Housing Authority of the City of Vineland

191 W. Chestnut Ave. – Vineland, NJ 08360



Board of Commissioners'

Meeting

September 18, 2025
6 p.m.

Board of Commissioners
Mario Ruiz-Mesa, Chairman
Chris Chapman
Brian Asselta
Albert Porter
Iris Acosta-Jimenez
Elizabeth Serrano
Michael Watson, Esquire – Solicitor



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

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Jacqueline S. Jones, Executive Director

September 10, 2025

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, September 18, 2025 at <u>6:00 p.m.</u> at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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

Sincerely,

Jacqueline S. Jones

Executive Director

JSJ:gp

Enclosures

REVISED

Housing Authority of the City of Vineland *AGENDA*

Thursday, September 18, 2025 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 August 21, 2025
- 5. Fee Accountant's Report
- 6. Executive Director's Report
- 7. Committee Reports Contract Committee
- 8. Old Business
- 9. New Business
- 10. Resolutions:
- # 2025-53 Monthly Expenses (updated)
- # 2025-54 JIF Membership Renewal
- # 2025-55 Awarding Fee Accounting Services Contract
- # 2025-56 Awarding Auditing Services Contract
- # 2025-57 Awarding Architectural & Engineering Services Contract
- # 2025-58 Awarding Legal Services Contract General Counsel
- # 2025-59 Awarding Special Legal Services Contract Labor Relations Counsel
- # 2025-60 Awarding Consulting Services Contract
- # 2025-61 Dispose of Furniture & Equipment Utilizing the Disposition Policy
- # 2025-62 Approving Change Order #9 for Construction Renovations at D'Orazio Terrace
- # 2025-63 Approve Transfer of Ownership of Authority Owned Vehicle to Cape May H.A.

Executive Session if required

- 11. Comments from the press and/or public (limited to 5 minutes for each speaker)
- 12. Comments from Board Members

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

13. Adjournment

Housing Authority of the City of Vineland

REGULAR MEETING Thursday, August 21, 2025 6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, August 21, 2025, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

Commissioner Chris Chapman Commissioner Brian Asselta Chairperson Mario Ruiz-Mesa Commissioner Albert Porter Commissioner Iris Acosta-Jimenez Commissioner Elizabeth Serrano

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

Chairperson Ruiz-Mesa read the Sunshine Law.

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on July 17, 2025. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Albert Porter	(Abstain)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Serrano	(Yes)

Fee Account's Report:

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the ten months ending July 31, 2025.

Executive Director's Report:

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones asked Ron Miller for an update on projects.

Ron Miller reported that the Tarkiln Acres roof replacement status remains the same as last month. Proposals received and are under review.

Regarding the Kidston and Olivio Towers elevator refurbishment, Ron met with Otis on site along with Lerch Bates earlier this month. An adjuster was sent because they believe the problem lies from a variable frequency drive (VFD). This drive adjusts the motor speed on the elevator but altering frequency voltage of the motor to regulate speed. In particular, at Kidston Towers the car stops and this is where adjustments are trying to be made. There is a meeting next week with Elevator Control Corporation, who is the manufacturer of the control equipment for this elevator, Lerch Bates and the Housing Authority team. This meeting will be held onsite at the building to

troubleshoot the VFD parameters. The elevators have been operational at Kidston Towers and whenever they do go out of service, the appropriate calls are made to Otis to enter service tickets. Olivio Towers elevators have been operating reliably.

Vineland Water Conditioning received the parts for the Kidston and Olivio Towers water filtration system. They will be coming out next week to install the parts.

In regard to Kidston and Olivio Towers fire pump replacement project, the filling station was installed. The pumps were never out of service the entire time and the Authority is in the closeout stage of the project.

The sale of the Scattered Site homes was completed. The remaining homes will remain in the Authority's inventory. AEI Consultants is scheduled for a call with the VHA's consultants and operations team to discuss the reports in detail to move forward with the process and the RAD conversion. It is anticipated to have RAD conversion completed in the first quarter of next year on the remaining scattered sites as long as the reports are clean.

D'Orazio Terrace Building #1 is essentially closed out. The contractors punch list is completed. The parking lot line striping and the signage are being completed by the VHA maintenance.

A & E proposals for the D'Orazio Terrace Community Room have been received and they are under review.

The units that were affected at D'Orazio Terrace Buildings #2 & #4 which were damaged by a fallen tree are now all reoccupied. The roof has been installed on both buildings. There will be a change order presented in the resolution section of the meeting tonight and it is recommended for approval to complete the gutter replacement on building #2.

The A & E proposal for Asselta Acres Building #3 remains under review.

Kidston and Olivio Towers camera project is completely closed out and 100% operational.

Melrose Court is 100% occupied.

Vineland Housing Authority properties as of today are 99.31% occupied.

Before going into his Community Outreach update, Ron wanted to take the opportunity to introduce key staff members to the Board. Ron introduced Ameera Dorsey, Public Housing and RAD Property Manager and Diana Morales, Operations Manager. Ameera oversees the lease up team, receptionists and lease enforcement personnel. She handles all landlord/tenant matters, frequently meets with tenants, responds to complaints, attends resident meetings, coordinates security and responsible for all lease enforcement actions. Diana Morales is responsible for maintenance and operations, which includes all maintenance, procurement, capital planning and construction, contracting and vehicle maintenance. She represents a large portion of the Authority's core business. She is responsible for the maintenance department's daily operations. She is in the field daily. She attends resident meetings and response to resident complaints. Diana is involved in all aspects of the Authority's capital planning and execution as well as becoming responsible for the Authority's procurement activities. Ameera and Diana are key players in the day-to-day operations of this Authority. Over the last month this management team, along with Ron and lease enforcement personnel held meetings at Kidston Towers, Olivio Towers, Tarkiln Acres and D'Orazio Terrace. The Authority Staff met with the residents to explain processes, understand the residents' concerns and answer their questions. There was a great mix of presentation material, interactive dialogue and questions. All of the content was presented in both English and Spanish at these meetings. One of the key issues addressed was who can

live in the buildings. The Authorities buildings are not designated as elderly buildings. By code of federal register, the buildings are designated as elderly, disabled and handicap regardless of age. This allows young people who are disabled to live in those buildings. There is no age designation and the Authority can not discriminate based on disability. The Housing Authority employees a full-time lease enforcement person who diligently follows through on lease infractions. The Authority is frequently in landlord tenant court and deals with violations in terms of the lease. Security at the buildings, particularly Kidston and Olivio Towers were discussed. Kidston Towers is secured by electronic magnetic locks that have a 600lb. rating. Olivio Towers is a little bit more challenging. It has a sliding door and it presents some challenges on how to secure because it is also a fire exit for the building. The Authority has taken measures to robustly protect this door, but there are ways to force your way in which it is breaking and entering. Staff reviewed for residents in detail on how to submit a complaint. The complaint should be submitted to the Vineland Housing Authority on a complaint request form. The only way the Authority can quarantee that the tenant receives a response is if the complaint is submitted to the Vineland Housing Authority directly. Complaint request forms are available at the Administrative office, by fax or by email. The Authority cannot guarantee to residents that a complaint will be directly addressed unless it is received at the Authority's Administrative Office. Complaints received by third parties or another person not directly associated with this Authority can not be guaranteed a resolution to their complaint. It is extremely important and this was stressed at the residents meetings that if the Authority does not have the complaints it cannot respond accordingly. The Authority recently implemented a response procedure and it was explained to all the tenants at the meetings. All complaints will be responded by USPS. The responsibility of the complaints is handled by the Authority's management team, typically Ameera and Diana. Tenants were reminded of the procedure to request a work order. The VHA office is staffed Monday through Friday 8:30 a.m. -4:30 p.m. with two live receptionists to take and log any tenant work order requests. There is security under contract and it is coordinated through Ameera and her team at both Kidston and Olivio Towers. Additionally, the Authority has reopened the office at Kidston Towers and provided notice to all the tenants. This office is available for both Kidston Towers, Olivio Towers and any other housing authority tenant. Finally, notices were sent out to all residents. A maintenance reminder was sent out to all tenants reminding them how to submit their complaints along with contact information for Ameera and Diana with their direct extensions. A notice was also mailed to all residents as a second reminder which included a magnet for their refrigerators with the Authorities contact number and how to submit a maintenance work order request. The Authority's social service team sent out correspondence to both Kidston and Olivio Towers regarding the food distribution program, who is eligible to receive, when they are eligible to receive food and how to contact the person responsible for the program. Both lease enforcement and the property manager, Ameera are walking the buildings regularly. Diana is also in the buildings on a daily basis along with maintenance supervisor and maintenance repairpersons.

