p>	<p>July-August 2021 Award Anticipated</p>	<p>Pre-bid meeting was held on site May 11, 2021, with potential contractors; 6/2021 - Bids Received on June 10, 2021 – under review; Resolution to Reject Bids; Bids are Over Budget; 7/2021- Re-bidding project; Bids are due July 15, 2021, a recommendation will be made after the bid opening; 7/2021 – Contract Awarded; 8/2021 – Kick-off meeting held with contractor; 9/2021 – Currently in submittals process with Professional Team; 10/2021 – Submittals in process; 11/2021 Update: Construction to begin in November; 12/2021 Update: Project construction to begin first quarter of 2022; 01/2022 Update: Preliminary work has begun on plumbing work; “Hotel” units are being refurbished and staged with furniture; 2/2022 Update: Some unknown issues have been uncovered as preliminary work has begun; Change orders are being reviewed prior to presenting to the Board for approval; 3/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps & supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G & H risers are almost complete; these will become the “hotel units” for temporary relocation; work on the next two risers is expected to begin in early April; 4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G & H risers are complete, and work continues on E & F risers; Residents are temporarily relocating to G & H; 5/2022 Update: Work on E & F risers is in process; it is expected the work will be completed in four weeks & residents can return to their units;</p>

<u>Kidston & Olivio Towers – Renovation Projects – Active</u>	Work Status	Comments
<p style="text-align: center;">Scope of Work</p> <p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p> <hr/> <p>6/2022 Update: E & F risers are complete; Work on J & K risers is in process; Remaining risers are A,B,C,D & I.</p> <p>7/2022 Update: J & K risers are complete; Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>8/2022 Update: Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>9/2/022 Update: Work on A & C risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p>10/2022 Update: Work on A & B risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p>11/2022 Update: Positive and Negative plumbing change orders for board meeting resolution; Two risers left to complete – B & I risers are in process; B wrapping up in 2 weeks; still working towards a 12/2022 completion; main supply line replacements to be done with water service interruption expected to be a maximum of 8 hours;</p>	<p>July-August 2021 Award Anticipated</p>	<p>Continued from above:</p> <p>12/2022 Update: B riser is complete; I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected throughout the project at certain intervals;</p> <p>1/2023 Update: I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected through-out the project at certain intervals;</p> <p>2/2023 Update: All risers are complete; All residents have moved back into their units; The occupancy staff is in the process of leasing the two vacant risers;</p> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4;</p> <p>4/2023 Update:</p> <ul style="list-style-type: none"> - New domestic water pump replacement – Complete; - Kidston mechanical room piping replacement – Complete; - Water filtration system - Olivio is complete; Kidston – parts are backordered; <p>5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023;</p> <p>6/2023 Update: No status change;</p> <p>7/2023 Update: No status change;</p>

Scattered Site Disposition – Status

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

<i>SCATTERED SITE HOMES STATUS SUMMARY</i>		
<i>Date</i>	<i>Homes Status</i>	<i>Total Homes</i>
		<i>72 Total</i>
		<i>-38 Keeping</i>
<i>May 4, 2022</i>	<i>4209 Marilyn Avenue</i>	<i>-1</i>
<i>May 11, 2022</i>	<i>1441 Nylund Drive</i>	<i>-1</i>
<i>May 13, 2022</i>	<i>612 Oxford Street</i>	<i>-1</i>
<i>June 28, 2022</i>	<i>1137 East Elmer Road</i>	<i>-1</i>
<i>September 8, 2022</i>	<i>1409 Brown Road</i>	<i>-1</i>
<i>September 30, 2022</i>	<i>864 Columbia Avenue</i>	<i>-1</i>
<i>November 16, 2022</i>	<i>1745 Jackson Drive</i>	<i>-1</i>
<i>December 12, 2022</i>	<i>4331 Robert Drive</i>	<i>-1</i>
<i>Total</i>	<i>(8 Sold)</i>	<i>26 Remaining</i>
<i>July 2023</i>	<i>Readying for Sale</i>	<i>-4 Vacant</i>
<i>July 2023</i>	<i>Families to Move</i>	<i>-9 Moves in Process</i>
<i>Total</i>	<i>Remaining for Relocation to Sell</i>	<i>13 Remaining</i>

D’Orazio Terrace – Redevelopment

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

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

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

Melrose Court

The property has two vacancies and is financially sound. The waiting list is strong with applicants.

Board of Commissioners NJ Local Housing Authority Training Program Status

Commissioner	Training Program Status
Brian Asselta	Completed with Certificate
Chris Chapman	Completed with Certificate
Mario Ruiz-Mesa	Completed with Certificate
Daniel J. Peretti, Jr.	Completed with Certificate
Albert D. Porter	Registered for (2) Classes; Classes must be completed by 4/28/2024
Iris Acosta-Jimenez	Completed with Certificate
Vacant	

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



Center for Government Services

Housing Authority Commissioners

Housing authority commissioners must complete five courses within 18 months of appointment. Commissioners for housing authorities that also are redevelopment agencies must complete a sixth course, Principles of Redevelopment.

Required Courses:

- Ethics
- Financial Issues and Procedures
- Public Housing Assessment System and Section 8 Management Assessment Program (PHAS and SEMAP)
- Skills for Commissioners

Program Statistics Report

10/2022 - 10/2023

Jun2023

May2023

Apr2023

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	2	1	5
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	21	17	24
Total number of units inspected year-to-date - all sites	210	189	172
City Inspections	253	0	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	104	110	279
Annual Unit Turnaround Time (For Fiscal Year)	139	143	148
Monthly - Number of Vacancies Filled (this month)	12	18	8
Monthly - Average unit turnaround time in days for Lease Up	44	32	124
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	30	55	136
PIC Score	96.45%	95.89%	95.89%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	96.83%	96.50%	94.50%
Public Housing & RAD Waiting List Applicants			
Families - All lists closed.	342	345	347
Elderly (Seniors - 62+)/Disabled - Lists closed 7/11/2023.	128	105	196
Average work order turnaround time in days - Tenant Generated			
Average work order turnaround time in days - Tenant Generated	0.09	0.10	0.13
Number of routine work orders written this month	608	737	582
Number of outstanding work orders from previous month	1033	941	947
Total number of work orders to be addressed this month	1641	1678	1529
Total number of work orders completed this month	664	645	588
Total number of work orders left outstanding	977	1033	941
Number of emergency work orders written this month	0	2	2
Total number of work orders written year-to-date	5,364	4,756	4,019
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	10	4	7
Section 8			
Level of leased units of previous month was:	926	933	944
Level of leased units this month is:	954	936	933
Number of increased leased-units over last month	28	3	-11
Total number of units inspected this month	41	42	43
Programs (Voucher):			
ABA Utilization %	96.79%	95.56%	98.37%
Repayment Agreements	28	28	28
Total repayments due YTD	\$90,503	\$90,503	\$90,503
Total repayments received YTD	\$6,725	\$6,725	\$6,725
PIC Score (Oakview added 10/13)	99.57%	91.20%	91.40%
Section 8 Housing Choice Voucher Waiting List Applicants - Closed 11/19/2021	565	2,169	2,182
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	254	229	251
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	170	170	171
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	77%/23%	79%/21%	75%/25%
Department of Social Services - FSS			
Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined			
The number of residents that received "outreach" information about FSS	10	12	10
The number of residents signed on to the program. (FSS Contracts).	18	19	19
The number of FSS Participants with established escrow accounts.	17	18	18
Number of residents in need of employment skills (GED, DL, Job Training.)	2	2	2
The number of meetings, workshops and case management services	2	2	6
Congregate Services			
Number of clients on the Congregate Program	22	20	20
Number of clients on Meal Program	0	0	0
Number of clients on Homemaking Program	22	20	14

