
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

August 17, 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
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Jacqueline S. Jones, Executive Director

August 11, 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, August 17, 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, August 17, 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 July 20, 2023
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
 - # 2023-39 Monthly Expenses (*updated*)
 - 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, July 20, 2023
6:01 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, July 20, 2023, at 6:01 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

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

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

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on June 15, 2023. A motion was made by Commissioner Porter and seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Abstain)
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 nine months ending June 30, 2023.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the roof replacement project at Tarklin is in the planning stages with the architects. The Kidston and Olivio elevator refurbishment project was awarded last month and will begin in the next couple of months. The elevator refurbishment was part of the RAD conversion construction budget and the funds are available. The Kidston and Olivio exterior project will remain on the written report until these projects are completely closed out. There are some final items to be completed. A few items remain to be completed on the interior piece of the Kidston and Olivio project as well. Some parts are on back order. The fire pump replacement for Kidston and Olivio is going to be a high dollar item. There is a resolution tonight to reject the bid the Authority received for the fire pump replacement. This will be put out for bid again and then, if needed, the Authority will be able to negotiate the contract. Once the Authority knows what the number is, Mrs. Jones will come back to the Board and suggest a source of income to pay for the fire pump replacement because it is going to be outside of the construction contract because this was not a planned event. The Authority has some funds that are available to use for the fire pump replacement.

Regarding the scattered sites, 8 houses have been sold. There are about 9 families in the process of moving with a voucher or to another one of the homes the Authority will retain. There are 4 houses that are vacant. Two will be listed for sale this coming week. After all of these 9 homes are vacated, the Authority will have 13 remaining to sell. At that point, the Authority will assess if residents cannot find a place to move, the Authority may make the decision to sell the homes occupied to be able to move on to the next project which is D'Orazio. These houses need to be sold to utilize the funds before the Authority settles on the new RAD conversion at D'Orazio. If the Authority does not do this, then the funds will be lost and will have to go back to HUD. All the funds will go to D'Orazio for redevelopment. Mrs. Jones anticipates some movement with D'Orazio in 2024. She believes the sale of the scattered sites homes will continue and conversations will begin about the redevelopment of D'Orazio Terrace.

There was a fire at D'Orazio several months ago destroying one unit and affecting a couple other units. The fire also damaged the roof and the whole roof has to be replaced. All the residents have been moved out of the building due to the roof replacement and asbestos abatement. With this building vacant, the Authority thought about refurbishing this building now, what it would cost, if it would make sense to this now and how that would affect the Authority's future tax credit funding. The Authority has some preliminary numbers and is in the process of getting better numbers to come back to the Board next month. The Authority has a source of funds to pay for refurbishing the building. The Authority would like to do the refurbishment now of the fire units as long as the funds are available and has board approval. Mrs. Jones stated this would give the Authority an exceptionally good idea of what it would be getting into with the other buildings for redevelopment. There will be a lot of joists that will need to be replaced because there is an issue with moisture in the crawl spaces at D'Orazio and this will need to be addressed for long term.

Melrose Court currently has two vacancies and there are two applicants to move in, but the Authority is waiting for NJHMFA's approval of the applicants. Since Melrose is a tax credit property, NJHMFA has the oversight of the lease up.

Mrs. Jones stated at the end of June the Authority was at 97% occupancy. The Authority is coming back to pre-pandemic occupancy rates of 99%.

The other item to be discussed is the Budget for FYE 2024, which will be discussed during the resolution portion of the meeting.

Commissioner Porter asked if the Authority ever received any further correspondence from HUD regarding its PHAS Score. Mrs. Jones stated she never heard back from HUD. However, the Authority finished the audit for FYE 2022 around the June 30th deadline. The Authority reviewed with the Auditors the reasons why the Authority received some of those bad scores. The Authority worked really well together with the Auditors to get some of the figures reclassified to obtain better scores. The Auditors reclassified some items and the new PHAS score should reflect these adjustments.

Committee Report:

Old Business: None.

New Business: None.

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

Resolution #2023-34
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,184,419.08. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-35
PHA Annual Plan Certification 2023-2024

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-35. Mrs. Jones explained every Authority has to have a five-year plan and then every year it may or may not be updated in detail or not depending on what changes are happening. Currently, the Authority is considered a small housing authority because it has less than 250 public housing units. The Authority has to prepare a couple of forms/certifications that require signatures on an annual basis. Mrs. Jones stated the Authority may have to update this Annual Plan this year before the Five-Year Plan because of the HUD rule changes that have come out recently. Mrs. Jones mentioned a few months ago about major HUD rule changes coming out regarding income and asset limitation that were never in place before. They were supposed to be in effect now, but there has been a delay. The industry groups have lobbied HUD to get the effective dates pushed back, which is good because there are so many changes and Authorities all have new staff because of COVID turnover. The Authority is redoing all its plans and policies that are required by HUD and it will all be brought back to the Board in a couple of months for approval. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The following vote was taken:

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

Resolution #2023-36
Annual and Capital Budget 10/1/2023 – 09/30/2024

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-36. Commissioner Chapman reported the Finance Committee consisting of Chairman Ruiz-Mesa, Commissioner Asselta and himself met with Mrs. Jones to review the budget. He does not believe there was anything that was any kind of a surprise. There are some changes as to the way the budget is

presented this year to show you the variance of previous years. Commissioner Chapman stated there are not significant changes in the Budget that would be brought to their attention. He stated most of the items are just adjustments based upon the previous years numbers. Most adjustments were in utilities and insurance. The budget reflects a positive 2023-2024 year assuming things go as expected. Mrs. Jones stated this budget is based on collaborative effort with Authority staff and the fee accountants. The Budget is brought to the Finance Committee before presenting it to the Board. Commissioner Porter questioned the Tenant Services in regard to salary. Mrs. Jones stated this is Congregate Services. The reason the salary went up is because the Authority is trying to add additional services to the program and the funds previously needed for the meals can now be allocated to salaries for additional services. Mrs. Jones feels the program is diminishing. The program may eventually go away, but at this point we are trying to maintain it. Residents may be more self-sufficient than in the past. Some residents do not want to pay for the services, but it is deeply subsidized. There is no cost for the meals from the Meals on Wheels program. Brief discussion regarding the source of the funds. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-37

Reject Bids for Fire Pump Replacement at Kidston & Olivio Towers

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-37. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

Resolution #2023-38

Dispose of Furniture & Equipment Utilizing the Disposition Policy

Chairman Ruiz-Mesa called for a motion to approve Resolution #2023-38. Mrs. Jones briefly explained the list of items being disposed of. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

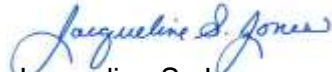
Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Absent)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Chairman Mario Ruiz-Mesa	(Yes)

There is no need for an Executive Session.