The City of Vineland completed inspections of the buildings, specifically Kidston Towers. They were the annual inspections that are typically completed for the building. All notices of violations were responded to and acknowledged by the City of Vineland with the exception of one. The Authority is currently working through the one with the City, but the rest have been closed out and acknowledgment was received that they were closed out.

The Community Outreach Team held an event at Asselta Acres for the Authority's families. It was a back-to-school event and it was successful. Pictures were enclosed in the Administrative Report. Backpacks and school supplies were given away. Food was provided and activities were also on site. It was nice to see a good mix of families out there to enjoy themselves and gave the VHA's staff time to engage with the community and give back.

Commissioner Porter asked if Ron could elaborate on security. Ron stated there is security in place. It is Ameera and her staff's responsibility to handle the security. They met with the security

supervisor because the Authority was not totally satisfied with the level of service being provided. One of the things reviewed were the punch stations in the buildings and this information is downloaded into a computer. The other item being worked on is establishing reports from the security as to what they found. Ron was copied on a recent round of security reporting. They reported such things as open doors found and it was secured and unauthorized people in stairwell and they were asked to leave. The Authority has also been dealing with parking issues. The Authority has been reaching out to the Vineland Police. Cars have been actively ticketed. It is important to note the Vineland Police operate on a priority scale.

Commissioner Porter asked Mrs. Jones who Ameera and Diana report to. Mrs. Jones stated they report to Ron.

Mrs. Jones reported the Audit for the last fiscal year 2024 has been completed, but there is a delay with receiving the liabilities for the post-employment health benefits. These figures are supplied by the State of New Jersey and the delay with receiving these figures has been an issue for the past several years. The audit has been filed with HUD. The Auditor will not be presenting the audit to the Board until the post-employment benefit information is received from the State. There are no findings in the audit.

Committee Report: None.

Old Business: None.

<u>New Business</u>: The Board was emailed the Protection & Safe Treatment of Minors Policy with the initial board packet. Mrs. Jones stated this is a policy the Vineland Housing had, but this is an updated policy based on the latest information provided from the Authority's insurance carrier JIF. This policy is under consideration for tonight to pass via resolution for this policy. The policy is required by our insurance carrier.

Mrs. Jones brought up for discussion by the Board the use of facilities by outside organizations. There has been an inquiry by an outside organization to use the authorities facilities. Mrs. Jones provided her experience with the VHA over the past 19 years that the Authority does not open its facilities to outside organizations. It has not been done under her watch at the VHA. She also mentioned that Authorities she worked for in the past and the Authorities the VHA currently works with do not open up their facilities to outside organization. Before there is some discussion that may be had, the only other thing Mrs. Jones wanted to add is that when she encountered this originally about 18 years ago she contacted JIF from the Housing Authority she was at and she inquired about the use of facilities by outside organizations. JIF said very clearly that the facilities the Authorities have are for the benefit of our residents and not to the detriment of the Authority. This indicates there are risks and liabilities involved with opening an Authority facility to outside organizations. No additional discussion was had regarding this topic.

Resolution #2025-44 Resolution to Approve Monthly Expenses

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,187,919.98. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Yes) – abstain on Brown & Connery invoices.
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes) — abstain on Brown & Connery invoices.
Commissioner Flizabeth Serrano	(Yes)

Resolution #2025-45

Authorizing Member Participation in a Cooperative Pricing Agreement – Hunterdon County Educational Services Commission #34HUNCCP

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-45. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Ron Miller provided explanation of resolution. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Serrano	(Yes)

Resolution #2025-46 Authorizing Use of Contract #HCESC-SER-24-16 (McCloskey Mechanical Contractors – HVAC Services)

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-46 A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. Ron Miller provided an explanation of resolution. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Serrano	(Yes)

Resolution #2025-47 Authorizing Use of Contract #HCESC-SER-24-15 (Shade Environmental – Remediation Services)

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-47. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. Ron Miller provided an explanation of resolution. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Serrano	(Yes)

Resolution #2025-48 Approving Change Order #1 – D'Orazio Terrace Bldgs. #2 & #4

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-48. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Ron Miller provided an explanation of resolution. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Serrano	(Yes)

Resolution #2025-49 Awarding As-Needed Special Legal Services

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-49. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. Mrs. Jones provided an explanation of resolution. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Serrano	(Yes)

Resolution #2025-50 Adopt Budget 2025-2026

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-50. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. Mrs. Jones explained that the Board approved this budget several months ago. The State approved it as well. The Board will need to adopt the budget at this time. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Serrano	(Yes)

Resolution #2025-51 Granting Official Leave of Absence (FMLA)

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-51. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones provided explanation of resolution. Commissioner Porter asked how long the employee would be out on leave. Mrs. Jones indicated FMLA allows 12 weeks of protected leave. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Serrano	(Yes)

Resolution #2025-52 Adopt Protection & Safe Treatment of Minors Policy

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-52. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Yes)
Chairperson Mario Ruiz-Mesa	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Serrano	(Yes)

There is no need for an Executive Session. Chairperson Ruiz-Mesa asked for comments from the press and/or public.

Rebecca Payan – Kidston 10A stated she would like to give thanks for what they are trying to do and what they have done at Kidston Towers. It has been long overdue and that is why the City was called in. She stated it has taken her two years for her work order for her stove. She stated there are unauthorized people living in the building as well as children. This has been an ongoing issue and it is taking too long to be resolved. There is a tenant in the building (Unit 2F) who has complained about cockroaches to the Authority and has written a complaint. No one has responded. Ms. Payan stated she talked to Diana about this matter and still no one has responded. She asked to be able to put her Eagles flag up and was told no. She will follow the lease, but what makes the Spanish allowed to put flags, clothes and plants on their balcony and nothing is said about it. She states this is discrimination. She can't do it, but they can. Ms. Payan wants to thank the City for getting involved because if it weren't for them, they would still be with elevators not working. Things are still going on and she believes they need 24/7 security. There are drugs going in and out of the building.

Chairman Ruiz-Mesa stated to Ms. Payan that the problem with the elevator has to do with getting parts and it is out of the Authority's control. Ms. Payan states the elevator company advised her that the Authority does not want to pay for the new parts. Chairman Ruiz-Mesa stated that is not true. Ron Miller indicated the Board of the Vineland Housing Authority has never declined a change order for the elevators at Kidston and Olivio Towers.

Commissioner Porter asked what the procedure for the tenant who submits a complaint is and what is the timeframe for response. Mrs. Jones stated Ron addressed this during his report that they have instituted a new policy to respond to any written complaint with a written response. Ron Miller stated the goal is to respond within 10 days. This also depends on load. Commissioner Porter asked if there was any particular reason the Authority uses USPS as opposed to hand delivery. Mr. Porter stated the young ladies going to the sites can hand deliver responses to the residents with something they sign off on. Then response can be followed up by mail. He stated this would show the Authority is doing something. Ron stated the Authority provided both Diana's and Ameera's contact information and extension twice. The residents have their contact information and residents will receive return phone calls. Both of them have staff that can return those phones call on their behalf if need be. The USPS is the only guaranteed way to get notices to residents. Commissioner Porter stated the residents are not receiving anything. He wants them to receive something immediately so they cannot say the Authority isn't doing anything and residents stated they need to go to the City, HUD etc. People need to feel empowered and that Ron stated the Authority is sending correspondence. the Authority cares about them. Commissioner Porter stated he was addressing Jackie. Mrs. Jones stated this is a new process that Ron thought would be helpful for communication purposes. The Authority will need a little time to get it into the system. It is important note that last month Ron mentioned a number of cease notices that the Authority is issuing, which is approximately 80 +-cease notices a month. This is more than 10% of the Authority's resident base which is too high. The Authority has to process what is being received and if a lot of complaints are being received and it's going to take a little longer to process the volume of complaints. Mrs. Jones requested a little bit of time to get this under control since it is a new process right now. Commissioner Porter stated they (Diana and Ameera) have staff that can be utilized. The Authority can also do a grandparent program and bring some grandparents in to call people up. Mrs. Jones stated many times that the information regarding complaints is confidential. Commissioner Porter stated they can abide by confidentiality.