Program Statistics Report

10/2022 - 10/2023

Jun2023

May2023

Apr2023

Number of clients on Laundry Services (This service is included in housekeeping)	18	17	16
Number of clients on Shopping Services (This service is included in housekeeping)	8	7	9
Registered Nurse			
Number of clients served this month	113	106	95
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	9	13	4
Meds Supervision	35	28	35
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	20	25	18
Number of residents that received case management services	23	12	10
Number of Meetings	6	12	6
Number of residents enrolled in academic/employment workshops (FSS)	2	2	2
VHA - (MEDICAL)			
Number of residents received health assessment	9	13	4
Number of residents health activities of daily living assessments.	9	13	4
Resident's medicine monitoring/supervision for month	35	27	35
Self-sufficiency - improved living conditions.	5	13	4
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	64	65	65
Total clients currently being served this month	10	25	10
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	22%	23%	23%
Low 50%-31% (MFI)	28%	28%	28%
Very Low 30%-0% (MFI)	50%	49%	49%
Total	100%	100%	100%
Client Demographics			
White	6	7	7
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	49	49
Non-Hispanic	16	16	16

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

RESOLUTION #2023-34

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 \$1,184,419.08.

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 20, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Chapman*

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

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

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

HOUSING AUTHORITY OF THE CITY OF VINELAND
 BOARD MEETING
 LIST OF CHECKS
 7/20/23

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 663,491.00
3824 - 3864	LANDLORD/TENANT CHECKS AND OTHER	\$ 14,148.00
19652 - 19812; 500024-25	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 649,343.00
	SECTION 8 ADM FEE ACCOUNT	4,254.52
704 - 713	COMPUTER CHECKS- Ocean First	\$ 4,254.52
-	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NEW HOMEOWNERSHIP	0.00
-	COMPUTER CHECKS	\$0.00
	NEW HOMEOWNERSHIP INVESTMENTS	0.00
-	COMPUTER CHECKS- Ocean First	\$0.00
-	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	733.65
217 - 218	COMPUTER CHECKS	
	OCEAN FIRST BANK FSS ESCROW	0.00
-	COMPUTER CHECKS	
	CAPITAL BANK GEN/FUND PH	29,384.95
20231810470 & 20231810474	COMPUTER CHECKS	
	COCC CASH ACCOUNT	239,886.68
12090 - 12224; 1316825, 1318370, 1319998, 7112023 202306140,2023062801, 2023071101, 2301990355, 20232000031 & 2023000037	COMPUTER CHECKS	
	COCC EXPENDITURES	
	PAYROLL	06/15/23 - 07/14/23 205,495.60
	PAYROLL TAX LIABILITY	06/15/23 - 07/14/23 41,172.68
	TOTAL	\$ 1,184,419.08

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=06/2023-07/2023 AND Check Date=06/16/2023-07/20/2023 AND All Checks=Yes AND Include Voids=All Check

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	19662	Oandron - RONALD ANDRO	7/6/2023	07-2023	73.00	
sec8hap - Section 8 HAP	19663	Oaparab - AB APARTMENTS LLC	7/6/2023	07-2023	1,943.00	
sec8hap - Section 8 HAP	19664	Oarbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	7/6/2023	07-2023	7,001.00	
sec8hap - Section 8 HAP	19665	Oassind - INDEPENDENCE ASSOCIATES LLC	7/6/2023	07-2023	832.00	
sec8hap - Section 8 HAP	19666	Obehar - BEHRENS	7/6/2023	07-2023	350.00	
sec8hap - Section 8 HAP	19667	Oberedw - EDWIN C & SAVALYN BERGAMO	7/6/2023	07-2023	230.00	
sec8hap - Section 8 HAP	19668	Oberksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	7/6/2023	07-2023	4,587.00	
sec8hap - Section 8 HAP	19669	Oberobe - OBED BERMUDEZ	7/6/2023	07-2023	986.00	
sec8hap - Section 8 HAP	19670	Obetaip - ALPHA BETA CAMDEN LLC	7/6/2023	07-2023	1,440.00	
sec8hap - Section 8 HAP	19671	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	7/6/2023	07-2023	783.00	
sec8hap - Section 8 HAP	19672	Obrewst - BREWSTER GARDEN APARTMENTS LLC	7/6/2023	07-2023	1,017.00	
sec8hap - Section 8 HAP	19673	Obuebor - BOROUGH OF BUENA HOUSING AUTHORITY	7/6/2023	07-2023	19,197.00	
sec8hap - Section 8 HAP	19674	Obususa - USA BUSY BEE INC	7/6/2023	07-2023	930.00	
sec8hap - Section 8 HAP	19675	Ocackim - KIMBERLY A CACCHIOLI	7/6/2023	07-2023	1,256.00	
sec8hap - Section 8 HAP	19676	Ocamnil - NILZA R CAMACHO	7/6/2023	07-2023	2,126.00	
sec8hap - Section 8 HAP	19677	Ocarjos - CARVALHO	7/6/2023	07-2023	702.00	
sec8hap - Section 8 HAP	19678	Ocarmar - SIMOES	7/6/2023	07-2023	791.00	
sec8hap - Section 8 HAP	19679	Ocasros - CASTILLO	7/6/2023	07-2023	659.00	
sec8hap - Section 8 HAP	19680	Ocbrenta - C & B RENTAL	7/6/2023	07-2023	867.00	
sec8hap - Section 8 HAP	19681	Ocdgard - CD GARDENS INC.	7/6/2023	07-2023	2,657.00	
sec8hap - Section 8 HAP	19682	Ochajos - JOSEPH T CHAMBERS	7/6/2023	07-2023	950.00	
sec8hap - Section 8 HAP	19683	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	7/6/2023	07-2023	4,795.00	
sec8hap - Section 8 HAP	19684	Ochuoks - OKSANA CHUMAK	7/6/2023	07-2023	1,575.00	
sec8hap - Section 8 HAP	19685	Ocolmac - MACY A COLLINS	7/6/2023	07-2023	677.00	
sec8hap - Section 8 HAP	19686	Ocorjua - CORTES	7/6/2023	07-2023	2,619.00	
sec8hap - Section 8 HAP	19687	Ocridan - DANA CRISS	7/6/2023	07-2023	835.00	
sec8hap - Section 8 HAP	19688	Ocrofre - FBF ASSOCIATES INC	7/6/2023	07-2023	800.00	
sec8hap - Section 8 HAP	19689	Odamjos - DAMATO	7/6/2023	07-2023	899.00	
sec8hap - Section 8 HAP	19690	Odejyes - YESENIA DEJESUS	7/6/2023	07-2023	1,700.00	
sec8hap - Section 8 HAP	19691	Odelwil - WILSON ZUNUN DE LEON	7/6/2023	07-2023	648.00	
sec8hap - Section 8 HAP	19692	Odibwil - WILLIAM V DIBIASE	7/6/2023	07-2023	1,105.00	
sec8hap - Section 8 HAP	19693	Oeas307 - 307 N EAST AVE LLC	7/6/2023	07-2023	551.00	
sec8hap - Section 8 HAP	19694	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	7/6/2023	07-2023	721.00	
sec8hap - Section 8 HAP	19695	Oedwdip - EDWARD DIPALMA	7/6/2023	07-2023	955.00	
sec8hap - Section 8 HAP	19696	Oegbmar - MARY J EGBEH	7/6/2023	07-2023	1,534.00	
sec8hap - Section 8 HAP	19697	Oeinmar - MARTIN JAY EINSTEIN	7/6/2023	07-2023	676.00	
sec8hap - Section 8 HAP	19698	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	7/6/2023	07-2023	8,641.00	
sec8hap - Section 8 HAP	19699	Oestros - ESTATE OF LUIS A ROSADO-TORRES	7/6/2023	07-2023	507.00	
sec8hap - Section 8 HAP	19700	Ofamfai - Faiola Family LP	7/6/2023	07-2023	221.00	
sec8hap - Section 8 HAP	19701	Oflodor - FLOWERS	7/6/2023	07-2023	907.00	
sec8hap - Section 8 HAP	19702	Og.b.ltd - G B LTD OPER CO INC	7/6/2023	07-2023	1,005.00	
sec8hap - Section 8 HAP	19703	Ogarabn - ABNER GARCIA	7/6/2023	07-2023	478.00	
sec8hap - Section 8 HAP	19704	Ogarsal - GARCIA	7/6/2023	07-2023	1,801.00	
sec8hap - Section 8 HAP	19705	Ogarspr - SPRING GARDENS VINELAND LLC	7/6/2023	07-2023	7,408.00	
sec8hap - Section 8 HAP	19706	Ogarvin - VINELAND GARDENS LLC	7/6/2023	07-2023	895.00	
sec8hap - Section 8 HAP	19707	Oghebre - BRENDAN G GHEEN	7/6/2023	07-2023	907.00	
sec8hap - Section 8 HAP	19708	Ogibjam - GRIBBLE JR	7/6/2023	07-2023	835.00	
sec8hap - Section 8 HAP	19709	Ogromad - MADHU GROUP LLC	7/6/2023	07-2023	2,200.00	
sec8hap - Section 8 HAP	19710	Ohagdan - DANIEL HAGEMAN JR	7/6/2023	07-2023	2,127.00	
sec8hap - Section 8 HAP	19711	Ohemtom - BTW 4 LLC	7/6/2023	07-2023	1,150.00	
sec8hap - Section 8 HAP	19712	Ohereri - 123 SOUTH 4TH STREET LLC	7/6/2023	07-2023	4,104.00	