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

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Porter. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:30 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TEN MONTHS ENDED JULY 31, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU JULY</u>	<u>ACTUAL THRU JULY</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	802,860	669,050	653,679	(15,371)
OTHER INCOME MISC.	9,770	8,142	8,261	119
PHA OPERATING SUBSIDY	375,760	313,133	334,581	21,448
HUD ASSET REPOSITIONING FEE	82,000	68,333	132,635	64,302
SECTION 8 ADMIN. FEE INCOME	925,930	771,608	907,837	136,229
CAPITAL FUNDS	849,030	707,525	155,593	(551,932)
FSS GRANT-PH	95,000	79,167	79,167	0
CSP-CONGREGATE SERVICES INCOME	98,000	81,667	26,008	(55,659)
INVESTMENT INCOME	2,720	2,267	7,442	5,175
CF MANAGEMENT FEE	57,700	48,083	0	(48,083)
MGMT FEE-PH	142,000	118,333	116,325	(2,008)
MGMT FEE-SEC 8	135,070	112,558	111,540	(1,018)
MGMT FEE-MELROSE	10,200	8,500	8,518	18
MGMT FEE-RAD	311,000	259,167	321,452	62,285
BOOKKEEPING FEE	13,350	11,125	11,002	(123)
BOOKKEEPING FEE-SEC 8	84,420	70,350	69,712	(638)
ASSET MGMT FEE	20,640	17,200	16,450	(750)
SHOP RENT	64,800	54,000	54,000	0
INCOME FROM OTHER AUTHORITIES	326,000	271,667	294,695	23,028
SERVICE INCOME FROM MELROSE	47,000	39,167	43,547	4,380
MISCELLANEOUS INCOME	5,030	4,192	36,586	32,394
TOTAL INCOME	4,458,280	3,715,233	3,389,030	(326,203)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,031,000	859,167	918,698	59,531
PAYROLL TAXES	87,300	72,750	73,254	504
HEALTH BENEFITS	338,840	282,367	211,467	(70,900)
PENSION EXPENSE	96,800	80,667	100,270	19,603
CRIMINAL BACKGROUND CHECKS	11,910	9,925	5,706	(4,219)
TNT/EMPL SCREENING	14,500	12,083	27,157	15,074
LEGAL-GENERAL	30,250	25,208	13,917	(11,291)
LEGAL-OTHER	8,500	7,083	5,091	(1,992)
STAFF TRAINING	11,000	9,167	7,336	(1,831)
TRAVEL	3,750	3,125	0	(3,125)
ACCOUNTING	85,000	70,833	70,833	(0)
AUDITING	34,400	28,667	28,667	0
PORT OUT ADMIN FEES	4,500	3,750	2,585	(1,165)
MANAGEMENT FEES	276,990	230,825	227,865	(2,960)
BOOKKEEPING FEES	97,770	81,475	80,715	(760)
ASSET MGMT FEES	20,640	17,200	16,450	(750)
CONSULTANTS	10,000	8,333	32,777	24,444
IT CONSULTANTS	82,000	68,333	47,239	(21,094)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TEN MONTHS ENDED JULY 31, 2023

	ANNUAL BUDGET	BUDGET THRU JULY	ACTUAL THRU JULY	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	8,000	6,667	0	(6,667)
RAD CONVERSION EXPENSES	6,000	5,000	0	(5,000)
MEMBERSHIP DUES/FEES	6,800	5,667	3,274	(2,393)
PUBLICATIONS	1,500	1,250	210	(1,040)
ADVERTISING	5,000	4,167	4,129	(38)
OFFICE SUPPLIES	15,500	12,917	11,776	(1,141)
COMPUTER & SOFTWARE EXPENSES	150,900	125,750	99,185	(26,565)
FUEL-ADMIN	3,000	2,500	0	(2,500)
PHONE AND INTERNET	42,400	35,333	26,583	(8,750)
POSTAGE	9,400	7,833	6,138	(1,695)
COPIER SUPPLIES	10,100	8,417	8,120	(297)
INSPECTION FEES	13,700	11,417	10,313	(1,104)
MISCELLANEOUS EXPENSES	22,360	18,633	32,475	13,842
TOTAL ADMINISTRATION EXPENSES	<u>2,539,810</u>	<u>2,116,508</u>	<u>2,072,230</u>	<u>(44,278)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,860	38,217	24,614	(13,603)
PAYROLL TAXES	4,030	3,358	1,963	(1,395)
MEALS	44,000	36,667	0	(36,667)
FSS ESCROWS-PH	6,890	5,742	0	(5,742)
OTHER	66,450	55,375	15,522	(39,853)
TOTAL TENANT SERVICES	<u>167,230</u>	<u>139,358</u>	<u>42,099</u>	<u>(97,259)</u>
UTILITIES:				
WATER	38,630	32,192	26,461	(5,731)
ELECTRIC	168,190	140,158	136,972	(3,186)
GAS	35,130	29,275	27,175	(2,100)
GARBAGAE/TRASH REMOVAL	20,200	16,833	14,773	(2,060)
SEWER	59,920	49,933	50,075	142
TOTAL UTILITIES EXPENSE	<u>322,070</u>	<u>268,392</u>	<u>255,456</u>	<u>(12,936)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	441,000	367,500	218,661	(148,839)
PAYROLL TAXES	31,300	26,083	17,436	(8,647)
HEALTH BENEFITS	63,360	52,800	36,167	(16,633)
PENSION EXPENSE	70,100	58,417	38,820	(19,597)
MAINTENANCE UNIFORMS	1,810	1,508	2,356	848
VEHICLE GAS, OIL, GREASE	30,550	25,458	19,108	(6,350)
MATERIALS	159,340	132,783	79,226	(53,557)
CONTRACT-COSTS	169,150	140,958	128,879	(12,079)
REPAIRS-VEHICLES	7,880	6,567	6,110	(457)
RENT EXPENSE	18,570	15,475	15,480	5
EXTERMINATION	8,800	7,333	2,350	(4,983)
TRASH REMOVAL	9,200	7,667	6,445	(1,222)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>1,011,060</u>	<u>842,550</u>	<u>571,038</u>	<u>(271,512)</u>

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TEN MONTHS ENDED JULY 31, 2023

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU JULY</u>	<u>ACTUAL THRU JULY</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
GENERAL EXPENSES:				
BAD DEBTS	28,300	23,583	23,583	(0)
COMPENSATED ABSENCES	25,800	21,500	21,500	0
FSS ESCROWS-SEC 8	30,000	25,000	36,137	11,137
INSURANCE	156,430	130,358	107,976	(22,382)
OTHER GENERAL EXPENSES	1,500	1,250	1,250	0
PAYMENTS IN LIEU OF TAXES	53,140	44,283	43,673	(610)
PORT-IN HAP EXPENSE	500	417	0	(417)
REPLACEMENT RESERVES	95,000	79,167	79,167	0
RETIREE HEALTH BENEFITS	50,320	41,933	42,020	87
TOTAL GENERAL EXPENSES	<u>440,990</u>	<u>367,492</u>	<u>355,306</u>	<u>(12,186)</u>
TOTAL OPERATING EXPENSES	<u>4,481,160</u>	<u>3,734,300</u>	<u>3,296,129</u>	<u>(438,171)</u>
PROFIT (LOSS) EXCLUDING HAP	<u>(22,880)</u>	<u>(19,067)</u>	<u>92,901</u>	<u>111,968</u>
HAP REVENUES	6,700,000	5,583,333	6,738,596	1,155,263
HAP EXPENSES	6,670,000	5,558,333	6,404,519	846,186
NET HAP (LOSS)	<u>30,000</u>	<u>25,000</u>	<u>334,077</u> *	<u>309,077</u>
GRAND TOTAL PROFIT (LOSS)	<u>7,120</u>	<u>5,933</u>	<u>426,978</u>	<u>421,045</u>
UNRECONCILED HUD HELD RESERVES AT 07/31/23			<u>410,376</u>	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			<u>837,354</u>	

Housing Authority of the City of Vineland

Administrative Report

DATE: August 10, 2023

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for July 2023)

PERIOD: July 12, 2023 to August 9, 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 and the award of the fire-pump 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>08/2023- 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 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> <p>8/2023 – The elevator contract has been awarded. 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: The work on this project has begun;</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>8/2023 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>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>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>July-August 2021 Award Anticipated</p>	<p>Continued:</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.</p> <p>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> <p>8/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning.</p> <p>Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid again;</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 for confirmation from HUD before moving forward.