Cynthia Izquierdo – Kidston 4G, stated she is a new tenant at the Kidston Towers. She has been there for 9 months. In 9 months, she has filed several complaints and she has not received a response from the Authority. In different meetings she has met Commissioner Porter and Mr. Vargas. These are the two gentlemen that have been giving her the information that she needed. In her case with the elevators, going up the steps every time. She indicated she has a medical condition. She has complained about it several times to the office too. She met with Ameera around April because she had filed a complaint to get a transfer due to her situation. The Authority has refused and denied her request the same day. She received a letter in the mail 2 days later. Ms. Izquierdo filed an appeal. That is when she met Ameera for the first time. She has never seen her walking at Kidston Towers. There is an office in the building and it is only open 2 days a week for 2-3 hours in the afternoon. She states there is no communication. Ms. Izquierdo states she continues to come to the Authority back and forth, bringing different complaints. She had an appointment to speak with Mr. Ron Miller, but unfortunately, she felt uncomfortable in speaking with him because in one of the meetings at her building they were not understanding each other with the HIPPA law violation due to her medical condition. She explained her medical condition. She has been trying to move out of that building for months. Ms. Izquierdo stated she was told by Ms. Santos that it was going to be safe. She has complained several times in writing to Ron. Ameera and one time to the lady she just met regarding a gentleman threatening her with a gun. She brought it to Mr. Vargas' attention. This gentleman is still living there.

Patricia D'Ambrosia – Olivio 207 - Ms. D'Ambrosia stated nothing has been done about a cockroach problem. She mentioned it at a resident meeting. The Authority has missed two appointments to come into her apartment. They knocked on the door saying "housing" and when she opens the door no one comes in. She has missed the last two months now. Ms. D'Ambrosia stated she can't sleep in the apartment and it gives her anxiety. She feels an exterminator needs to come more than just once a month. There is way too many people and apartments for

extermination to happen just once a month. She has purchased her own indoor/outdoor spray, but she should not have to do that and live with cockroaches. Ms. D'Ambrosia also stated she had a woman steal a package from her. She does not feel comfortable anymore living there with this woman still living there. She is not sure how to go about being transferred or if the woman can be transferred. Commissioner Porter asked Mrs. Jones if she could suggest something to Ms. D'Ambrosia. Mrs. Jones stated this is not a Q&A meeting, but someone will reach out to her.

Kendelyn Heath – Kidston 9D - Mr. Heath has lived in Kidston Towers for about 12-13 years. Over the years he has had problems with neighbors and people smoking and doing drugs. He has filed complaints about his neighbors.

Juan Perez-Hams – Kidston 8K He does not speak English well. He states he needs the Authority's help because he has been to court twice. He does not like the two people that come to his apartment with the exterminator. He is not opposed to them exterminate. He was told to remove his cameras although he was robbed and assaulted. He is a mental patient. He has had his (cars) bicycle tires damaged. The Authority has not changed his locks. He put his own door chain to feel safe when he sleeps. He was taken to court for his cameras and for his music when he doesn't have a radio. He removed his cameras. This course case was finished and then a day and half later he received another letter for the same thing. He stove does not work nor does the floor. He has problems with his neighbors. They have stolen his packages several times.

Mr. Watson requested providing Mr. Perez-Hams an extra 2 minutes due to the language barrier.

Mr. Perez-Hams stated he has problems with the staff at the office. He was assaulted by 8 people. They were arrested and he is not sure if they are out of prison. He has proof of everything and has documents should the Housing Authority need them. He also has photos and police evidence. Mr. Perez-Hams only wanted to come to see if someone would listen to him. He thanked everyone.

Chairman Ruiz-Mesa all the complaints will be handled by the staff of the Vineland Housing Authority.

Ms. Izquierdo again stated they have all filed complaints and they have nothing about it. She stated they can provide pictures and copies of complaints of all the neighbors.

Chairman Ruiz-Mesa again reiterated that the Housing Authority will look into all these matters and thanked the residents for coming in.

Chairman Ruiz-Mesa asked for comments from Administration and/or Board Members. Mrs. Jones stated she has a written statement she would like read into the record. Now that the minutes of the July meeting have been formally approved. She would like to take a moment to address a specific statement that was made at the meeting in July by Commissioner Porter. Mrs. Jones is prefacing this by saying that she was not at the July meeting otherwise she would have addressed it at that time. At the July 17th Board Meeting, Commissioner Porter stated with regard to the tenant meeting at Kidston Towers lead by City Council, Commissioner Porter stated there were "tons of concerns" and he had expressed them to Jackie and others as well. Commissioner Porter also stated that he reached out to Jackie himself and left messages about the particular meeting. Mrs. Jones would like to clarify that she did not receive communication from Commissioner Porter about tons of concerns about any property. She would also like to clarify that she did not receive a message from Commissioner Porter about the Kidston meeting lead by City Council. Her intention is to make it clear that she has not had any communication with Commissioner Porter before or after the Kidston Tower's meeting and wanted to state the facts for the record. I was not informed of the tenant meetings or meetings that were held at Kidston

Towers beforehand at all. The scheduling of these meetings was not conveyed to me nor was she made aware of the meeting prior to it occurring through any official or informal channels.

With no further business to discuss, Chairperson Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:48 p.m.

Respectfully submitted,

Jacqueline S. Jones Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND FINANCIAL REPORT FOR THE ELEVEN MONTHS ENDED AUGUST 31, 2025

FINANCIAL REPORT FOR THE ELEVEN MONTHS E	NDED AUGUST 31, 2025				
		BUD	BUDGET	ACTUAL	FROM
	ANNUAL	THRU	<i>THRU</i>	BUDGET	
	BUDGET	AUG	AUG	(+OVER/-UNDER)	
INCOME					
TENANT RENT	678,010	621,509	654,079	32,570	
OTHER INCOME MISC.	11,090	10,166	4,987	(5,179)	
PHA OPERATING SUBSIDY	398,660	365,438	309,827	(55,611)	
SECTION 8 ADMIN. FEE INCOME	1,320,000	1,210,000	1,126,362	(83,638)	
CAPITAL FUNDS	655,000	600,417	453,958	(146,459)	
FSS GRANT-PH	106,920	98,010	98,010	(= 15, 155,	
CSP-CONGREGATE SERVICES INCOME	50,820	46,585	28,671	(17,914)	
INVESTMENT INCOME	17,830	16,344	33,778	17,434	
CF MANAGEMENT FEE	60,000	55,000	60,360	5,360	
MGMT FEE-PH	130,260	119,405	119,486	81	
MGMT FEE-SEC 8	146,450	134,246	135,084	838	
MGMT FEE-MELROSE	12,090	11,083	11,087	5	
MGMT FEE-RAD	450,000	412,500	331,250	(81,250)	
BOOKKEEPING FEE	12,130	11,119	10,845	(274)	
BOOKKEEPING FEE-SEC 8	91,530	83,903	84,428	526	
ASSET MGMT FEE	16,680	15,290	15,470	180	
SHOP RENT	61,420	56,302	56,309	7	
INCOME FROM OTHER AUTHORITIES	481,500	441,375	651,328	209,953	
SERVICE INCOME FROM MELROSE	69,390	63,608	59,400	(4,208)	
FRAUD RECOVERY	15,000	13,750	65,831	52,081	
MISCELLANEOUS INCOME	1,200	1,100	34,099	32,999	
TOTAL INCOME	4,785,980	4,387,148	4,344,649	(42,499)	
TOTAL INCOME	4,763,960	4,367,146	4,544,049	(42,499)	
<u>EXPENSES</u>					
ADMINISTRATION:					
ADMINISTRATIVE SALARIES	1,386,650	1,271,096	1,408,540	137,444	
PAYROLL TAXES	124,800	114,400	110,659	(3,741)	
HEALTH BENEFITS	520,780	477,382	297,920	(179,462)	
CRIMINAL BACKGROUND CHECKS	6,500	5,958	8,123	2,165	
TNT/EMPL SCREENING	22,490	20,616	38,158	17,542	
LEGAL-GENERAL	24,510	22,468	10,463	(12,005)	
LEGAL-OTHER	4,500	4,125	5,047	922	
STAFF TRAINING	7,000	6,417	8,127	1,710	
TRAVEL	3,000	2,750	3,145	395	
ACCOUNTING	87,550	80,254	80,254	(O)	
AUDITING	47,780	43,798	43,798	(0)	
PORT OUT ADMIN FEES	2,400	2,200	5,825	3,625	
MANAGEMENT FEES	273,150	250,388	254,571	4,184	
BOOKKEEPING FEES	103,010	94,426	95,272	846	
ASSET MGMT FEES	16,680	15,290	15,470	180	
CF MANAGEMENT FEES	60,000	55,000	60,360	5,360	
CONSULTANTS	7,100	6,508	15,033	8,525	
IT CONSULTANTS	33,680	30,873	23,463	(7,410)	
11 00110021111110	33,530	30,573	20, 100	(1,410)	