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=06/2023-07/2023 AND Check Date=06/16/2023-07/20/2023 AND All Checks=Yes AND Include Voids=All Check

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	19764	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	7/6/2023	07-2023	149,657.00	
sec8hap - Section 8 HAP	19765	Oramnic - NICHOLAS P RAMBONE	7/6/2023	07-2023	1,237.00	
sec8hap - Section 8 HAP	19766	Oreajba - JBAR REALTY LLC	7/6/2023	07-2023	911.00	
sec8hap - Section 8 HAP	19767	Orealbf - B & F REAL ESTATE HOLDINGS LLC	7/6/2023	07-2023	1,610.00	
sec8hap - Section 8 HAP	19768	Orealsa - S & A REALTY ENTERPRISES LLC	7/6/2023	07-2023	668.00	
sec8hap - Section 8 HAP	19769	Oreamat - MATURO REALTY INC	7/6/2023	07-2023	1,371.00	
sec8hap - Section 8 HAP	19770	Oreasar - SARA REAVES	7/6/2023	07-2023	470.00	
sec8hap - Section 8 HAP	19771	Oregche - REGENCY CHESTNUT COURT	7/6/2023	07-2023	7,931.00	
sec8hap - Section 8 HAP	19772	Oregeas - REGENCY EAST LLC	7/6/2023	07-2023	2,505.00	
sec8hap - Section 8 HAP	19773	Oreisup - SUPERIOR RE INVESTMENTS LLC	7/6/2023	07-2023	2,760.00	
sec8hap - Section 8 HAP	19774	Orenaco - ACOSTA RENTAL LLC	7/6/2023	07-2023	1,891.00	
sec8hap - Section 8 HAP	19775	Orenokg - K G RENOVATIONS LLC	7/6/2023	07-2023	1,121.00	
sec8hap - Section 8 HAP	19776	Oriscam - CAMDEN RISING 2 LLC	7/6/2023	07-2023	1,139.00	
sec8hap - Section 8 HAP	19777	Orivdie - DIEGO A RIVERA	7/6/2023	07-2023	442.00	
sec8hap - Section 8 HAP	19778	Oriviri - IRIS J RIVERA	7/6/2023	07-2023	1,793.00	
sec8hap - Section 8 HAP	19779	Orivvic - VICTORIANO RIVERA JR	7/6/2023	07-2023	328.00	
sec8hap - Section 8 HAP	19780	Ormidprop - R MIDDLETON PROPERTIES LLC	7/6/2023	07-2023	848.00	
sec8hap - Section 8 HAP	19781	Orodhen - HENRY RODRIGUEZ	7/6/2023	07-2023	881.00	
sec8hap - Section 8 HAP	19782	Orogluc - ROGERS	7/6/2023	07-2023	754.00	
sec8hap - Section 8 HAP	19783	Orogsal - SALVATORE W ROGGIO	7/6/2023	07-2023	803.00	
sec8hap - Section 8 HAP	19784	Orpjpro - RPJ PROPERTIES LLC	7/6/2023	07-2023	14,400.00	
sec8hap - Section 8 HAP	19785	Oruppab - RUPERTO	7/6/2023	07-2023	1,175.00	
sec8hap - Section 8 HAP	19786	Osaiger - GERALD M SAINOT JR	7/6/2023	07-2023	1,758.00	
sec8hap - Section 8 HAP	19787	Osalasda - DAMIAN & ELAINE SALAS	7/6/2023	07-2023	797.00	
sec8hap - Section 8 HAP	19788	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	7/6/2023	07-2023	736.00	
sec8hap - Section 8 HAP	19789	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	7/6/2023	07-2023	467.00	
sec8hap - Section 8 HAP	19790	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	7/6/2023	07-2023	309.00	
sec8hap - Section 8 HAP	19791	Oshabru - BRUCE D SHAW	7/6/2023	07-2023	1,251.00	
sec8hap - Section 8 HAP	19792	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	7/6/2023	07-2023	1,703.00	
sec8hap - Section 8 HAP	19793	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	7/6/2023	07-2023	263.00	
sec8hap - Section 8 HAP	19794	Osotalb - ALBERTO SOTO	7/6/2023	07-2023	1,090.00	
sec8hap - Section 8 HAP	19795	Osqulan - LANDIS SQUARE SR APTS	7/6/2023	07-2023	2,138.00	
sec8hap - Section 8 HAP	19796	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	7/6/2023	07-2023	2,523.00	
sec8hap - Section 8 HAP	19797	Oswaway - WAYNE SWANSON	7/6/2023	07-2023	97.00	
sec8hap - Section 8 HAP	19798	Otayver - TAYLOR	7/6/2023	07-2023	637.00	
sec8hap - Section 8 HAP	19799	Othapau - ALBERTA A QUAIROLI ESTATE	7/6/2023	07-2023	1,082.00	
sec8hap - Section 8 HAP	19800	Otimsus - SUSAN V TIMMRECK	7/6/2023	07-2023	794.00	
sec8hap - Section 8 HAP	19801	Ovasdap - DAPHNE VASSALOTTI	7/6/2023	07-2023	593.00	
sec8hap - Section 8 HAP	19802	Oveljon - JONATHAN VELEZ	7/6/2023	07-2023	1,398.00	
sec8hap - Section 8 HAP	19803	Ovelmal - MALADA CRESPO VELEZ	7/6/2023	07-2023	739.00	
sec8hap - Section 8 HAP	19804	Ovhosri - SRI VHOMES LLC	7/6/2023	07-2023	2,095.00	
sec8hap - Section 8 HAP	19805	Ovinlan - VINELAND VILLAGE APTS	7/6/2023	07-2023	7,077.00	
sec8hap - Section 8 HAP	19806	Ovirulou - LOUIS A VIRUET	7/6/2023	07-2023	992.00	
sec8hap - Section 8 HAP	19807	Ovitdor - VITALO	7/6/2023	07-2023	885.00	
sec8hap - Section 8 HAP	19808	Owalnut - WALNUT REALTY ASSOCIATES LLC	7/6/2023	07-2023	7,315.00	
sec8hap - Section 8 HAP	19809	Owassey - SEYMOUR WASSERSTRUM	7/6/2023	07-2023	1,200.00	
sec8hap - Section 8 HAP	19810	Owhejon - WHEELER	7/6/2023	07-2023	494.00	
sec8hap - Section 8 HAP	19811	Owolpro - WOLF PROPERTY HOLDINGS LLC	7/6/2023	07-2023	1,266.00	
sec8hap - Section 8 HAP	19812	Owrialf - ALFRED WRIGHT	7/6/2023	07-2023	680.00	
sec8hap - Section 8 HAP	500024	Oabrawi - ABRAHAN HEREDIA	7/6/2023	07-2023	0.00	
sec8hap - Section 8 HAP	500025	Ochainv - CHAAD INVESTMENTS LLC	7/6/2023	07-2023	0.00	