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

Melrose Court

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

Board of Commissioners NJ Local Housing Authority Training Program Status

Commissioner	Training Program Status
Brian Asselta	Completed 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

Jul2023

Jun2023

May2023

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	5	2	1
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	20	21	17
Total number of units inspected year-to-date - all sites	230	210	189
City Inspections	0	253	0
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	214	104	110
Annual Unit Turnaround Time (For Fiscal Year)	146	139	143
Monthly - Number of Vacancies Filled (this month)	11	12	18
Monthly - Average unit turnaround time in days for Lease Up	59	44	32
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	109	30	55
PIC Score	92.86%	96.45%	95.89%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	97.67%	96.83%	96.50%
Public Housing & RAD Waiting List Applicants			
Families - All lists closed.	333	342	345
Elderly (Seniors - 62+)/Disabled - Lists closed 7/11/2023.	137	128	105
Average work order turnaround time in days - Tenant Generated			
Average work order turnaround time in days - Tenant Generated	0.09	0.09	0.10
Number of routine work orders written this month	553	608	737
Number of outstanding work orders from previous month	979	1034	941
Total number of work orders to be addressed this month	1532	1642	1678
Total number of work orders completed this month	471	663	644
Total number of work orders left outstanding	1061	979	1034
Number of emergency work orders written this month	0	0	2
Total number of work orders written year-to-date	5,917	5,364	4,756
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	7	10	4
Section 8			
Level of leased units of previous month was:	954	926	933
Level of leased units this month is:	962	954	936
Number of increased leased-units over last month	8	28	3
Total number of units inspected this month	35	41	42
Programs (Voucher):			
ABA Utilization %	98.29%	96.79%	95.56%
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)	101.18%	99.57%	91.20%
Section 8 Housing Choice Voucher Waiting List Applicants - Closed 11/19/2021	567	565	2,169
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	249	254	229
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	170	170	170
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	80%/20%	77%/23%	79%/21%
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	25	10	12
The number of residents signed on to the program. (FSS Contracts).	17	18	19
The number of FSS Participants with established escrow accounts.	16	17	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	6	2	2
Congregate Services			
Number of clients on the Congregate Program	18	22	20
Number of clients on Meal Program	0	0	0
Number of clients on Homemaking Program	18	22	20

Program Statistics Report

10/2022 - 10/2023

Jul2023

Jun2023

May2023

Number of clients on Laundry Services (This service is included in housekeeping)	16	18	17
Number of clients on Shopping Services (This service is included in housekeeping)	5	8	7
Registered Nurse			
Number of clients served this month	114	113	106
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	11	9	13
Meds Supervision	43	35	28
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	40	20	25
Number of residents that received case management services	10	23	12
Number of Meetings	0	6	12
Number of residents enrolled in academic/employment workshops (FSS)	2	2	2
VHA - (MEDICAL)			
Number of residents received health assessment	11	9	13
Number of residents health activities of daily living assessments.	11	9	13
Resident's medicine monitoring/supervision for month	43	35	27
Self-sufficiency - improved living conditions.	5	5	13
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	65
Total clients currently being served this month	25	10	25
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	22%	22%	23%
Low 50%-31% (MFI)	28%	28%	28%
Very Low 30%-0% (MFI)	50%	50%	49%
Total	100%	100%	100%
Client Demographics			
White	6	6	7
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	49
Non-Hispanic	16	16	16

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

RESOLUTION #2023-39

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 \$1,330,445.24.

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: August 17, 2023

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Porter*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	<input checked="" type="checkbox"/>			
Daniel Peretti	<input checked="" type="checkbox"/>			
Brian Asselta	<input checked="" type="checkbox"/>			
Albert Porter	<input checked="" type="checkbox"/>			
Iris Acosta-Jimenez	<input checked="" type="checkbox"/>			
Mario Ruiz-Mesa – Chairman	<input checked="" type="checkbox"/>			

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 August 17, 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
 8/17/23

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 668,074.00
3865 - 3907	LANDLORD/TENANT CHECKS AND OTHER	\$ 12,840.00
19813 - 19973; 50026-28	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 655,234.00
	SECTION 8 ADM FEE ACCOUNT	295,689.99
714 - 722; 20232020022-23	COMPUTER CHECKS- Ocean First	\$ 295,689.99
-	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	1,147.39
219 - 219	COMPUTER CHECKS	
	OCEAN FIRST BANK FSS ESCROW	0.00
-	COMPUTER CHECKS	
	CAPITAL BANK GEN/FUND PH	10,919.77
2542 - 2550	COMPUTER CHECKS	
	COCC CASH ACCOUNT	190,723.83
12225 - 12309; 151821, 265171, 524274, 758435, 1322153, 1323683, 8012023, 20981831, 2023072601 & 2023080801	COMPUTER CHECKS	
	COCC EXPENDITURES	
	PAYROLL	07/28/23 - 08/11/23 136,149.67
	PAYROLL TAX LIABILITY	07/28/23 - 08/11/23 27,740.59
	TOTAL	\$ 1,330,445.24

Payment Summary

Bank=sec8hap AND mm/yy=07/2023-08/2023 AND Check Date=07/21/2023-08/17/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	3865	0caguas - CAGUAS OF MUNICIPALITY	8/2/2023	08-2023	608.00
sec8hap - Section 8 HAP	3866	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	8/2/2023	08-2023	2,235.00
sec8hap - Section 8 HAP	3867	0counina - COURTER	8/2/2023	08-2023	1,042.00
sec8hap - Section 8 HAP	3868	0osccos8 - OSCEOLA COUNTY HOUSING	8/2/2023	08-2023	960.00
sec8hap - Section 8 HAP	3869	t0000660 - COLON	8/2/2023	08-2023	101.00
sec8hap - Section 8 HAP	3870	t0003357 - KENNEDY	8/2/2023	08-2023	81.00
sec8hap - Section 8 HAP	3871	t0004557 - RAMOS	8/2/2023	08-2023	24.00
sec8hap - Section 8 HAP	3872	t0004802 - MORRIS	8/2/2023	08-2023	15.00
sec8hap - Section 8 HAP	3873	t0004846 - ROTHMALLER	8/2/2023	08-2023	101.00
sec8hap - Section 8 HAP	3874	t0005188 - MELENDEZ	8/2/2023	08-2023	45.00
sec8hap - Section 8 HAP	3875	t0005231 - REDFERN	8/2/2023	08-2023	81.00
sec8hap - Section 8 HAP	3876	t0005288 - ROSADO	8/2/2023	08-2023	10.00
sec8hap - Section 8 HAP	3877	t0005571 - CARABALLO	8/2/2023	08-2023	22.00
sec8hap - Section 8 HAP	3878	t0005666 - BALDWIN	8/2/2023	08-2023	182.00
sec8hap - Section 8 HAP	3879	t0005731 - HAROLD	8/2/2023	08-2023	89.00
sec8hap - Section 8 HAP	3880	t0006338 - SAEZ	8/2/2023	08-2023	15.00
sec8hap - Section 8 HAP	3881	t0006766 - MOSS	8/2/2023	08-2023	188.00
sec8hap - Section 8 HAP	3882	t0007057 - DESAI	8/2/2023	08-2023	63.00
sec8hap - Section 8 HAP	3883	t0007521 - GALARZA-RIVERA	8/2/2023	08-2023	68.00
sec8hap - Section 8 HAP	3884	t0008517 - LUGO	8/2/2023	08-2023	4.00
sec8hap - Section 8 HAP	3885	t0010166 - ORTIZ	8/2/2023	08-2023	195.00
sec8hap - Section 8 HAP	3886	t0012267 - ACKLEY	8/2/2023	08-2023	18.00
sec8hap - Section 8 HAP	3887	t0012269 - PEYTON	8/2/2023	08-2023	64.00
sec8hap - Section 8 HAP	3888	t0012270 - MERCADO	8/2/2023	08-2023	1.00
sec8hap - Section 8 HAP	3889	t0012280 - LOPEZ	8/2/2023	08-2023	2.00
sec8hap - Section 8 HAP	3890	t0012304 - MEDINA	8/2/2023	08-2023	36.00
sec8hap - Section 8 HAP	3891	t0012529 - IRIZARRY	8/2/2023	08-2023	5.00
sec8hap - Section 8 HAP	3892	t0012910 - MESA	8/2/2023	08-2023	15.00
sec8hap - Section 8 HAP	3893	t0013692 - Rodriguez	8/2/2023	08-2023	55.00
sec8hap - Section 8 HAP	3894	t0013930 - Quinones	8/2/2023	08-2023	41.00
sec8hap - Section 8 HAP	3895	t0014859 - HALL	8/2/2023	08-2023	68.00
sec8hap - Section 8 HAP	3896	t0015067 - QUILES	8/2/2023	08-2023	107.00
sec8hap - Section 8 HAP	3897	t0015625 - MACIN	8/2/2023	08-2023	73.00
sec8hap - Section 8 HAP	3898	t0015636 - WILSON	8/2/2023	08-2023	36.00
sec8hap - Section 8 HAP	3899	t0015857 - PAYNE	8/2/2023	08-2023	41.00
sec8hap - Section 8 HAP	3900	t0015908 - BEARDSLEY	8/2/2023	08-2023	119.00
sec8hap - Section 8 HAP	3901	t0015929 - ALICEA	8/2/2023	08-2023	79.00
sec8hap - Section 8 HAP	3902	vfi033 - SEMINOLE COUNTY	8/2/2023	08-2023	1,298.00
sec8hap - Section 8 HAP	3903	vfi093 - ORANGE COUNTY HOUSING & C D	8/2/2023	08-2023	1,481.00
sec8hap - Section 8 HAP	3904	0housin - VINELAND HOUSING AUTHORITY	8/11/2023	08-2023	3,172.00
sec8hap - Section 8 HAP	19813	0537grap - 529-537 GRAPE STREET,LLC	8/3/2023	08-2023	441.00
sec8hap - Section 8 HAP	19814	0abobab - BABATUNDE O ABORISADE	8/3/2023	08-2023	687.00
sec8hap - Section 8 HAP	19815	0acojor - ACOSTA	8/3/2023	08-2023	2,579.00
sec8hap - Section 8 HAP	19816	0ahcpv - AFFORDABLE HOUSING CORPORATION	8/3/2023	08-2023	13,504.00