HOUSING AUTHORITY OF THE CITY OF VINELAND

	ANNUAL BUDGET	BUDGET THRU AUG	ACTUAL THRU AUG	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	6,000	5,500	0	(5,500)
MEMBERSHIP DUES/FEES	4,900	4,492	3,445	(1,047)
PUBLICATIONS	1,300	1,192	O	(1,192)
ADVERTISING	4,800	4,400	2,051	(2,349)
OFFICE SUPPLIES	17,800	16,317	7,027	(9,290)
PAPER	4,000	3,667	2,353	(1,314
COMPUTER & SOFTWARE EXPENSES	158,290	145,099	212,583	67,484
FUEL-ADMIN	2,200	2,017	0	(2,017)
TELEPHONE AND CELL	39,500	36,208	37,620	1,412
POSTAGE	24,500	22,458	11,095	(11,363)
COPIER SUPPLIES	8,400	7,700	5,323	(2,377
INTERNET	7,000	6,417	4,158	(2,259)
GPS VEHICLE TRACKING	1,400	1,283	1,308	25
INSPECTION FEES	10,730	9,836	9,723	(113)
COFFEE SUPPLIES	1,500	1,375	730	(645
MISCELLANEOUS EXPENSES	18,700	17,142	33,696	16,554
TOTAL ADMINISTRATION EXPENSES	3,042,600	2,789,050	2,815,340	26,290
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	26,080	23,907	40,996	17,089
PAYROLL TAXES	2,350	2,154	3,221	1,067
TENANT CONTRACT SERVICES	9,500	8,708	11,035	2,327
OTHER	6,000	5,500	8,276	2,776
TOTAL TENANT SERVICES	43,930	40,269	63,528	23,259
UTILITIES:				
WATER	29,590	27,124	24,607	(2,517)
ELECTRIC	155,610	142,643	163,602	20,960
GAS	24,000	22,000	30,504	8,504
GARBAGAE/TRASH REMOVAL	10,900	9,992	9,858	(134
SEWER	55,350	50,738	52,545	1,808
TOTAL UTILITIES EXPENSE	275,450	252,496	281,116	28,621
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	386,610	354,393	192,329	(162,064)
PAYROLL TAXES	34,790	31,891	15,110	(16,781)
HEALTH BENEFITS	111,670	102,364	65,997	(36,367
MAINTENANCE UNIFORMS	2,270	2,081	3,101	1,020
VEHICLE GAS, OIL, GREASE	19,740	18,095	18,464	369
MATERIALS	94,190	86,341	70,213	(16,128
CONTRACT-COSTS	105,910	97,084	107,034	9,950
REPAIRS-VEHICLES	7,610	6,976	11,336	4,360
RENT EXPENSE	15,190	13,924	13,926	2
EXTERMINATION	6,460	5,922	7,821	1,899
TRASH REMOVAL	8,890	8,149	8,659	510

HOUSING AUTHORITY OF THE CITY OF VINELAND

	ANNUAL BUDGET	BUDGET THRU AUG	ACTUAL THRU AUG	FROM BUDGET _(+OVER/-UNDER)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	793,330	727,219	513,990	(213,229)
GENERAL EXPENSES:				
BAD DEBTS	5,980	5,482	5,482	0
COMPENSATED ABSENCES	14,000	12,833	12,833	(0)
FSS ESCROWS-SEC 8	72,000	66,000	41,276	(24,724)
INSURANCE	199,000	182,417	159,631	(22,786)
PAYMENTS IN LIEU OF TAXES	44,940	41,195	41,713	518
PENSION - ANNUAL PAYMENT	167,750	153,771	153,771	0
REPLACEMENT RESERVES	95,000	87,083	87,087	4
RETIREE HEALTH BENEFITS	97,260	89,155	60,583	(28,572)
TOTAL GENERAL EXPENSES	695,930	637,936	562,376	(75,560
TOTAL OPERATING EXPENSES	4,851,240	4,446,970	4,236,350	(210,619
PROFIT (LOSS) EXCLUDING HAP	(65,260)	(59,822)	108,299	168,120
HAP REVENUES	8,241,000	7,554,250	9,402,038	1,847,788
HAP EXPENSES	8,169,000	7,488,250	9,113,204	1,624,954
NET HAP (LOSS)	72,000	66,000	288,834 *	222,834
GRAND TOTAL PROFIT (LOSS)	6,740	6,178	397,133	390,954
UNRECONCILED HUD HELD RESERVES AT 08/31/25			104,883	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RE	ESERVES		502,016	

Housing Authority of the City of Vineland

Administrative Report

DATE: September 10, 2025

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for August 2025)

PERIOD: August 14, 2025, to September 10, 2025

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	RAD	RAD
	Date	Closing Date	Effective
			Date
Kidston/Olivio	02/13/2018	11/06/2020	12/01/2020
Tarkiln/Asselta	03/25/2015	11/16/2018	12/01/2018
Parkview	03/25/2015	11/16/2018	12/01/2018
Scattered Sites	7/24/2024	TBD	TBD
D'Orazio	12/07/2018	TBD	TBD
	(Rescinded)		

Renovation Projects

Scope of Work	Work Status	Comments
Tarkiln Acres – Roof Replacements	In Planning Stage	August 2025 - A&E proposal received and under review. July 2025 - A&E proposal received and under review. June 2025 - A&E proposal received and under review. April 2025 - A&E proposal received and under review. March 2025 - Waiting on an A&E proposal for this project; Feb 2025 - project is currently in the planning stages with JW Pedersen Architect, a project kicking off meeting was held in January;

KT/OT – Elevator Refurbishment;

07/2023 – Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a preconstruction meeting has been scheduled with the Contractor and Professional Team.

8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.

9/2023 - Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement. Contract has been awarded and signed, a pre-construction meeting was held with the Contractor and Professional Team. The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Currently, Olivio Towers elevator car #2 is out-of-service waiting on motor repairs to be completed.

10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage.

11/2023 - The project continues in the submittals stage. One potential change order has been received and is under review by our professional team for reasonableness.

12/2023 - The project team is meeting to discuss the potential change order and overall project status on December 11, 2023, further updates may be available for discussion at the Board Meeting.

1/2024 – A change order is needed to replace the rear door to one elevator in Kidston Towers along with the sill plate; The equipment for the elevator modernization has not been received.

2/2024 – Equipment for the modernization is pending delivery from the manufacturer.

04/2024 – Equipment has been received but not yet delivered to the property. The subcontractor (OTIS) plans to begin with Olivio Towers – Car #2 within the next 2-3 weeks. The car is expected to be out-of-service for a period of 10-12 weeks. Once completed, work will begin on Car #1. Work at Kidston Towers has not yet been scheduled.

Bid opening on 5/17/22

05/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers – Car #2. One elevator car remains in service and operational at both buildings.

6/2021 - No Update;

9/2021 – A&E proposals received and under review;

12/2023- Project is in the planning stages with the architects:

1/2024 – Architect is preparing a proposal for this project; The plan is to move forward in 2024;

2/2024 – A project kickoff meeting was held with the architects; Bid documents are in process;

9/2024 – No change in project status; 06/2024 – Modernization work on elevators in both Kidston & Olivio continues; One elevator remains in service at both buildings;

7/2024 - The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers - Car #2 has been completed and returned to service, once the newly completed car has run successfully for a couple weeks Car #1 will be taken out of service for modernization. Olivio Towers - Car #2 is planned to be completed the last week in July 2024. One elevator car remains in service and operational at both buildings. A further explanation at the Board meeting regarding Kidston Towers.

8/2024-Kidston Towers –Car #1 will be taken out of service for modernization starting mid-August. Olivio Towers – Car #2 is scheduled for completion and inspection at the end of August, once completed work will begin on elevator Car #1. One elevator car remains in service and operational at both buildings.