663,491.00

Payment Summary

Property=.all AND Bank=sec8hap AND mm/yy=06/2023-07/2023 AND Check Date=06/16/2023-07/20/2023 AND All Checks=Yes AND Include Voids=All Check

Bank	Check#	Vendor	Check Date	Post Month	Total Data Amount Reconciled
cocc - Central Office Cost	12106	fiocch - Fiocchi Tire Center Inc	6/16/2023	06-2023	20.00
cocc - Central Office Cost	12107	gabage - Eisenstat Gabage and Furman PC	6/16/2023	06-2023	2,876.67
cocc - Central Office Cost	12108	genelec - Gen X Electrical Contractors LLC	6/16/2023	06-2023	294.00
cocc - Central Office Cost	12109	graing - Grainger	6/16/2023	06-2023	93.01
cocc - Central Office Cost	12110	haldon - Donovan Architects, LLC.	6/16/2023	06-2023	15,012.50
cocc - Central Office Cost	12111	hdsupp - HD Supply Facilities Maintenance LTD	6/16/2023	06-2023	1,748.50
cocc - Central Office Cost	12112	hill - Ronald Hill	6/16/2023	06-2023	1,125.00
cocc - Central Office Cost	12113	himinha - DELSEA LAUNDROMAT	6/16/2023	06-2023	1,013.75
cocc - Central Office Cost	12114	hompro - Home Depot Pro	6/16/2023	06-2023	2,800.42
cocc - Central Office Cost	12115	inspira - Inspira Health Network Urgent Care, PC	6/16/2023	06-2023	60.00
cocc - Central Office Cost	12116	irrsj - Irrigation South New Jersey LLC	6/16/2023	06-2023	125.00
cocc - Central Office Cost	12117	jersey - Jersey Elevator LLC	6/16/2023	06-2023	2,748.00
cocc - Central Office Cost	12118	mason - W B Mason Co Inc	6/16/2023	06-2023	566.40
cocc - Central Office Cost	12119	miles - Miles IT Company	6/16/2023	06-2023	5,765.00
cocc - Central Office Cost	12120	natten - National Tenant Network	6/16/2023	06-2023	1,405.00
cocc - Central Office Cost	12121	prich - P C Richard and Son Builders Div	6/16/2023	06-2023	1,851.00
cocc - Central Office Cost	12122	rpmlan - RPM Landscape Contractor LLC	6/16/2023	06-2023	1,575.00
cocc - Central Office Cost	12123	semper - Semper Secure , LLC	6/16/2023	06-2023	1,345.05
cocc - Central Office Cost	12124	spisol - SPIRE SOLUTIONS, INC.	6/16/2023	06-2023	999.00
cocc - Central Office Cost	12125	staadv - Staples, Inc.	6/16/2023	06-2023	195.57
cocc - Central Office Cost	12126	weaequ - Weaver Equipment Sales & Service	6/16/2023	06-2023	75.98
cocc - Central Office Cost	12127	windri - WIND RIVER ENVIRONMENTAL LLC	6/16/2023	06-2023	649.00
cocc - Central Office Cost	12128	carahsoft - Carahsoft Technology Corporation	6/16/2023	06-2023	4,542.63
cocc - Central Office Cost	12129	aubrey - Aubrey Construction LLC	6/23/2023	06-2023	2,833.48
cocc - Central Office Cost	12130	carahsoft - Carahsoft Technology Corporation	6/23/2023	06-2023	1,913.43
cocc - Central Office Cost	12131	ccia - Cumberland Co Improvement Auth	6/23/2023	06-2023	135.91
cocc - Central Office Cost	12132	hdsupp - HD Supply Facilities Maintenance LTD	6/23/2023	06-2023	207.10
cocc - Central Office Cost	12133	jccupa - JC'S Custom Painting	6/23/2023	06-2023	693.75
cocc - Central Office Cost	12134	pitney - Pitney Bowes, Inc.	6/23/2023	06-2023	203.98
cocc - Central Office Cost	12135	sherwi - Sherwin Williams Company	6/23/2023	06-2023	653.89
cocc - Central Office Cost	12136	weaequ - Weaver Equipment Sales & Service	6/23/2023	06-2023	130.55
cocc - Central Office Cost	12137	xpress - Xpress Electronic Services, Inc.	6/23/2023	06-2023	80.00
cocc - Central Office Cost	12138	sigas - South Jersey Gas Company	6/27/2023	06-2023	259.82
cocc - Central Office Cost	12139	cwa - Communications Workers of America	6/30/2023	06-2023	874.23
cocc - Central Office Cost	12140	aaasj - AAA South Jersey	7/7/2023	07-2023	228.00
cocc - Central Office Cost	12141	aei - AEI Consultants	7/7/2023	07-2023	884.00
cocc - Central Office Cost	12142	amacap - Amazon Capital Services Inc	7/7/2023	07-2023	1,730.40
cocc - Central Office Cost	12143	anchor - Anchor Moving & Storage	7/7/2023	07-2023	1,350.00
cocc - Central Office Cost	12144	aprsup - APR SUPPLY CO	7/7/2023	07-2023	59.93
cocc - Central Office Cost	12145	canbus - Canon Solutions America Inc	7/7/2023	07-2023	79.35
cocc - Central Office Cost	12146	ccia - Cumberland Co Improvement Auth	7/7/2023	07-2023	225.62
cocc - Central Office Cost	12147	cdwgov - CDW Government Inc	7/7/2023	07-2023	1,666.94
cocc - Central Office Cost	12148	centur - Century Water Conditioning & Purification Inc	7/7/2023	07-2023	1,301.50
cocc - Central Office Cost	12149	coloni - Colonial Electrical Supply	7/7/2023	07-2023	37.80
cocc - Central Office Cost	12150	combus - COMCAST	7/7/2023	07-2023	398.35
cocc - Central Office Cost	12151	ekrise - ERIC M. KRISE ELECTRICAL CONTRACTOR LLC	7/7/2023	07-2023	1,404.13
cocc - Central Office Cost	12152	graing - Grainger	7/7/2023	07-2023	347.67
cocc - Central Office Cost	12153	harris - Patricia G Harrison	7/7/2023	07-2023	37.32
cocc - Central Office Cost	12154	homest - HP Homestead Plumbing and Heating Inc	7/7/2023	07-2023	599.95
cocc - Central Office Cost	12155	hompro - Home Depot Pro	7/7/2023	07-2023	4,018.65
cocc - Central Office Cost	12156	mason - W B Mason Co Inc	7/7/2023	07-2023	265.20
cocc - Central Office Cost	12157	miles - Miles IT Company	7/7/2023	07-2023	1,086.75
cocc - Central Office Cost	12158	pbrese - Reserve Account	7/7/2023	07-2023	1,000.00
cocc - Central Office Cost	12159	peters - Peterson Service Co Inc	7/7/2023	07-2023	576.00
cocc - Central Office Cost	12160	prinsol - Print Solutions Plus Inc	7/7/2023	07-2023	535.50
cocc - Central Office Cost	12161	quapri - Quality Printing	7/7/2023	07-2023	168.00
cocc - Central Office Cost	12162	sherwi - Sherwin Williams Company	7/7/2023	07-2023	55.99
cocc - Central Office Cost	12163	shred - Shred-It USA LLC	7/7/2023	07-2023	70.50