Payment Summary

Bank=sec8hap AND mm/yy=07/2023-08/2023 AND Check Date=07/21/2023-08/17/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	19817	0ahctaaa - AFFORDABLE HOUSING CORPORATION	8/3/2023	08-2023	86,478.00
sec8hap - Section 8 HAP	19818	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	8/3/2023	08-2023	77,083.00
sec8hap - Section 8 HAP	19819	0albreb - REBECCA C THOMPSON-ALBERT	8/3/2023	08-2023	301.00
sec8hap - Section 8 HAP	19820	0aljess - ALJESS LLC	8/3/2023	08-2023	905.00
sec8hap - Section 8 HAP	19821	0andcar - ANDUJAR	8/3/2023	08-2023	555.00
sec8hap - Section 8 HAP	19822	0andjon - JONATHAN ANDREOZZI	8/3/2023	08-2023	2,984.00
sec8hap - Section 8 HAP	19823	0andron - RONALD ANDRO	8/3/2023	08-2023	73.00
sec8hap - Section 8 HAP	19824	0aparab - AB APARTMENTS LLC	8/3/2023	08-2023	1,943.00
sec8hap - Section 8 HAP	19825	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	8/3/2023	08-2023	7,001.00
sec8hap - Section 8 HAP	19826	0assind - INDEPENDENCE ASSOCIATES LLC	8/3/2023	08-2023	832.00
sec8hap - Section 8 HAP	19827	0behhar - BEHRENS	8/3/2023	08-2023	350.00
sec8hap - Section 8 HAP	19828	0beredw - EDWIN C & SAVALYN BERGAMO	8/3/2023	08-2023	230.00
sec8hap - Section 8 HAP	19829	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	8/3/2023	08-2023	4,807.00
sec8hap - Section 8 HAP	19830	0betalp - ALPHA BETA CAMDEN LLC	8/3/2023	08-2023	1,440.00
sec8hap - Section 8 HAP	19831	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	8/3/2023	08-2023	783.00
sec8hap - Section 8 HAP	19832	0brewst - BREWSTER GARDEN APARTMENTS LLC	8/3/2023	08-2023	982.00
sec8hap - Section 8 HAP	19833	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	8/3/2023	08-2023	17,474.00
sec8hap - Section 8 HAP	19834	0bususa - USA BUSY BEE INC	8/3/2023	08-2023	930.00
sec8hap - Section 8 HAP	19835	0cackim - KIMBERLY A CACCHIOLI	8/3/2023	08-2023	1,256.00
sec8hap - Section 8 HAP	19836	0camnil - NILZA R CAMACHO	8/3/2023	08-2023	1,066.00
sec8hap - Section 8 HAP	19837	0carjos - CARVALHO	8/3/2023	08-2023	702.00
sec8hap - Section 8 HAP	19838	0carmar - SIMOES	8/3/2023	08-2023	791.00
sec8hap - Section 8 HAP	19839	0casros - CASTILLO	8/3/2023	08-2023	659.00
sec8hap - Section 8 HAP	19840	0cbrenta - C & B RENTAL	8/3/2023	08-2023	867.00
sec8hap - Section 8 HAP	19841	0cdgard - CD GARDENS INC.	8/3/2023	08-2023	2,657.00
sec8hap - Section 8 HAP	19842	0chajos - JOSEPH T CHAMBERS	8/3/2023	08-2023	950.00
sec8hap - Section 8 HAP	19843	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	8/3/2023	08-2023	4,795.00
sec8hap - Section 8 HAP	19844	0chuoks - OKSANA CHUMAK	8/3/2023	08-2023	1,575.00
sec8hap - Section 8 HAP	19845	0colmac - MACY A COLLINS	8/3/2023	08-2023	677.00
sec8hap - Section 8 HAP	19846	0corjua - CORTES	8/3/2023	08-2023	2,695.00
sec8hap - Section 8 HAP	19847	0cridan - DANA CRISS	8/3/2023	08-2023	835.00
sec8hap - Section 8 HAP	19848	0crofre - FBF ASSOCIATES INC	8/3/2023	08-2023	800.00
sec8hap - Section 8 HAP	19849	0damjos - DAMATO	8/3/2023	08-2023	879.00
sec8hap - Section 8 HAP	19850	0dejyes - YESENIA DEJESUS	8/3/2023	08-2023	1,700.00
sec8hap - Section 8 HAP	19851	0delwil - WILSON ZUNUN DE LEON	8/3/2023	08-2023	648.00
sec8hap - Section 8 HAP	19852	0dibwil - WILLIAM V DIBIASE	8/3/2023	08-2023	1,191.00
sec8hap - Section 8 HAP	19853	0eas307 - 307 N EAST AVE LLC	8/3/2023	08-2023	951.00
sec8hap - Section 8 HAP	19854	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	8/3/2023	08-2023	677.00
sec8hap - Section 8 HAP	19855	0edwdip - EDWARD DIPALMA	8/3/2023	08-2023	955.00
sec8hap - Section 8 HAP	19856	0egbmar - MARY J EGBEH	8/3/2023	08-2023	1,534.00
sec8hap - Section 8 HAP	19857	0einmar - MARTIN JAY EINSTEIN	8/3/2023	08-2023	676.00
sec8hap - Section 8 HAP	19858	0equacc - ACCUMULATING EQUITY PARTNERS LLC	8/3/2023	08-2023	8,609.00
sec8hap - Section 8 HAP	19859	0estros - ESTATE OF LUIS A ROSADO-TORRES	8/3/2023	08-2023	474.00
sec8hap - Section 8 HAP	19860	0famfai - Faiola Family LP	8/3/2023	08-2023	221.00