09/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers – Car #1 will be taken out of service for modernization once Car #2 is operational. Olivio Towers – Car #2 is delayed – the contractor is working to obtain fire alarm devices that are required for proper operation of the car. One elevator car remains in service and operational at both buildings.

10/2024 - The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers -Car #1 is out of service for modernization. Olivio Towers - Car #1 is out of service for modernization. One elevator car remains in service and operational at both buildings. A change order will be presented to request an extension in time to complete the project.

11/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers – Car #1 was placed back in-service. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at Olivio Towers. Both elevator cars are operational at Kidston Towers.

12/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston & Olivio Towers. Kidston Towers – Car #1 was placed back in-service. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at Olivio Towers. Both elevator cars are operational at Kidston Towers.

1/2025- All elevator cars are operational at Kidston Towers & Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly.

2/2025 - All elevator cars are operational at Kidston Towers & Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly.

4/2025 - All elevator cars are operational at Kidston Towers & Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly. Update – punch-list work has been completed, waiting for confirmation from our professional team regarding the acceptance of the work. If accepted, we anticipate issuing substantial completion.

5/2025- No update from previous month, we anticipate issuing substantial completion and continuing project closeout.

6/2025 - Substantial completion has been issued; our team continues to pursue project closeout.

7/2025 - Substantial completion has been issued; our team continues to pursue project closeout.

8/2025 - All elevator cars are operational at Kidston Towers & Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly. Update -Substantial completion has been issued; our team continues to pursue project closeout. Otis, Lerch Bates and the Housing Authority met onsite with an adjuster to review operations at Kidston Towers. All participants agreed the elevators need additional adjustment to improve ride quality. Lerch Bate and Otis have both escalated the issue within their respective offices and are working to coordinate a call with Elevator Controls Corporation to better understand the problem and collaboratively on a repair plan. Further verbal update to follow.

has been issued; our team continues to pursue project closeout. Otis, Lerch Bates and the Housing Authority met onsite with an adjuster to review operations at Kidston Towers. All participants agreed the elevators need additional adjustment to improve ride quality. Lerch Bate and Otis have both escalated the issue within their respective offices and are working to coordinate a call with Elevator Controls Corporation to better understand the problem and work collaboratively on a repair plan. Further verbal	KT/OT – Elevator Refurbishment Continued:	
	agreed the elevators need additional adjustment to improve ride quality. Lerch Bate and Otis have both escalated the issue within their respective offices and are working to coordinate a call with Elevator Controls	

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;

9/2023 Update: - Water filtration system - Kidston - parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of September. The team is evaluating the installation of the water treatment systems for both buildings and will be making the necessary changes, Kidston Towers water treatment system has not yet been installed.

10/2023 Update: - No update;

11/2023 Update: - Water filtration system - systems in both buildings are now installed; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of October. The team is evaluating the installation of the water treatment systems to ensure it is functioning properly.

12/2023 Update – Close-out process in motion; The water treatment system installation has been delayed; the system must be configured by the manufacturer, but the system was shipped without being configured; the system is being sent back to the manufacturer for configuration;

02/2024 Update – Additional water testing has been ordered to compare the results of the test conducted in 2020 to conditions today; no further update is available. The Closeout process is currently in process, no further work is anticipated on this project.

04/2024 – Update: - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.

05/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.

06/2024 - New vendor for water filtration system on schedule for an on-site visit;

7/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit. No update.

9/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit

01/2025 - No update on this project.

2/2025 – Update: - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; Update: Equipment was removed from the building by Gary F Gardner and sent out for configuration; once returned it will be re-installed and tested.

3/2025 – Update – The equipment is being reprogrammed and will be re-installed by South Jersey Water Conditioning when reprograming is complete.

4/2025 - No update from last month.

5/2025 - no update from previous month. Pumps have not been released by Grundfos

6/2025 - Pumps have been released by Grundfos and are scheduled for reinstallation

7/2025 – Pumps were released by Grundfos and were re-installed but did not work properly. Grundfos is scheduling an on-site technician to troubleshoot.

8/2025 - Update: - Water filtration system additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project. Update: Equipment was removed from the building by Gary F Gardner and sent out for configuration, once returned it will be re-installed and tested. Update – pumps were released by Grundfos and re-installed but did correctly. Grundfos is scheduling an on-site technician to troubleshoot. Parts were received by South Jersey Water; however, the system remains out of service.

9/2025 – The system is in-service and operational.

Kidston/Olivio Towers – Fire Pump Replacement

9/2023 - Fire Pump Replacement

Project was bid on two occasions -

Round #1 - No Bids Received on June 1, 2023

Round #2 – 1 bid received on June 21, 2023

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

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

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

12/2023 - Final contract has been received from the Contractor. The Team met to discuss the project, expectations were defined, and submittals are expected to be received for review. The Vineland Fire Department was made aware of the contract being awarded. 01/2024 - Final contract Underground utility infrastructure work is underway at the site. The construction team has been making

regular site visits to inspect the work. The fire pump has been ordered but has not yet been shipped by the manufacturer.

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

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

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

06/2024 – The wrong fueling station for the pump was delivered to the property; a replacement has been ordered; The new diesel fired pump is now in service; The Vineland Fire Department, Water Department, Code Officials have been kept informed throughout the process. Electrical work related to the old fire pumps needs to be completed. Both buildings are fully protected throughout the project.

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

8/2024 - The wrong fueling station for the pump was delivered to the property, a replacement has been ordered. The new diesel fire pump is in service. The replacement jockey pump at Olivio Towers has been installed. Both buildings remain fully protected throughout the process. The project is currently substantially completed and in the closeout phase.

09/2024 – Pump testing and training was completed with the assistance of the Vineland Fire Department. The project is currently substantially completed and in the closeout phase.

10/2024 - The project is currently substantially completed and in the closeout phase. The fueling station for the pump remains incomplete, waiting for parts to finish the project.

11/2024 – The project is currently substantially completed and in the closeout phase. The fueling station for the pump remains incomplete, waiting for parts to finish the project. A change order will be presented, a further explanation will be provided at the Board Meeting.

12/2024 - The project is currently substantially completed and in the closeout phase. The fueling station for the pump remains incomplete, waiting for parts to finish the project. A change order will be presented, a further explanation will be provided at the Board Meeting.

02/2025 - No update on this project.

03/2025 - No update on this project.

04/2025 - No update on this project.

05/2025 - Update – Siemens provided an update on the fueling station – manufacturing has been delayed until July.

6/2025 - Update - Siemens provided an update on the fueling station - manufacturing has been delayed until August.

7/2025 - Siemens provided an update on the fueling station and manufacturing bas been delayed until August.

8/2025 – The project is currently substantially completed and in the closeout phase. The fueling station for the pump remains incomplete, waiting for parts to finish the project. A change order will be presented, a further explanation will be provided at the Board Meeting. Update – Siemens received the fueling station, installation is underway. Our team is pursuing project closeout.

9/2025 – Project closeout is underway.

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

- The Scattered Site program was approved for disposition by HUD.
- Several homes have been listed for sale. The chart below summarizes the status of the 72 homes:
- Due to market conditions, many residents have been unable to obtain rental housing using their Housing Choice Voucher; the is due to the low or no availability of rental housing.
- The board was presented with a concept at the September 2022 meeting of the Authority retaining approximately 35 of the 72 homes. The 35 homes could be converted to the Rental Assistance Demonstration (RAD) program while receiving a higher fair market rent. The Authority staff and consultant are working a presentation for the board to consider, which will change the status of 35 homes from "disposition" to RAD conversion;
- A conference call was held in November 2022 with the HUD Special Applications Center (SAC) staff to discuss the concept of converting some of the Scattered Site homes to a RAD project. The SAC staff gave an initial "ok" to move forward with the plan; Some additional work on the project is needed prior to presenting the plan to the board for approval;
- The Authority staff and consultant are working on a plan to move residents from the houses that are to be sold into houses that are being kept; The financial plan for the program as well as the steps needed to complete this program are being formulated and will be presented to the board at the February meeting;
- Staff continues to work with residents to move them from houses that are going to be sold to homes that are not going to be sold;
- Staff continue to work with residents to move them from houses that are going to be sold to homes that are not going to be sold; homes are in the process of being vacated and appraised. Listings are active on several units. Please see the chart below for status details;
- Listings are active on several units. Please see the below chart for status details;
- The Authority has requested quotes for the completion of a RAD Physical Conditions Assessment, RFQ's are due to the Authority in early December. Individual assessments are required due to the nature and uniqueness of each scatted site home. Update: explanation will be provided with resolution.
- A kick-off meeting with the project team has been scheduled for the RAD Physical Conditions Assessment process.
- Work continues on the Scattered Sites to move this to a RAD closing. A closing in 2025 is unlikely.
- All 33 houses have been sold; the physical needs assessment is the next step to move toward a RAD closing for this project; kick-off meeting with the project team was held, administrative background work is underway for this project. On-site work is scheduled to begin in May 2025.
- AEI Consultants have completed the RAD Physical Needs Assessments on the homes; AEI is in the process of preparing draft reports for by the team.
- AEI Consultants completed the RAD etool report, our team is reviewing the documents for next steps.