Payment Summary

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Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	12222	vercon - Verizon Connect Fleet USA LLC	7/20/2023	07-2023	395.90
cocc - Central Office Cost	12223	vinenv - Vineland Environmental Laboratories	7/20/2023	07-2023	1,050.00
cocc - Central Office Cost	12224	weaequ - Weaver Equipment Sales & Service	7/20/2023	07-2023	170.89
cocc - Central Office Cost	1316825	axaequ - Equitable	6/21/2023	06-2023	2,315.00
cocc - Central Office Cost	1318370	axaequ - Equitable	6/30/2023	06-2023	2,315.00
cocc - Central Office Cost	1319998	axaequ - Equitable	7/14/2023	07-2023	2,315.00
cocc - Central Office Cost	7112023	aflac - AFLAC	7/11/2023	07-2023	234.00
cocc - Central Office Cost	2023061401	paychex - Paychex of New York LLC	6/16/2023	06-2023	424.88
cocc - Central Office Cost	2023062801	paychex - Paychex of New York LLC	6/30/2023	06-2023	425.88
cocc - Central Office Cost	2023071101	paychex - Paychex of New York LLC	7/14/2023	07-2023	432.61
cocc - Central Office Cost	20231990355	vha - HOUSING AUTHORITY CITY OF VINELAND	7/18/2023	07-2023	7,917.00
cocc - Central Office Cost	20232000031	vha - HOUSING AUTHORITY CITY OF VINELAND	7/19/2023	07-2023	7,917.00
cocc - Central Office Cost	20232000037	vha - HOUSING AUTHORITY CITY OF VINELAND	7/19/2023	07-2023	1,548.00
					239,886.68

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

RESOLUTION #2023-35

**PHA Certifications of Compliance
with the PHA Annual Plan (2023-2024) 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 (2023-2024)** for PHA fiscal year beginning October 1, 2023, 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):

- 903.7a 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.
7. The PHA will affirmatively further fair housing, which means that it will take 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.
 18. 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 20, 2023

MOVED/SECONDED:

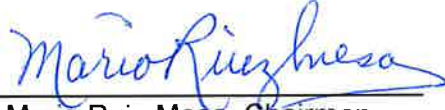
Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Porter*

VOTE:

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

VINELAND HOUSING AUTHORITY



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

By:



Jacqueline S. Jones, Executive Director
Secretary/Treasurer

**Certifications of Compliance with
PHA Plan and Related Regulations
(Small PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning October 1, 2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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):
 - 903.7a 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.
7. The PHA will affirmatively further fair housing, which means that it will take 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.
 18. 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).

Vineland Housing Authority

NJ063

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Year 2023-2024

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Jacqueline S. Jones

Name of Board Chairman: Mario Ruiz-Mesa

Jacqueline S. Jones
Signature Date 7/20/23

Mario Ruiz-Mesa
Signature Date 7/20/23

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

B.	<p>Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).</p>
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <u>Five-Year PHA Plan</u> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>The Authority partnered with the Vineland Housing Development Corporation to develop Melrose Court, 17 single family rental homes. The project was funded using Low Income Housing Tax Credits.</p> <p>The Authority successfully converted 428 units of public housing to Project-Based Vouchers through the RAD program. 418 units are funded with RAD PBV assistance and another 10 units are funded with Project-Based Vouchers paid based on the Fair Market Value rent.</p> <p>VHA manages the Buena Housing Authority (BHA), the Ocean City Housing Authority (OCHA) and the Cape May Housing Authority (CMHA). Currently, the VHA receives HAP funding for 60 Project-Based Vouchers as the result of the RAD conversion of the BHA units and 81 PBV units at OCHA.</p> <p>On February 18, 2020, the disposition application for 72 scattered site units was approved. The units are being sold at fair market value or higher. Properties have been listed with local realtors at appraised value. Sales will be phased so as not to flood the market and reduce market value by increasing supply beyond the normal absorption rate. Realtors will obtain bids to be reviewed by the VHA with offers accepted within 20% of appraised value. To date, 6 homes have been sold. This disposition has been amended to include a partial Section 18 RAD blend. Approximately 37 units will be retained by the Authority and converted to RAD PBV units.</p> <p>A CHAP was awarded on 12/7/2018 for the conversion of assistance of the remaining 100 public housing units in PIC Development NJ063000001</p>

	<p>to PBV. It is the intention of the VHA that this development will be converted to PBV units through a Section 18/RAD Blend pursuant to PIH 2021-07 (HA). Plans are ongoing for this project.</p>
<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
<p>B.1</p>	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. The authority has amended the approved Section 18 disposition for development NJ0630004 to include a partial Section 18 RAD blend. Approximately 37 units will be retained by the Authority and converted to RAD PBV units.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. The projected number of Project-Based Vouchers is 37 and they will be located throughout the city of Vineland. The units to be retained are 2, 3 and 4 bedroom units and will ensure that there is available affordable housing for families in the city of Vineland.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<p>B.2</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>

C	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).							
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item</p> <table border="1" data-bbox="201 625 1455 1602"> <tr> <td data-bbox="201 625 1455 663">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="201 663 1455 1073"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td data-bbox="201 1073 1455 1110"></td> </tr> <tr> <td data-bbox="201 1110 1455 1148">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="201 1148 1455 1514"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td data-bbox="201 1514 1455 1551"></td> </tr> <tr> <td data-bbox="201 1551 1455 1602">Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>		Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>		Fair Housing Goal:
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Describe fair housing strategies and actions to achieve the goal

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

RESOLUTION #2023-36

VINELAND HOUSING AUTHORITY BUDGET
FISCAL YEAR: FROM OCTOBER 1, 2023 TO SEPTEMBER 30, 2024

WHEREAS, the Annual Budget and Capital Budget for the Vineland Housing Authority for the fiscal year beginning October 1, 2023 and ending September 30, 2024 has been presented before the Members of the Vineland Housing Authority at its open public meeting of July 20, 2023; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$16,588,780 Total Appropriations, including any Accumulated Deficit if any, of \$16,493,880 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$2,105,000 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 20, 2023 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, 2023 and ending September 30, 2024 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 21, 2023.