Payment Summary

Bank=sec8hap AND mm/yy=07/2023-08/2023 AND Check Date=07/21/2023-08/17/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	19861	Ofiodor - FLOWERS	8/3/2023	08-2023	884.00
sec8hap - Section 8 HAP	19862	Og.b.ltd - G B LTD OPER CO INC	8/3/2023	08-2023	1,005.00
sec8hap - Section 8 HAP	19863	Ogarabn - ABNER GARCIA	8/3/2023	08-2023	478.00
sec8hap - Section 8 HAP	19864	Ogarsal - GARCIA	8/3/2023	08-2023	1,797.00
sec8hap - Section 8 HAP	19865	Ogarspr - SPRING GARDENS VINELAND LLC	8/3/2023	08-2023	7,882.00
sec8hap - Section 8 HAP	19866	Ogarvin - VINELAND GARDENS LLC	8/3/2023	08-2023	895.00
sec8hap - Section 8 HAP	19867	Oghebre - BRENDAN G GHEEN	8/3/2023	08-2023	907.00
sec8hap - Section 8 HAP	19868	Ogibjam - GRIBBLE JR	8/3/2023	08-2023	835.00
sec8hap - Section 8 HAP	19869	Ogroche - CHERRY GROUP LLC	8/3/2023	08-2023	1,550.00
sec8hap - Section 8 HAP	19870	Ogromad - MADHU GROUP LLC	8/3/2023	08-2023	2,200.00
sec8hap - Section 8 HAP	19871	Ohagdan - DANIEL HAGEMAN JR	8/3/2023	08-2023	2,761.00
sec8hap - Section 8 HAP	19872	Ohemtom - BTW 4 LLC	8/3/2023	08-2023	1,150.00
sec8hap - Section 8 HAP	19873	Ohereri - 123 SOUTH 4TH STREET LLC	8/3/2023	08-2023	3,948.00
sec8hap - Section 8 HAP	19874	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	8/3/2023	08-2023	2,322.00
sec8hap - Section 8 HAP	19875	Ohfprop - HF PROPERTY MANAGEMENT	8/3/2023	08-2023	1,338.00
sec8hap - Section 8 HAP	19876	Oholasm - ASM HOLDINGS LLC	8/3/2023	08-2023	487.00
sec8hap - Section 8 HAP	19877	Oholvin - VINELAND 18 HOLDINGS LLC	8/3/2023	08-2023	579.00
sec8hap - Section 8 HAP	19878	Ohomhec - HECS HOMES LLC	8/3/2023	08-2023	962.00
sec8hap - Section 8 HAP	19879	Ohomoa - O&A HOME RENTAL LLC	8/3/2023	08-2023	1,400.00
sec8hap - Section 8 HAP	19880	Ohomsky - SKYLO HOMES LLC	8/3/2023	08-2023	631.00
sec8hap - Section 8 HAP	19881	Ohomtar - TARKILN HOMES LLC	8/3/2023	08-2023	5,484.00
sec8hap - Section 8 HAP	19882	Ohormil - MILLVILLE HORIZON LLC	8/3/2023	08-2023	1,528.00
sec8hap - Section 8 HAP	19883	Ohougol - GOLD HOUSING PROVIDERS LLC	8/3/2023	08-2023	827.00
sec8hap - Section 8 HAP	19884	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	8/3/2023	08-2023	401.00
sec8hap - Section 8 HAP	19885	Ohowkev - KEVIN HOWARD	8/3/2023	08-2023	3,042.00
sec8hap - Section 8 HAP	19886	Oiaplis - LISA A IAPALUCCI	8/3/2023	08-2023	1,513.00
sec8hap - Section 8 HAP	19887	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	8/3/2023	08-2023	1,577.00
sec8hap - Section 8 HAP	19888	Oinweb - WEBER INVESTMENT GROUP LLC	8/3/2023	08-2023	2,000.00
sec8hap - Section 8 HAP	19889	Okapala - PANDA REALTY GROUP LLC	8/3/2023	08-2023	1,271.00
sec8hap - Section 8 HAP	19890	Okatjay - JAY-KAT INVESTMENTS, LLC	8/3/2023	08-2023	885.00
sec8hap - Section 8 HAP	19891	Oklc1llc - KLC1 LLC	8/3/2023	08-2023	1,383.00
sec8hap - Section 8 HAP	19892	Olandic - LANDICINI 566 LLC	8/3/2023	08-2023	121.00
sec8hap - Section 8 HAP	19893	Olanedw - EDWARD J LANG	8/3/2023	08-2023	1,300.00
sec8hap - Section 8 HAP	19894	Olebzai - LEBRON	8/3/2023	08-2023	1,711.00
sec8hap - Section 8 HAP	19895	Olegmay - MAYERFELD LEGACY TRUST	8/3/2023	08-2023	466.00
sec8hap - Section 8 HAP	19896	Olevgab - GABRIELLE LEVITT	8/3/2023	08-2023	850.00
sec8hap - Section 8 HAP	19897	Olhrent - L & H RENTALS	8/3/2023	08-2023	792.00
sec8hap - Section 8 HAP	19898	Olinrob - ROBERT LINDNER	8/3/2023	08-2023	446.00
sec8hap - Section 8 HAP	19899	Ollckoo - KOONER LLC	8/3/2023	08-2023	1,707.00
sec8hap - Section 8 HAP	19900	Olocloc - LOCATION LOCATION & TIMING LLC	8/3/2023	08-2023	956.00
sec8hap - Section 8 HAP	19901	Olonlav - DAVID LONGINI	8/3/2023	08-2023	471.00
sec8hap - Section 8 HAP	19902	Olopyad - YADIRA LOPEZ	8/3/2023	08-2023	603.00
sec8hap - Section 8 HAP	19903	Olospro - LOST PROPERTIES LLC	8/3/2023	08-2023	3,219.00
sec8hap - Section 8 HAP	19904	Omapgre - GREENWOOD MAPLE JAY LLC	8/3/2023	08-2023	874.00