Date	Addresses	Status	Total Hon
			39 Keepin
			33 Selling
2022 Activity	4209 Marilyn Avenue	SOLD – 5/4/22	
	1441 Nylund Drive	SOLD – 05/10/22	
	612 Oxford Street	SOLD – 5/16/22	
	1137 East Elmer Rd	SOLD – 6/28/22	
	864 Columbia Avenue	SOLD – 9/30/22	
	1409 Brown Road	SOLD – 9/8/22	
	1745 Jackson Drive	SOLD – 11/10/22	
	4331 Robert Drive	SOLD – 2/12/22	8 Sold in 20.
2023 Activity	760 N. Mill Rd	SOLD – 12/1/23	
•	1091 N. Mill Rd	SOLD – 10/31/23	
	1290 Old Lake Rd	SOLD – 12/29/23	
	930 Charles St	SOLD – 1/11/2024	
	30 Avon Place	SOLD – 1/31/2024	
	5578 High Ridge Rd	SOLD – 1/31/2024	
	1479 Brown Rd	SOLD - 2/21/2024	
	2174 Sunset Ave	SOLD - 4/04/2024	
	5599 Lodge Place	SOLD - 7/01/2024	9 Sold in 202.
2024 Activity	3188 Hance Bridge Rd	SOLD 4/22/2024	
	5633 High Ridge Rd	SOLD – 5/2024	
	721 S. Valley Ave	SOLD - 5/30/2024	
	2961 Athens Way	SOLD - 6/19/2024	
	4630 Bernard Rd	SOLD - 7/02/2024	
	1659 Venus Drive	SOLD - 6/20/2024	
	4509 Noel Drive	SOLD - 5/28/2024	
	38 Victory Lane	SOLD 7/17/24	
	4511 Robin Road	SOLD 8/30/24	
	1460 Neptune Terr	SOLD 9/20/24	
	2935 Athens Way	SOLD 9/16/24	
	1306 BrownoRember 202	3November 2023 SOLD – 9/30/24	
	1017 Alexander Dr	SOLD – 12/19/24	
	4486 Robin Road	SOLD 12/13/24	14 Sold in 20.
	2149 Berkley Dr	SOLD 2/28/25	
	5691 High Ridge Rd	SOLD 4/10/25	2 Sold in 202
		33 Houses being sold;	33 Houses Sold - End

D'Orazio Terrace – Redevelopment

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

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

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

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

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

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

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

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

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

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

May 2024 - Work continues within the Architects office to develop a comprehensive set of construction plans to make improvements to the building. Floor plans have been approved and interior framing, plumbing\electrical rough ins are underway. Repairs to the roof are underway. A limited Survey and Geotech

D'Orazio Terrace – Redevelopment - continued

study is being completed to better determine the correct course of action to prevent future water infiltration into the crawl spaces of the building. A further explanation of this project will be provided at the Board meeting.

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

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

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

September 2024 – Construction is fully engaged at the building - electrical, plumbing, drywall, paint, flooring, and casework are all simultaneously underway throughout the building. Several units now have flooring installed; work continues to move forward. A more detailed update will be provided at the Board meeting.

October 2024 - Construction is fully engaged at the building - electrical, plumbing, drywall, paint, flooring, and casework are all simultaneously underway throughout the building. Several units now have flooring installed; work continues to move forward. A more detailed update will be provided at the Board meeting.

November 2024 – Construction is fully engaged at the building - electrical, plumbing, drywall, paint, flooring, and casework are all simultaneously underway throughout the building. Several units now have flooring installed; work continues to move forward. Site work is scheduled to begin. A more detailed update will be provided at the Board meeting.

December 2024 – Construction is fully engaged at the building - electrical, plumbing, drywall, paint, flooring, and casework are all simultaneously underway throughout the building. Several units now have flooring installed; work continues to move forward. Site work is scheduled to begin.

January 2025 – Construction is fully engaged at the building - electrical, plumbing, drywall, paint, flooring, and casework are all simultaneously underway throughout the building. Several units now have flooring installed; work continues to move forward. Site work is underway. A more detailed update will be provided at the Board meeting. Occupancy of the building is scheduled for February; however, weather conditions may affect the completion of the site work.

February 2025 – Occupancy of the building is slated for March\April; however, weather conditions may affect the completion of the site work.

March 2025 - Occupancy of the building is slated for March; the remainder of the site work can be completed with the building occupied and as the weather improves.

April 2025 - Occupancy of the building has been completed; the property is 100% occupied; the remainder of the site work can be completed with the building occupied.

May 2025 - Site work is wrapping up; final punch list of the exterior will be scheduled; project closeout is underway.

July 2025 - Final punch list of the exterior will be scheduled; project closeout is underway.

August 2025 - Project is closed out. Remaining work includes parking line striping and signage; both are being undertaken by VHA maintenance.

D'Orazio Terrace – Community Room

January 2025 - Update – Project is currently in the planning stages with JW Pedersen Architect, a project kicking off meeting is anticipated to take place in January.

February 2025 - Update -A project kicking off meeting was held with our Architect.

March 2025 – Update - A&E proposal received and under review.

April 2025 – Update - A&E proposal continues to be under review. May 2025 – Update - A&E proposal continues to be under review.

June 2025 – Update - A&E proposal continues to be under review.

July 2025 – Update - A&E proposal continues to be under review.

August 2025 – Update - A&E proposal continues to be under review.

September 2025 - A&E proposal continues to be under review.

D'Orazio Terrace – Tree Damage – Buildings 2 & 4

May - A final a scope of work (SOW) for the damage caused by a tree falling on buildings #2 and 4 has been completed. Emergency protective measures to secure the property and ensure that no additional damage is caused continues. Both tenants involved were relocated to other VHA properties. Repairs are underway to restore the building.

July 2025 – The roofs are being installed on both buildings #2 & #4. Once completed, the interior repairs will begin.

8/2025 - The roofs have been installed on both buildings #2 & 4, one change order will be presented and recommended for approval to replace the gutters on Building #2.

9/2025 - Project nearing close-out; Verbal update to be provided at the meeting;

<u>Asselta Acres – Building 3</u>

February 2025 – This project involves the conversion of two (2) six (6) bedroom units into four (4) units. This project is currently in the space planning stage with JW Pedersen Architect. A project kicking off meeting was held with the Architect in January.

March 2025 - Update - A&E proposal received and under review.

April 2025 – Update - A&E proposal continues to be under review.

Asselta Acres – Building 3 (cont'd)

May 2025 - A&E proposal continues to be under review.

June 2025 - A&E proposal continues to be under review.

July 2025 - A&E proposal continues to be under review.

August 2025 - A&E proposal continues to be under review.

September 2025 - A&E proposal continues to be under review.

Melrose Court

The property is 100% occupied. The property is financially sound.

Community Outreach

On December 23, 2024, the staff hosted a toy giveaway for the family sites and scattered sites. During the event, pizza, sodas, cookies, and chips were provided to the families who participated.

The initiative was well received, and we believe it was a huge success. Looking ahead, we are confident that next year's event will benefit from even more positive feedback and increased participation from tenants. The families who joined in truly enjoyed the time spent together during the activity.

No community outreach events were held in the month of January. We look forward to future events in the months ahead.

March 2025 – Update - The Authority in conjunction with Outlaws Burger held an event on February 8th, we had a great turnout. Tenants participated by accepting donated clothing, books, and shoes. They also enjoyed the burgers from Outlaws, and VHA staff had the opportunity to provide beverages and to engage with the tenants in-person at the property. Overall, it was a very nice event—cold, but still very enjoyable! We look forward to future events in the months ahead.