ADOPTED: July 20, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Porter*

Resolution seconded by Commissioner *Chapman*

VOTE:

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

VINELAND HOUSING AUTHORITY


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

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

Vineland Housing Authority - Total Budget FYE2024

Budget Comparison 2023-2024

Account Name	2023 Budget	2024 Budget	Variance	Variance %
TENANT INCOME				
Tenant Rent	2,406,700	2,445,660	38,960	2%
PBV HAP Subsidy	2,236,550	2,251,360	14,810	1%
Vacancy Loss	-	77,850	77,850	100%
Total Rental Income	4,643,250	4,774,870	131,620	3%
Other Tenant Income				
Laundry and Vending	13,350	12,310	(1,040)	-8%
Damages	8,280	8,550	270	3%
Late Charges	5,860	6,070	210	4%
Legal Fees - Tenant	8,700	5,610	(3,090)	-36%
Misc. Tenant Income	1,100	430	(670)	-61%
CSP Income	82,000	64,880	(17,120)	-21%
CSP Tenant Charges	16,000	23,400	7,400	46%
Total Other Tenant Income	135,290	121,250	(14,040)	-10%
NET TENANT INCOME	4,778,540	4,896,120	117,580	2%
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	457,760	404,810	(52,950)	-12%
HUD Asset Repositioning Fee - Operating Grant	-	29,150	29,150	100%
Section 8 HAP Earned	6,700,000	7,824,000	1,124,000	17%
Section 8 Admin. Fee Income	925,930	1,092,000	166,070	18%
Capital Funds 2022	372,000	330,500	(41,500)	-11%
Capital Funds 2023	-	432,240	432,240	100%
FSS Grant Revenue	95,000	101,820	6,820	7%
TOTAL GRANT INCOME	9,027,720	10,214,520	1,186,800	13%
OTHER INCOME				
Investment Income - Unrestricted	6,680	5,790	(890)	-13%
CF Management Fee Revenue	57,700	60,170	2,470	4%
Management Fee Income - PH	142,000	155,160	13,160	9%
Management Fee Income-Sec 8	135,070	138,240	3,170	2%
Management Fee Income-Melrose	10,200	10,200	-	0%
Management Fee Income - RAD	311,000	450,000	139,000	45%
Bookkeeping Fee - PH	13,350	13,910	560	4%
Bookkeeping Fee Income-Sec 8	84,420	86,400	1,980	2%
Asset Management Fee - PH	20,640	19,680	(960)	-5%
Rooftop Rentals	25,000	54,000	29,000	116%
Shop Rent	64,800	64,800	-	0%
Fraud Recovery	9,200	24,170	14,970	163%
Income from Other Authorities	326,000	330,000	4,000	1%
Service Income from Melrose	47,000	55,000	8,000	17%
Miscellaneous Other Income	1,360	10,620	9,260	681%
TOTAL OTHER INCOME	1,255,060	1,478,140	223,080	18%
TOTAL INCOME	15,061,320	16,588,780	1,527,460	10%
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	1,322,230	1,508,500	186,270	14%
FSS Salaries	59,500	44,000	(15,500)	-26%
Payroll Taxes-Admin	116,000	132,880	16,880	15%
Payroll Taxes-FSS	5,400	3,880	(1,520)	-28%
Health Benefits-Admin	438,760	452,090	13,330	3%
Health Benefits-FSS	22,080	44,060	21,980	100%
Total Administrative Salaries	1,963,970	2,185,410	221,440	11%

Vineland Housing Authority - Total Budget FYE2024

Budget Comparison 2023-2024

Account Name	2023 Budget	2024 Budget	Variance	Variance %
Legal Expense				
Criminal Background Checks	12,510	11,260	(1,250)	-10%
Tnt/Empl Screening	15,130	19,230	4,100	27%
General Legal Expense	36,270	37,550	1,280	4%
Special Investigations	1,000	1,000	-	0%
Legal Exp - RAD	5,000	5,000	-	0%
Legal Exp - Eviction	7,550	5,040	(2,510)	-33%
Total Legal Expense	77,460	79,080	1,620	2%
Other Admin Expenses				
Staff Training	14,000	13,500	(500)	-4%
Travel	4,000	4,000	-	0%
Accounting Fees	85,000	85,000	-	0%
Auditing Fees	55,410	71,510	16,100	29%
Port Out Admin Fee Paid	4,500	2,400	(2,100)	-47%
Management Fee	632,990	743,400	110,410	17%
Bookkeeping Fee	97,770	100,310	2,540	3%
Asset Management Fee	20,640	19,680	(960)	-5%
CF Management Fee	-	47,500	47,500	100%
Consultants	11,000	13,000	2,000	18%
IT Consultants	90,000	66,260	(23,740)	-26%
Consultant - RAD	8,000	8,000	-	0%
RAD Conversion Expenses	6,000	6,000	-	0%
Total Other Admin Expenses	1,029,310	1,180,560	151,250	15%
Miscellaneous Admin Expenses				
Membership and Fees	7,730	7,410	(320)	-4%
Publications	2,210	2,000	(210)	-10%
Advertising	5,710	5,500	(210)	-4%
Office Supplies	10,940	10,260	(680)	-6%
Fuel-Administrative	4,140	3,460	(680)	-16%
Computer Parts	12,050	38,760	26,710	222%
Telephone	31,550	29,740	(1,810)	-6%
Postage	17,050	16,650	(400)	-2%
Software License Fees	64,420	142,710	78,290	122%
Copiers	7,800	7,700	(100)	-1%
Printer Supplies - Toner	4,500	3,600	(900)	-20%
Software	83,000	2,000	(81,000)	-98%
Internet	6,500	6,500	-	0%
Cell Phones/Pagers	17,980	18,500	520	3%
GPS Vehicle Tracking	4,450	4,450	-	0%
Small Office Equipment	2,200	2,200	-	0%
Inspection Fees	48,940	48,940	-	0%
Other Misc Admin Expenses	22,610	21,980	(630)	-3%
Coffee Supplies	1,200	1,200	-	0%
Paper	4,710	4,400	(310)	-7%
Total Miscellaneous Admin Expenses	359,690	377,960	18,270	5%
TOTAL ADMINISTRATIVE EXPENSES	3,430,430	3,823,010	392,580	11%
TENANT SERVICES				
Tenant Services Salaries	45,860	64,000	18,140	40%
Payroll Taxes-Tenant Services	4,030	5,640	1,610	40%
Health Benefits-Tenant Services	-	20,000	20,000	100%
Other Tenant Svcs.	11,880	12,280	400	3%
CSP Meals	44,000	-	(44,000)	-100%
CSP Kitchen Supplies	500	-	(500)	-100%
CSP Uniforms	500	500	-	0%
Phoenix Program-NJ JJC	3,500	3,500	-	0%
Life Skills Training	3,500	3,500	-	0%
Tenant Services Contract Costs	3,500	9,000	5,500	157%
Tenant Relocation	52,000	-	(52,000)	-100%
PH FSS Escrow Payments	6,890	6,890	-	0%
TOTAL TENANT SERVICES EXPENSES	176,160	125,310	(50,850)	-29%