Payment Summary

Bank=sec8hap AND mm/yy=07/2023-08/2023 AND Check Date=07/21/2023-08/17/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	19905	Omelrose - MELROSE COURT LP	8/3/2023	08-2023	20,835.00
sec8hap - Section 8 HAP	19906	Omenbre - MENDEZ	8/3/2023	08-2023	245.00
sec8hap - Section 8 HAP	19907	Omillvil - MILLVILLE REALTY CORPORATION	8/3/2023	08-2023	1,813.00
sec8hap - Section 8 HAP	19908	Omiryar - MIRANDA	8/3/2023	08-2023	4,087.00
sec8hap - Section 8 HAP	19909	Omonbry - BRYAN P. MONTEMURRO	8/3/2023	08-2023	649.00
sec8hap - Section 8 HAP	19910	Oneeshr - SHREE NEEL LLC	8/3/2023	08-2023	2,425.00
sec8hap - Section 8 HAP	19911	Onegcar - CARLOS NEGRON JR	8/3/2023	08-2023	788.00
sec8hap - Section 8 HAP	19912	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	8/3/2023	08-2023	29,864.00
sec8hap - Section 8 HAP	19913	Ooyojos - JOSE N OYOLA	8/3/2023	08-2023	536.00
sec8hap - Section 8 HAP	19914	Opaeast - EAST PARK APARTMENTS	8/3/2023	08-2023	7,870.00
sec8hap - Section 8 HAP	19915	Opagang - ANGEL L PAGAN	8/3/2023	08-2023	1,400.00
sec8hap - Section 8 HAP	19916	Oparest - PARVIN ESTATES LLC	8/3/2023	08-2023	66.00
sec8hap - Section 8 HAP	19917	Opargle - GLEN PARK APARTMENTS LP	8/3/2023	08-2023	1,097.00
sec8hap - Section 8 HAP	19918	Oparkto - PARK TOWNE APTS LLC	8/3/2023	08-2023	11,938.00
sec8hap - Section 8 HAP	19919	Opasmar - PASTORE	8/3/2023	08-2023	1,070.00
sec8hap - Section 8 HAP	19920	Opoisil - SILVER POINT MANAGEMENT LLC	8/3/2023	08-2023	376.00
sec8hap - Section 8 HAP	19921	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	8/3/2023	08-2023	644.00
sec8hap - Section 8 HAP	19922	Oprofam - FAM PROPERTY MANAGEMENT LLC	8/3/2023	08-2023	1,280.00
sec8hap - Section 8 HAP	19923	Oprotim - TIMARIA PROPERTIES LLC	8/3/2023	08-2023	1,557.00
sec8hap - Section 8 HAP	19924	Oquilou - QUILES	8/3/2023	08-2023	374.00
sec8hap - Section 8 HAP	19925	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	8/3/2023	08-2023	149,766.00
sec8hap - Section 8 HAP	19926	Oramnic - NICHOLAS P RAMBONE	8/3/2023	08-2023	1,237.00
sec8hap - Section 8 HAP	19927	Oreajba - JBAR REALTY LLC	8/3/2023	08-2023	911.00
sec8hap - Section 8 HAP	19928	Orealbf - B & F REAL ESTATE HOLDINGS LLC	8/3/2023	08-2023	1,610.00
sec8hap - Section 8 HAP	19929	Orealsa - S & A REALTY ENTERPRISES LLC	8/3/2023	08-2023	668.00
sec8hap - Section 8 HAP	19930	Oreamat - MATURO REALTY INC	8/3/2023	08-2023	2,499.00
sec8hap - Section 8 HAP	19931	Oreasar - SARA REAVES	8/3/2023	08-2023	470.00
sec8hap - Section 8 HAP	19932	Oregche - REGENCY CHESTNUT COURT	8/3/2023	08-2023	8,817.00
sec8hap - Section 8 HAP	19933	Oregeas - REGENCY EAST LLC	8/3/2023	08-2023	2,505.00
sec8hap - Section 8 HAP	19934	Oreisup - SUPERIOR RE INVESTMENTS LLC	8/3/2023	08-2023	1,800.00
sec8hap - Section 8 HAP	19935	Orenaco - ACOSTA RENTAL LLC	8/3/2023	08-2023	1,891.00
sec8hap - Section 8 HAP	19936	Orenokg - K G RENOVATIONS LLC	8/3/2023	08-2023	1,121.00
sec8hap - Section 8 HAP	19937	Oriscam - CAMDEN RISING 2 LLC	8/3/2023	08-2023	1,139.00
sec8hap - Section 8 HAP	19938	Orivdie - DIEGO A RIVERA	8/3/2023	08-2023	2,806.00
sec8hap - Section 8 HAP	19939	Oriviri - IRIS J RIVERA	8/3/2023	08-2023	1,050.00
sec8hap - Section 8 HAP	19940	Orivvic - VICTORIANO RIVERA JR	8/3/2023	08-2023	522.00
sec8hap - Section 8 HAP	19941	Ormidprop - R MIDDLETON PROPERTIES LLC	8/3/2023	08-2023	848.00
sec8hap - Section 8 HAP	19942	Orodhen - HENRY RODRIGUEZ	8/3/2023	08-2023	881.00
sec8hap - Section 8 HAP	19943	OrogLuc - ROGERS	8/3/2023	08-2023	754.00
sec8hap - Section 8 HAP	19944	Orogsal - SALVATORE W ROGGIO	8/3/2023	08-2023	803.00
sec8hap - Section 8 HAP	19945	Orpjpro - RPJ PROPERTIES LLC	8/3/2023	08-2023	14,173.00
sec8hap - Section 8 HAP	19946	Oruppab - RUPERTO	8/3/2023	08-2023	1,175.00
sec8hap - Section 8 HAP	19947	Osaiger - GERALD M SAINOT JR	8/3/2023	08-2023	1,758.00
sec8hap - Section 8 HAP	19948	Osaldasda - DAMIAN & ELAINE SALAS	8/3/2023	08-2023	797.00

Payment Summary

Bank=sec8hap AND mm/yy=07/2023-08/2023 AND Check Date=07/21/2023-08/17/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date
					Amount Reconciled
sec8hap - Section 8 HAP	19949	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	8/3/2023	08-2023	736.00
sec8hap - Section 8 HAP	19950	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	8/3/2023	08-2023	404.00
sec8hap - Section 8 HAP	19951	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	8/3/2023	08-2023	309.00
sec8hap - Section 8 HAP	19952	Oshabru - BRUCE D SHAW	8/3/2023	08-2023	1,251.00
sec8hap - Section 8 HAP	19953	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	8/3/2023	08-2023	1,703.00
sec8hap - Section 8 HAP	19954	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	8/3/2023	08-2023	263.00
sec8hap - Section 8 HAP	19955	Osotalb - ALBERTO SOTO	8/3/2023	08-2023	1,090.00
sec8hap - Section 8 HAP	19956	Osqulan - LANDIS SQUARE SR APTS	8/3/2023	08-2023	2,109.00
sec8hap - Section 8 HAP	19957	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	8/3/2023	08-2023	1,695.00
sec8hap - Section 8 HAP	19958	Oswaway - WAYNE SWANSON	8/3/2023	08-2023	97.00
sec8hap - Section 8 HAP	19959	Otayver - TAYLOR	8/3/2023	08-2023	637.00
sec8hap - Section 8 HAP	19960	Othapau - ALBERTA A QUAIROLI ESTATE	8/3/2023	08-2023	1,082.00
sec8hap - Section 8 HAP	19961	Otimesus - SUSAN V TIMMRECK	8/3/2023	08-2023	794.00
sec8hap - Section 8 HAP	19962	Ovasdap - DAPHNE VASSALOTTI	8/3/2023	08-2023	593.00
sec8hap - Section 8 HAP	19963	Oveljon - JONATHAN VELEZ	8/3/2023	08-2023	1,398.00
sec8hap - Section 8 HAP	19964	Ovelmal - MALADA CRESPO VELEZ	8/3/2023	08-2023	739.00
sec8hap - Section 8 HAP	19965	Ovhosri - SRI VHOMES LLC	8/3/2023	08-2023	1,650.00
sec8hap - Section 8 HAP	19966	Ovinlan - VINELAND VILLAGE APTS	8/3/2023	08-2023	6,983.00
sec8hap - Section 8 HAP	19967	Ovirulou - LOUIS A VIRUET	8/3/2023	08-2023	992.00
sec8hap - Section 8 HAP	19968	Ovitdor - VITALO	8/3/2023	08-2023	885.00
sec8hap - Section 8 HAP	19969	Owalnut - WALNUT REALTY ASSOCIATES LLC	8/3/2023	08-2023	8,651.00
sec8hap - Section 8 HAP	19970	Owassey - SEYMOUR WASSERSTRUM	8/3/2023	08-2023	1,200.00
sec8hap - Section 8 HAP	19971	Owhejon - WHEELER	8/3/2023	08-2023	472.00
sec8hap - Section 8 HAP	19972	Owolpro - WOLF PROPERTY HOLDINGS LLC	8/3/2023	08-2023	1,266.00
sec8hap - Section 8 HAP	19973	Owrialf - ALFRED WRIGHT	8/3/2023	08-2023	680.00
sec8hap - Section 8 HAP	500026	Oabrawi - ABRAHAN HEREDIA	8/3/2023	08-2023	0.00
sec8hap - Section 8 HAP	500027	Ochainv - CHAAD INVESTMENTS LLC	8/3/2023	08-2023	0.00
sec8hap - Section 8 HAP	500028	Ollciig - IIG-1 LLC	8/3/2023	08-2023	0.00
					668,074.00