April 2025 – Update - The Authority held community gatherings with the staff at Tarklin Acres and D'Orazio on March 25th and 28th respectively, we provided coffee and donuts. We listened to residents' concerns and will be addressing areas within our reach. Overall, the meetings went well, and we got great feedback.

May 2025 - This month, the Authority held a Spring Activity event for the family sites—Asselta, Parkview, Melrose, and the Scattered Sites. our team felt the event was a great success. Attendance was up compared to our past events. The Authority provided food, played outdoor games with the children, held a fun egg hunt, and raffled off Wawa gift cards. Everyone seemed to have a great time, especially the kids, and even the adults really enjoyed the day. We handed out food bags to all tenants who attended, and we also delivered bags directly to the doors of residents from Asselta, Parkview, and Melrose who couldn't make it. It was a fun event that helped bring the community and our staff come together.

June 2025 - The VHA team was able to continue supporting the tenants through the distributing dry food goods at both Tarkiln and D'Orazio.

July 2025 - Outreach was limited this past month by staff availability. Update to be provided at the meeting regarding July outreach event.

Community Outreach (continued)

August 2025 -Outreach was conducted at several properties this past month.

The VHA management team held resident meetings at Kidston, Olivio, Tarkiln, and D'Orazio to meet with residents, explain our processes, understand tenant concerns, and answer their questions. The meetings were a great mix of presentation material, interactive dialog, and questions; all content was presented in both English and Spanish. Areas discussed included:

- 1. Brief overview of the building
 - 1. Who can live there
 - 1. Buildings are not designated as "Elderly", the property is governed by 24 CFR Part 945 which allows for an elderly, disabled, and handicapped population regardless of age.
 - 2. How lease enforcement works
 - 1. The Authority employs full-time lease enforcement personnel who diligently follow through on lease infractions. The Authority frequently is in landlord-tenant court with residents who are in violation of the terms and conditions of their lease.
 - 3. Securing the building
 - 1. The outside doors at Kidston Towers are secure with electro-magnetic locks; these doors cannot be simply pulled open. The outside doors by design at Olivio Towers are access controlled; there are limited options to further secure an automatic sliding door.
 - 2. Reminder: Do not allow people into the building
- 2. How to:
 - 1. Complaints
 - 1. How to submit a complaint\request
 - 1. Complaint should be submitted in writing to the Vineland Housing Authority on the complaint form. The only way to guarantee a response to a resident complaint is to give it to us.
 - 2. Complaint forms are available at our office, by fax, or by e-mail
 - 3. The Authority cannot address complaints not directly received by residents; Complaints submitted to a 3rd party, any person or agency that is not directly employed by the Authority, may not be received by the Authority; The importance of the Housing Authority receiving the complaint directly was repeated. The VHA cannot resolve issues or complaints that it does not know about.
 - 2. Response from the VHA
 - 1. The Housing Authority will mail written responses to tenants who submit a complaint\request form.
 - 3. Reminder that we cannot respond to complaints that we do not have. If tenants provide complaint requests to anyone outside of the Vineland Housing Authority we cannot guarantee the complaints will be addressed.

Community Outreach (continued)

- 2. Maintenance
 - 1. Work Orders
 - 1. Call the office (856) 691-4099
 - 1. Proven track record and process to address work orders.
 - 2. Office hours are 8:30 4:30 M-F. There are two (2) live receptionists who answer the phones and will log resident work orders requests.
- 3. Security
 - 1. Security is under contract and active at both Kidston & Olivio Towers.
- 4. Remote On-Site Office
 - 1. Open Office hours have been posted at Kidston & Olivio Towers.
 - 1. Signs have been posted with the hours
 - 2. Both Kidston & Olivio Towers residents have access to the office space at Kidston Towers.
- 5. Notices
 - 1. Maintenance Reminders
 - 1. Notice was mailed to all Vineland Housing Authority residents at all properties reminding the tenants how to enter a work order request for maintenance.
 - 1. Notice Included Contact information for (phone\e-mail):
 - 1. Public Housing\RAD Property Manager
 - 2. Operations Manager
 - 2.A second notice and magnet was mailed to all Vineland Housing Authority residents at all properties reminding the tenants how to enter a work order request for maintenance and providing a convenient refrigerator magnet with our phone number for work order requests.
 - 3. Social Services will be distributing notification with information on how the food program works, including contacts, dates, times, and locations.
- 6. Property Management
 - 1. Both lease enforcement and the property manager are walking the properties on a more frequent basis.
 - 2. The Authority Operations Manager is working to prioritize maintenance requests along with addressing tenant concerns.
- 7. Inspections
 - 1. Verbal update will be provided.

The actions referenced above are intended to support and strengthen the processes already in place at the Vineland Housing Authority. Our staff are dedicated professionals who work diligently to maintain high standards throughout the year. At times, external factors can delay progress on capital projects and place additional demands on our team. Despite these challenges, we remain committed to engaging with residents and working together to identify and resolve issues promptly and effectively, while upholding the integrity of the Vineland Housing Authority.

Community Outreach (continued)

Our community outreach group held a back-to-school event for the families at Asselta Acres, Parkview Apartments, and the Scattered Sites. The event represents our staff commitment to giving back to the community; food, fun, and giveaways were all part of the event. Backpacks, clothes, school supplies, and food were all supplied to residents. Our team sought and received donations from vendors to fund the event, this was a very successful back-to-school event, we look forward to expanding the event in the future.

September 2025 -Outreach was conducted this past month and focused on resident meetings;

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
Albert D. Porter	Completed with Certificate
Iris Acosta-Jimenez	Completed with Certificate
Elizabeth Serrano	In Training
Vacant	

Program Statistics Re	eport
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Department of Social Services - FSS

Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined

The number of residents that received "outreach" information about FSS

The number of residents signed on to the program. (FSS Contracts).

Program Statistics Report 10/2024 - 10/2025	A.,~2025	Jul2025	Jun2025
10/2024 - 10/2025	Aug2025	Jui2025	Juli2025
Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	10	4	0
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	4	13	61
Total number of units inspected year-to-date - all sites	743	739	623
City Inspections	0	103	30
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down,Prep & Leasup Time)	48	49	30
Annual Unit Turnaround Time (For Fiscal Year)	32	31	29
Monthly - Number of Vacancies (at start of month)	12	13	11
Monthly - Number of Vacancies Filled (this month)	6	4	4
Monthly - Average unit turnaround time in days for Lease Up	6	6	4
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	23	29	11
Monthly - Annual Average Number of Vacancies (at start of month)	7	7	6
PIC Score	100.00	100.00	100.00
Occupancy Rate	98.97%	98.45%	98.62%
DIE II I O DADWIE II (A. P. (III (A. P. (III) (A. P. (III (A. P. (III (A. P. (III (A. P. (III (A. P. (III (A. P. (III (A. P. (III (A. P. (III (A. P. (III (A. III) (A. P. (III (A. P. (III (A. P. (III (A. P. (III (A. P. (III (A. P. (III (A. III) (A. P. (III (A. P. (III (A. III) (A. P. (III (A. P. (III (A. III) (A. P. (III) (A. P. (III (A. P. (III (A. III) (A. P. (III) (A.			
Public Housing & RAD Waiting List Applicants all lists closed.	400	110	440
Families - With Local Preference	103	110	
Families - Without Local Preference	355	358	361
Elderly (Seniors - 62+)/Disabled - With Local preference	80	107	119
Elderly (Seniors - 62+)/Disabled - Without Local preference 0/1 Bedroom	349 429	350 457	349 468
2 Bedroom	153	154	154
3 Bedroom	63	65	69
4 Bedroom	184	185	187
5 Bedroom	51	57	57
6 Bedroom	7	7	7
Success Rate	25%	25%	25%
			2070
Average work order turnaround time in days - Tenant Generated	0.10	0.13	0.11
Number of routine work orders written this month	577	901	417
Number of outstanding work orders from previous month	1,235	1,488	1,489
Total number of work orders to be addressed this month	1,812	2,389	1,906
Total number of work orders completed this month	606	1,154	418
Total number of work orders left outstanding	1,206	1,235	1,488
Number of emergency work orders written this month	5	_	
Total number of work orders written year-to-date	6,414	5,837	4,936
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	1	1	5
0410			
Section 8 Level of legand units of provious month was:	4040	4000	1004
Level of leased units of previous month was: Level of leased units this month is:	1018 1011	1020 1018	1024 1020
Number of increased leased-units over last month	0	0	1020
Total number of units inspected this month	19	24	18
Programs (Voucher):	19	24	10
ABA Utilization %	98.31%	99.47%	83.25%
Repayment Agreements	56		
Total repayments due YTD	\$181,182		
Total repayments received YTD	\$20,326		\$19,204
PIC Score (Oakview added 10/13)	100.99%		100.49%
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	631	630	632
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	1215		
Section of reading Oriolog voucifor virilling List Applicants - virillout Local Freierence - CLOSED	1213	1210	1214