Vineland Housing Authority - Total Budget FYE2024

Budget Comparison 2023-2024

Account Name	2023 Budget	2024 Budget	Variance	Variance %
UTILITIES			-	
Water	115,540	111,370	(4,170)	-4%
Electricity	546,170	347,140	(199,030)	-36%
Electricity-Vacant Units	4,360	7,090	2,730	63%
Gas	291,410	309,820	18,410	6%
Gas-Vacant Units	6,500	8,120	1,620	25%
Garbage/Trash Removal	20,200	19,500	(700)	-3%
Sewer	226,140	234,670	8,530	4%
TOTAL UTILITY EXPENSES	1,210,320	1,037,710	(172,610)	-14%
MAINTENANCE AND OPERATIONS			-	
Maintenance Salaries	694,200	737,000	42,800	6%
Maintenance - Temporary Labor	2,000	2,000	-	0%
Payroll Taxes-Maint.	59,300	64,950	5,650	10%
Health Benefits-Maint.	202,920	211,500	8,580	4%
Maintenance Uniforms	7,920	8,620	700	9%
Maintenance Travel/Training	80	80	-	0%
Vehicle Gas, Oil, Grease	41,950	41,950	-	0%
Total General Maint Expense	1,008,370	1,066,100	57,730	6%
Supplies-Grounds	16,680	9,930	(6,750)	-40%
Supplies-Snow Removal	8,800	7,800	(1,000)	-11%
Supplies-Grounds Equip-Fuel	1,680	1,680	-	0%
Supplies-Appliance	29,700	28,900	(800)	-3%
Supplies-Decorating	20,100	100	(20,000)	-100%
Supplies-Electrical	25,600	20,200	(5,400)	-21%
Supplies-Exterminating	580	580	-	0%
Supplies-Janitorial/Cleaning	18,340	12,240	(6,100)	-33%
Supplies-Maint/Repairs	97,100	68,600	(28,500)	-29%
Supplies-Plumbing	43,450	36,600	(6,850)	-16%
Supplies-Tools and Equipment	10,820	15,100	4,280	40%
Supplies-Paint	21,800	19,400	(2,400)	-11%
Supplies-Paint Supplies	7,770	6,090	(1,680)	-22%
Supplies-HVAC	17,090	19,470	2,380	14%
Supplies-Alarm/Extinguishers	3,720	3,720	-	0%
Supplies-Flooring	29,400	27,800	(1,600)	-5%
Total Materials	352,630	278,210	(74,420)	-21%
Contract Costs			-	
Contract-Alarm/Extinguisher	9,100	16,400	7,300	80%
Contract-Building Repairs	61,200	57,800	(3,400)	-6%
Contract-Carpet Cleaning	900	900	-	0%
Contract-Decorating/Painting	30,400	36,700	6,300	21%
Contract-Electrical	16,460	16,160	(300)	-2%
Contract-Pest Control	21,900	21,100	(800)	-4%
Contract-Bedbugs-Pest Control	4,600	4,600	-	0%
Contract-Floor Covering	22,200	21,600	(600)	-3%
Contract-Grounds	38,810	11,500	(27,310)	-70%
Contract-Janitorial/Cleaning	20,130	21,000	870	4%
Contract-Plumbing	42,100	32,000	(10,100)	-24%
Contract-Window Covering	5,500	2,000	(3,500)	-64%
Contract-HVAC	25,610	33,500	7,890	31%
Contract-Vehicle Maintenance	12,380	19,880	7,500	61%
Contract-Equipment Rental	3,300	3,500	200	6%
Contract-Equip Repair	7,490	12,090	4,600	61%
Contract-Elevator Monitoring	32,000	8,000	(24,000)	-75%
Contract-Alarm Monitoring	8,700	8,480	(220)	-3%
Contract-Trash Compact Maint/Repairs	2,800	4,300	1,500	54%
Contract-Garbage/Trash Removal	49,200	49,600	400	1%
Contract-Generator	3,940	4,700	760	19%
Contract-Shop Rent	64,790	64,800	10	0%
Contract Costs-Other	15,000	15,000	-	0%
Total Contract Costs	498,510	465,610	(32,900)	-7%
TOTAL MAINTENANCE EXPENSES	1,859,510	1,809,920	(49,590)	-3%

Vineland Housing Authority - Total Budget FYE2024

Budget Comparison 2023-2024

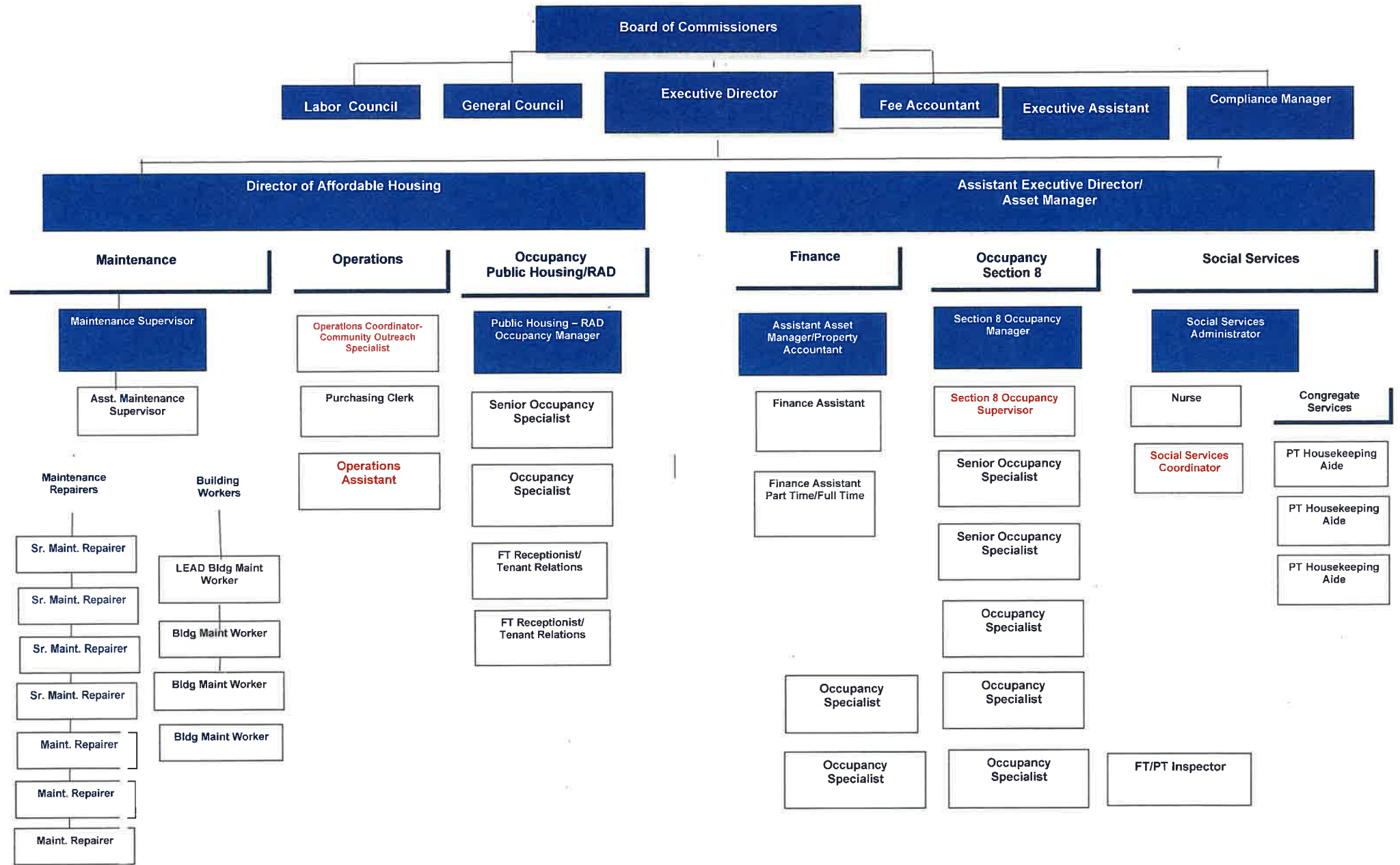
Account Name	2023 Budget	2024 Budget	Variance	Variance %
GENERAL EXPENSES			-	
Insurance-Property	134,440	176,020	41,580	31%
Insurance-Gen. Liab.	81,110	107,100	25,990	32%
Insurance-WC	50,290	65,030	14,740	29%
Insurance-Other	26,220	34,430	8,210	31%
Payments in Lieu of Taxes	124,710	145,700	20,990	17%
Misc. Taxes/Licenses/Insurance	360	360	-	0%
Pension-Annual Pymt Emp/Ret	256,000	281,600	25,600	10%
Compensated Absences	44,260	19,000	(25,260)	-57%
Retiree Health Benefits	88,530	154,900	66,370	75%
Bad Debt-Tenant Rents	55,300	64,750	9,450	17%
Port-In HAP Expense	500	500	-	0%
Other General Expense	2,600	2,600	-	0%
TOTAL GENERAL EXPENSES	864,320	1,051,990	187,670	22%
HOUSING ASSISTANCE PAYMENTS			-	
HAP/Occupied Units	6,670,000	7,794,000	1,124,000	17%
FSS Escrow Payments	30,000	30,000	-	0%
TOTAL HOUSING ASSISTANCE PAYMENTS	6,700,000	7,824,000	1,124,000	17%
FINANCING EXPENSE			-	
Int Exp-Mortgage TA/AA	109,320	105,010	(4,310)	-4%
Int Exp-Mortgage KT/OT-RAD	129,960	128,040	(1,920)	-1%
TOTAL FINANCING EXPENSES	239,280	233,050	(6,230)	-3%
NON-OPERATING ITEMS			-	
Mort Prin Exp - RAD TA AA	85,160	89,460	4,300	5%
Mort Prin Exp - RAD KT OT	85,750	116,270	30,520	36%
TOTAL NON-OPERATING ITEMS	170,910	205,730	34,820	20%
TOTAL EXPENSES	14,650,930	16,110,720	1,459,790	10%
NET INCOME	410,390	478,060	67,670	16%
Replacement Reserve	(379,560)	(383,160)	(3,600)	1%
CASH FLOW	30,830	94,900	64,070	208%