Payment Summary

Bank=sec8adm AND mm/yy=07/2023-08/2023 AND Check Date=07/21/2023-08/17/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date
					Amount Reconciled
sec8adm - Section 8 Admii	714	appplu - Appliance Plus, Inc.	7/28/2023	07-2023	429.00
sec8adm - Section 8 Admii	715	joskel - JOSEPH KELLY	7/28/2023	07-2023	100.00
sec8adm - Section 8 Admii	716	micras - Michael Rase	7/28/2023	07-2023	100.00
sec8adm - Section 8 Admii	717	stinson - THOMAS STINSON	7/28/2023	07-2023	100.00
sec8adm - Section 8 Admii	718	0caguas - CAGUAS OF MUNICIPALITY	8/2/2023	08-2023	72.64
sec8adm - Section 8 Admii	719	0osccos8 - OSCEOLA COUNTY HOUSING	8/2/2023	08-2023	65.16
sec8adm - Section 8 Admii	720	vf033 - SEMINOLE COUNTY	8/2/2023	08-2023	65.16
sec8adm - Section 8 Admii	721	vf093 - ORANGE COUNTY HOUSING & C D	8/2/2023	08-2023	65.16
sec8adm - Section 8 Admii	722	appplu - Appliance Plus, Inc.	8/11/2023	08-2023	1,337.00
sec8adm - Section 8 Admii	20232020022	vha - HOUSING AUTHORITY CITY OF VINELAND	7/21/2023	07-2023	236,255.87 7/31/2023

Payment Summary

Bank=sec8hap AND mm/yy=07/2023-08/2023 AND Check Date=07/21/2023-08/17/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
sec8adm - Section 8 Admi	20232020023	vha - HOUSING AUTHORITY CITY OF VINELAND	7/21/2023	07-2023	7/31/2023	57,100.00
						295,689.99

Payment Summary

Bank=capsecdp AND mm/yy=07/2023-08/2023 AND Check Date=07/21/2023-08/17/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
capsecdp - PH Sec Dep Acc	219	vha - HOUSING AUTHORITY CITY OF VINELAND	7/28/2023	07-2023		1,147.39
						1,147.39

Payment Summary

Bank=capgenfd AND mm/yy=07/2023-08/2023 AND Check Date=07/21/2023-08/17/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
capgenfd - Public Housing C	2542	sjgas - South Jersey Gas Company	7/21/2023	07-2023		864.39
capgenfd - Public Housing C	2543	vmu - Vineland Municipal Utilities	7/21/2023	07-2023		1,483.76
capgenfd - Public Housing C	2544	vmu - Vineland Municipal Utilities	7/21/2023	07-2023		1,019.36
capgenfd - Public Housing C	2545	vmu - Vineland Municipal Utilities	7/21/2023	07-2023		5,756.59
capgenfd - Public Housing C	2546	landis - Landis Sewerage Authority	7/28/2023	07-2023		1,040.00
capgenfd - Public Housing C	2547	vmu - Vineland Municipal Utilities	8/7/2023	08-2023		567.16
capgenfd - Public Housing C	2548	sjgas - South Jersey Gas Company	8/7/2023	08-2023		78.51
capgenfd - Public Housing C	2549	vha - HOUSING AUTHORITY CITY OF VINELAND	8/9/2023	08-2023		50.00
capgenfd - Public Housing C	2550	njdmv - NJ Motor Vehicle Commission	8/14/2023	08-2023		60.00
						10,919.77

Payment Summary

Bank=cocc AND mm/yy=07/2023-08/2023 AND Check Date=07/21/2023-08/17/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
cocc - Central Office Cost	12225	sjgas - South Jersey Gas Company	7/21/2023	07-2023		186.94
cocc - Central Office Cost	12226	vmu - Vineland Municipal Utilities	7/24/2023	07-2023		5,559.80
cocc - Central Office Cost	12227	aceplu - Ace Plumbing and Electrical Supplies Inc	7/28/2023	07-2023		37.83
cocc - Central Office Cost	12228	adcass - Advanced Cabinetry & Storage Systems LLC	7/28/2023	07-2023		1,959.00
cocc - Central Office Cost	12229	canbus - Canon Solutions America Inc	7/28/2023	07-2023		79.35
cocc - Central Office Cost	12230	cdwgov - CDW Government Inc	7/28/2023	07-2023		116.26
cocc - Central Office Cost	12231	combus - COMCAST	7/28/2023	07-2023		398.35
cocc - Central Office Cost	12232	daily - The Daily Journal	7/28/2023	07-2023		232.20
cocc - Central Office Cost	12233	eldpes - ELDER PEST CONTROL, INC.	7/28/2023	07-2023		2,038.50
cocc - Central Office Cost	12234	lowes - Lowes Business Account	7/28/2023	07-2023		278.77
cocc - Central Office Cost	12235	mason - W B Mason Co Inc	7/28/2023	07-2023		195.70
cocc - Central Office Cost	12236	miles - Miles IT Company	7/28/2023	07-2023		1,060.44
cocc - Central Office Cost	12237	provan - PROVANTAGE LLC	7/28/2023	07-2023		977.98
cocc - Central Office Cost	12238	sherwi - Sherwin Williams Company	7/28/2023	07-2023		278.60
cocc - Central Office Cost	12239	shred - Shred-It USA LLC	7/28/2023	07-2023		69.90
cocc - Central Office Cost	12240	sjappra - South Jersey Appraisal Associates LLC	7/28/2023	07-2023		1,200.00
cocc - Central Office Cost	12241	tfcame - T & F CAMERA SHOP, INC.	7/28/2023	07-2023		60.00
cocc - Central Office Cost	12242	cwa - Communications Workers of America	7/28/2023	07-2023		249.78
cocc - Central Office Cost	12243	vhapet - Gloria Pomales	8/1/2023	08-2023		321.23
cocc - Central Office Cost	12244	amacap - Amazon Capital Services Inc	8/4/2023	08-2023		77.73
cocc - Central Office Cost	12245	coloni - Colonial Electrical Supply	8/4/2023	08-2023		466.78
cocc - Central Office Cost	12246	finog - FINOG Environmental Inc	8/4/2023	08-2023		550.00
cocc - Central Office Cost	12247	hompro - Home Depot Pro	8/4/2023	08-2023		521.48
cocc - Central Office Cost	12248	miles - Miles IT Company	8/4/2023	08-2023		4,156.80

Payment Summary

Bank=sec8hap AND mm/yy=07/2023-08/2023 AND Check Date=07/21/2023-08/17/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	12249	pdq - PDQ Supply Inc	8/4/2023	08-2023	1,603.80
cocc - Central Office Cost	12250	weaequ - Weaver Equipment Sales & Service	8/4/2023	08-2023	35.98
cocc - Central Office Cost	12251	blachew - Blachewicz	8/8/2023	08-2023	89.96
cocc - Central Office Cost	12252	adcass - Advanced Cabinetry & Storage Systems LLC	8/11/2023	08-2023	668.00
cocc - Central Office Cost	12253	carahsoft - Carahsoft Technology Corporation	8/11/2023	08-2023	2,296.32
cocc - Central Office Cost	12254	ccia - Cumberland Co Improvement Auth	8/11/2023	08-2023	212.01
cocc - Central Office Cost	12255	highlan - Highland Carpet Outlet Inc.	8/11/2023	08-2023	1,125.00
cocc - Central Office Cost	12256	mventi - MIRIAM CRAIG-VENTI	8/11/2023	08-2023	1,695.00
cocc - Central Office Cost	12257	pbrese - Reserve Account	8/11/2023	08-2023	1,000.00
cocc - Central Office Cost	12258	pdq - PDQ Supply Inc	8/11/2023	08-2023	622.50
cocc - Central Office Cost	12259	sherwi - Sherwin Williams Company	8/11/2023	08-2023	9.56
cocc - Central Office Cost	12260	totsec - Total Security Alarms, LLC.	8/11/2023	08-2023	1,441.00
cocc - Central Office Cost	12261	tricit - Tri City Products	8/11/2023	08-2023	113.18
cocc - Central Office Cost	12262	verivi - Verizon Wireless	8/11/2023	08-2023	1,510.50
cocc - Central Office Cost	12263	vldfir - City of Vineland, Fire Prevention Bureau	8/11/2023	08-2023	275.00
cocc - Central Office Cost	12264	wex - WEX Bank	8/11/2023	08-2023	2,460.47
cocc - Central Office Cost	12265	acehar - Vineland Ace Hardware East	8/17/2023	08-2023	132.83
cocc - Central Office Cost	12266	ambcom - Ambient Comfort	8/17/2023	08-2023	775.00
cocc - Central Office Cost	12267	aprsup - APR SUPPLY CO	8/17/2023	08-2023	407.65
cocc - Central Office Cost	12268	avena - Linda M Avena CPA	8/17/2023	08-2023	7,083.34
cocc - Central Office Cost	12269	babbitt - Babbitt Manufacturing Co, Inc.	8/17/2023	08-2023	480.00
cocc - Central Office Cost	12270	blocklsi - TELESYSTEM	8/17/2023	08-2023	1,828.37
cocc - Central Office Cost	12271	bottin - Bottinos Supermarkets Inc	8/17/2023	08-2023	139.70
cocc - Central Office Cost	12272	brooke - The Brooke Group LLC	8/17/2023	08-2023	911.25
cocc - Central Office Cost	12273	brownc - Brown & Connery LLP	8/17/2023	08-2023	2,202.20
cocc - Central Office Cost	12274	callexp - Call Experts New Jersey	8/17/2023	08-2023	478.93
cocc - Central Office Cost	12275	canbus - Canon Solutions America Inc	8/17/2023	08-2023	198.71
cocc - Central Office Cost	12276	ccia - Cumberland Co Improvement Auth	8/17/2023	08-2023	3,164.94
cocc - Central Office Cost	12277	cintas - Cintas Corporation #100	8/17/2023	08-2023	623.55
cocc - Central Office Cost	12278	coloni - Colonial Electrical Supply	8/17/2023	08-2023	255.30
cocc - Central Office Cost	12279	cullig - South Jersey Culligan Water	8/17/2023	08-2023	145.88
cocc - Central Office Cost	12280	eldpes - ELDER PEST CONTROL, INC.	8/17/2023	08-2023	432.50
cocc - Central Office Cost	12281	enviro - EnviroSafe	8/17/2023	08-2023	1,600.00
cocc - Central Office Cost	12282	genelec - Gen X Electrical Contractors LLC	8/17/2023	08-2023	380.00
cocc - Central Office Cost	12283	grucci - GRUCCIO, PEPPER, DESANTO, & RUTH	8/17/2023	08-2023	962.50
cocc - Central Office Cost	12284	haldon - Donovan Architects, LLC.	8/17/2023	08-2023	9,718.55
cocc - Central Office Cost	12285	hdsupp - HD Supply Facilities Maintenance LTD	8/17/2023	08-2023	929.34
cocc - Central Office Cost	12286	highlan - Highland Carpet Outlet Inc.	8/17/2023	08-2023	1,125.00
cocc - Central Office Cost	12287	hill - Ronald Hill	8/17/2023	08-2023	1,000.00
cocc - Central Office Cost	12288	himinha - DELSEA LAUNDROMAT	8/17/2023	08-2023	680.00
cocc - Central Office Cost	12289	homede - Home Depot Credit Services	8/17/2023	08-2023	588.56
cocc - Central Office Cost	12290	hompro - Home Depot Pro	8/17/2023	08-2023	7,325.52
cocc - Central Office Cost	12291	mall - MALL CHEVROLET INC	8/17/2023	08-2023	41,515.65
cocc - Central Office Cost	12292	mason - W B Mason Co Inc	8/17/2023	08-2023	113.50
cocc - Central Office Cost	12293	maxcom - Max Communications Inc	8/17/2023	08-2023	568.65
cocc - Central Office Cost	12294	micdev - Michael Dever	8/17/2023	08-2023	1,756.88
cocc - Central Office Cost	12295	miles - Miles IT Company	8/17/2023	08-2023	12,326.00
cocc - Central Office Cost	12296	natten - National Tenant Network	8/17/2023	08-2023	1,283.00
cocc - Central Office Cost	12297	njelev - Treasurer State of NJ	8/17/2023	08-2023	830.00
cocc - Central Office Cost	12298	njlabo - State of New Jersey	8/17/2023	08-2023	281.03

Payment Summary

Bank=sec8hap AND mm/yy=07/2023-08/2023 AND Check Date=07/21/2023-08/17/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
cocc - Central Office Cost	12299	presso - Press of Atlantic City	8/17/2023	08-2023	50.40
cocc - Central Office Cost	12300	provan - PROVANTAGE LLC	8/17/2023	08-2023	673.03
cocc - Central Office Cost	12301	riggin - Riggins Inc	8/17/2023	08-2023	121.03
cocc - Central Office Cost	12302	ronmil - Ronald Miller	8/17/2023	08-2023	52.50
cocc - Central Office Cost	12303	rpmlan - RPM Landscape Contractor LLC	8/17/2023	08-2023	1,575.00
cocc - Central Office Cost	12304	sherwi - Sherwin Williams Company	8/17/2023	08-2023	417.90
cocc - Central Office Cost	12305	sjglas - South Jersey Glass & Door Company	8/17/2023	08-2023	172.00
cocc - Central Office Cost	12306	staadv - Staples, Inc.	8/17/2023	08-2023	760.38
cocc - Central Office Cost	12307	ulbric - Ulbrich-Scull Investigations LLC	8/17/2023	08-2023	1,966.25
cocc - Central Office Cost	12308	vercon - Verizon Connect Fleet USA LLC	8/17/2023	08-2023	395.90
cocc - Central Office Cost	12309	waeaqu - Weaver Equipment Sales & Service	8/17/2023	08-2023	11.92
cocc - Central Office Cost	151821	vmu - Vineland Municipal Utilities	8/3/2023	08-2023	6,731.01
cocc - Central Office Cost	265171	vmu - Vineland Municipal Utilities	8/3/2023	08-2023	5,966.29
cocc - Central Office Cost	524274	vmu - Vineland Municipal Utilities	8/3/2023	08-2023	6,153.17
cocc - Central Office Cost	758435	vmu - Vineland Municipal Utilities	8/3/2023	08-2023	6,225.76
cocc - Central Office Cost	1322153	axaequ - Equitable	7/31/2023	07-2023	2,315.00
cocc - Central Office Cost	1323683	axaequ - Equitable	8/11/2023	08-2023	2,015.00
cocc - Central Office Cost	8012023	afac - AFLAC	8/1/2023	08-2023	156.00
cocc - Central Office Cost	20981831	pers - Public Employees Retirement System	7/31/2023	07-2023	15,626.04
cocc - Central Office Cost	2023072601	paychex - Paychex of New York LLC	7/28/2023	07-2023	420.61
cocc - Central Office Cost	2023080801	paychex - Paychex of New York LLC	8/11/2023	08-2023	442.61
					190,723.83

8/14/23

HOUSING AUTHORITY OF VINELAND - AUGUST, 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. 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. Trial has been scheduled for August 16, 2023.

4. 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 took place on August 2, 2023 and judgment for possession was granted at that time. The warrant of removal was served on August 9, 2023. This matter will be removed from the list.

8/14/23

MELROSE COURT - AUGUST, 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 took place on August 2, 2023. At that time, the tenant consented to leave the premises. This matter will be removed from the list.