VHA - Capital Expenditures - 2023-24

	Admin	RAD & PH Capital	Total
Truck Mount Jetter/Camera System		\$ 65,000	
Misc Tools\Equipment		\$ 15,000	
Tarkiln Roof Replacement		\$ 1,328,000	
Kidston & Olivio Fire Pump Replacement		\$ 400,000	
Admin - Roof Replacement	\$ 70,000		
Admin - Flooring - Common Rooms & Hallways	\$ 77,000		
Admin - HVAC - AHU2 Replacement	\$ 150,000		
	\$ 297,000	\$ 1,808,000	
Total			\$ 2,105,000

Housing Authority of the City of Vineland

Organization Chart



2023 HOUSING AUTHORITY BUDGET RESOLUTION

Vineland Housing Authority

FISCAL YEAR: October 01, 2023 to September 30, 2024

WHEREAS, the Annual Budget for Vineland Housing Authority for the fiscal year beginning October 01, 2023 and ending September 30, 2024 has been presented before the governing body of the Vineland Housing Authority at its open public meeting of July 20, 2023; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$16,588,780.00, Total Appropriations including any Accumulated Deficit, if any, of \$16,493,880.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$2,105,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

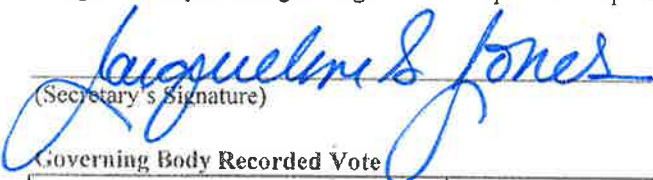
WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for 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 governing body of the Vineland Housing Authority, at an open public meeting held on July 20, 2023 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Vineland Housing Authority for the fiscal year beginning October 01, 2023 and ending September 30, 2024, 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 21, 2023.


 (Secretary's Signature)

7/20/23
 (Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Mario Ruiz-Mesa, Chairman	✓			
Chris Chapman	✓			
Daniel Peretti				✓
Brian Asselta	✓			
Albert Porter	✓			
Iris Acosta-Jimenez	✓			

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

RESOLUTION #2023-37
Resolution to Reject Bids for Fire Pump Replacement
at Kidston and Olivio Towers

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

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

WHEREAS, the first occasion of advertisement for bids for the Fire Pump Replacement at Kidston and Olivio Towers was on May 2, 2023, received on June 1, 2023 and no bids were received; and

WHEREAS, the second occasion of advertisement for bids for the Fire Pump Replacement at Kidston and Olivio Towers was on June 6, 2023, received on June 21, 2023 and one bid was received; and

WHEREAS, the bid submission exceeds the project budget; and

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

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

ADOPTED: July 20, 2023

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

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

Resolution seconded by Commissioner

Chapman

VOTE:

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

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

By:

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

d

July 13, 2023

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

Re: Kidston and Olivio Towers - Fire Pump Replacement
Recommendation to Reject

Dear Ms. Jones,

On Wednesday, June 21st, 2023 a bid was publicly opened and read aloud for the above referenced project. One contractor submitted a bid for the project. The bid was submitted by J. H. Williams Enterprises, Inc. of Moorestown, New Jersey in the amount of \$735,000.00. Our office has evaluated their bid and believe it to be over budget. Therefore, we recommend the board of Vineland Housing Authority to not award a construction contract to J. H. Williams Enterprises, Inc.

Thank you for the opportunity to be of service.

Sincerely,



Michael R. Donovan, AIA

donovan
a r c h i t e c t s

9 TANNER ST. | SUITE 201
HADDONFIELD NJ 08033
donovanarchitects.com

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

RESOLUTION #2023-38

Resolution to Dispose of Furniture and Equipment
Utilizing the Disposition Policy

WHEREAS, it is necessary from time to time for the Housing Authority of the City of Vineland to dispose of surplus property; and

WHEREAS, the Authority owns furniture and equipment (a complete list of same is attached as **Exhibit "A"**), which is obsolete; and

WHEREAS, the Authority no longer has use for the aforesaid furniture and equipment; and

WHEREAS, the Authority wishes to dispose of the aforesaid furniture and equipment by public sale utilizing the Authority's Disposition Policy; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Vineland that the Executive Director is directed to dispose of the aforesaid furniture and equipment by public sale utilizing the Authority's Disposition Policy.

ADOPTED: July 20, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Chapman*

VOTE:

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

VINELAND HOUSING AUTHORITY




BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

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

By:



Jacqueline S. Jones, Executive Director
Secretary/Treasurer

July 2023GovDeals.com Inventory Disposition Listing

Item	Quantity	Serial #	VIN	Asset ID
IPHONE 6	1	F73PP1AFG5MC		I-071923-1
IPHONE 7	1	C6KT5LKAHG6W		L-071923-2
IPHONE 7	1	C7CXM1A4HG6W		L-071923-2
IPHONE 7	1	F71Y586RHG6W		L-071923-2
IPHONE 8	1	FFMZV26NJC6C		L-071923-3
IPHONE 8	1	FFNZHXDJJC6C		L-071923-3
IPHONE 8	1	FFMZP00SJC6D		L-071923-3
IPHONE 6S	1	FK1RWDCAHFLT		L-071923-4
IPHONE 6S	1	35379908526045		L-071923-4
IPHONE 6S	1	35379808510718		L-071923-4
IPHONE 6S	1	FK1V6PFWKFLR		L-071923-4
IPHONE X	1	G6TVK3U1JCLF		L-071923-5
IPHONE SE	1	VCMYQ95DV7		L-071923-6
IPHONE SE	1	DX5G2AJ8PLJM		L-071923-6
IPHONE SE	1	FFNGD90KPLJM		L-071923-6
IPHONE SE	1	KH62CH6VO3		L-071923-6
IPHONE SE	1	FFPDKN3RPLJM		L-071923-6
IPHONE SE	1	FFNDKVH7PLJM		L-071923-6
IPHONE SE	1	F18D7B3APLJM		L-071923-6

7/15/23

HOUSING AUTHORITY OF VINELAND - JULY, 2023 - EVICTIONS

1. REINALDO RODRIGUEZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on March 29, 2023. Trial took place on May 17, 2023 and judgment for possession was granted at that time. We will proceed with the warrant of removal if and when we are advised to do so by the Authority. We will continue to monitor.

2. JORGE VEGA

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

3. ADRIANA DELGADO

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on July 14, 2023. We await a trial date from the Court.

4. DAMARY RODRIGUEZ

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

5. THOMAS DEITZ

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on July 5, 2023. Trial is scheduled for August 2, 2023.

7/15/23

MELROSE COURT - JULY, 2023 - EVICTIONS

1. JAMECIA WAINWRIGHT

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. The Case Management Conference took place on May 25, 2023. Trial was scheduled for July 12, 2023. The tenant has since retained an attorney. Trial has been postponed until August 2, 2023.