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Total Halling of Granice Inspected the Herita	. •		
Programs (Voucher):			
ABA Utilization %	98.31%	99.47%	83.25%
Repayment Agreements	56	53	52
Total repayments due YTD	\$181,182	\$164,533	\$164,085
Total repayments received YTD	\$20,326	\$19,576	
PIC Score (Oakview added 10/13)	100.99%	100.99%	100.49%
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - CLOSED	631	630	632
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - CLOSED	1215	1216	1214
Section 8 Project Based Waiting List Applicants- Oakview - CLOSED	779	780	783
Section 8 Project Based Waiting List Applicants- With Local Preference - Buena HA - CLOSED	25	25	24
Section 8 Project Based Waiting List Applicants- Without Local Preference - Buena HA - CLOSED	244	220	207
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	76%/24%	76%/24%	74%/26%
Section 8 - Choice Mobiltiy List	118	115	114

Program Statistics Report	10/2024 - 10/2025	Aug2025	Jul2025	Jun2025
The number of FSS Participants with establi	shed escrow accounts.	16	16	15
Number of residents in need of employment	skills (GED, DL, Job Training.)	5	5	5
The number of meetings, workshops and ca	se management services	15	15	20
Congregate Services				
Number of clients on the Congregate Proga	<u>m</u>	29		32
Number of clients on Meal Program		0		0
Number of clients on Housekeeping Program	n	12		16
Number of clients on Laundry Services		21		24
Number of clients on Shopping Services		6	6	7
Registered Nurse				
Number of clients served this month		82		100
Blood Pressure Clinics (clinics) # of residen	its attending	0		0
Health Assessments/re-assessments		5		6
Meds Supervision		25	25	25
VHA - (FAMILY SW)				
Number of Residents on ROSS (Family)		25		30
Number of residents that received case mar	nagement services	15		20
Number of Meetings		1	1	2
Number of residents enrolled in academic/e	mployment workshops (FSS)	5	5	2
VHA - (MEDICAL)				
Number of residents received health asses		5		6
Number of residents health activities of dai		8		5
Resident's medicine monitoring/supervision		25	25	25
Self-sufficiency - improved living condition	ns.	4	4	4
Community Development Block Grant Pro	<u>ogram</u>			
Clients Served				
Number of new clients served		1	-	0
Number of ongoing clients		64		0
Total clients currently being served this mon	th	65	65	64
Income				
Median Family Income (MFI)				
Moderate 80%-51% (MFI)		16		15
Low 50%-31% (MFI)		18		
Very Low 30%-0% (MFI)		31		31
Total		65	65	64
Client Demographics		L		
White		9		
Black		7		7
American Indian		0		0
Asian		0		
Other		0		
Hispanic		48		
Non-Hispanic		17	17	16

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

RESOLUTION #2025-53

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 \$1,585,821.97.

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: September 18, 2025

MOVED/SECONDED:

Resolution moved by Commissioner Chapman

Resolution seconded by Commissioner ACOSTA - Jimenez

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman - Vice Chairperson	1			
Brian Asselta				
Mario Ruiz-Mesa – Chairperson				
Iris Acosta-Jimenez				
Albert Porter				
Elizabeth Serrano				
Anthony Scott				

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 September 18, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones, Executive Director

Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND BOARD MEETING LIST OF CHECKS 9/18/25

CHECK NO.	ACCOUNT		AMOUNT
5135 - 5182	SECTION 8 HAP PROGRAM LANDLORD/TENANT CHECKS AND OTHER	\$ \$31,141.00	838,894.00
24866 - 25058	DIRECT DEPOSITS-LANDLORDS HAPS	\$807,753.00	
808, 809, 810, 811, 20252340148, 20252480301, 20252520506,	SECTION 8 ADM FEE ACCOUNT COMPUTER CHECKS- Ocean First	\$ \$74,350.11	74,350.11
*	COMPUTER CHECKS- Truist	\$0.00	
•	SECTION 8 NEW HOMEOWNERSHIP COMPUTER CHECKS	\$ \$0.00	0.00
* 6	NEW HOMEOWNERSHIP INVESTMENTS COMPUTER CHECKS- Ocean First COMPUTER CHECKS- Truist	\$0.00	0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT COMPUTER CHECKS	\$	0.00
	OCEAN FIRST BANK FSS ESCROW COMPUTER CHECKS	\$	0.00
2671, 2672, 2673, 2674, 438241, 2025248030, 5467639656, 20252340147, 20252480300, 20252520502	CAPITAL BANK GEN/FUND PH COMPUTER CHECKS	\$	156,060.06
14431 - 14590, 867217, 1462425, 1466428, 8222025, 9022025, 9052025, 9082025, 24631544, 333532025, 335648467	COCC CASH ACCOUNT COMPUTER CHECKS	\$	313,946.67
8			
	COCC EXPENDITURES PAYROLL	08/22/25 - 09/05/25 \$	167,757.00
ā	PAYROLL TAX LIABILITY	08/22/25 - 09/05/25 \$	34,814.13

\$ 1,585,821.97

TOTAL

Payment Summary

Bank=sec8hap AND mm/yy=08/2025-09/2025 AND Check Date=08/22/2025-09/18/2025 AND All Checks=Yes AND Include Voids=All Checks

Section Section Check# Vendor Date Month Amount Recond Section Secti				Check	Post	Total	Date
seckhap - Section 8 HAP \$136 Oberalp - ALPHA BETA CAMDEN LLC \$9/4/2025 \$9-2025 \$1,425.00 secRhap - Section 8 HAP \$137 Oberhefa - C & B RENTALS \$9/4/2025 \$9-2025 \$1,759.00 secRhap - Section 8 HAP \$130 Conyol - CORTES \$9/4/2025 \$9-2025 \$1,239.00 secRhap - Section 8 HAP \$140 Obscoose - OSCEOLA COUNTY HOUSING \$9/4/2025 \$9-2025 \$1,239.00 secRhap - Section 8 HAP \$141 1000066 - CORTES \$9/4/2025 \$9-2025 \$1,00 secRhap - Section 8 HAP \$141 1000086 - CORTES \$9/4/2025 \$9-2025 \$1,00 secRhap - Section 8 HAP \$141 10004672 - CRUZ \$9/4/2025 \$9-2025 \$1,00 secRhap - Section 8 HAP \$145 10004872 - CRUZ \$9/4/2025 \$9-2025 \$1,00 secRhap - Section 8 HAP \$145 10004893 - BALL \$9/4/2025 \$9-2025 \$1,00 secRhap - Section 8 HAP \$149 10005852 - CASKINS \$9/4/2025 \$9-2025 \$1,00 secRhap - Section 8 HAP \$149	Bank	Check#	Vendor	Date	Month	Amount	Reconci
section p - Section 8 HAP 5137 Observation 2 & B RENTALS 9/4/2025 09-2025 1,759,00 secRibary - Section 8 HAP 5138 Octorylor - CORTES 9/4/2025 09-2025 2,312,00 secRibary - Section 8 HAP 5140 Osecocose - OSCECUA COUNTY HOUSING 9/4/2025 09-2025 1,239,00 secRibary - Section 8 HAP 5141 10000666 - CORTES 9/4/2025 09-2025 64.00 secRibary - Section 8 HAP 5141 10000666 - CORTES 9/4/2025 09-2025 64.00 secRibary - Section 8 HAP 5141 100004557 - RAMOS 9/4/2025 09-2025 68.00 secRibary - Section 8 HAP 5144 10004957 - RAMOS 9/4/2025 09-2025 68.00 secRibary - Section 8 HAP 5145 10004952 - RAMOS 9/4/2025 09-2025 51.00 secRibary - Section 8 HAP 5146 10005231 - REDFERN 9/4/2025 09-2025 55.00 secRibary - Section 8 HAP 5148 10006492 - MOORE 9/4/2025 09-2025 50.00 secRibary - Section 8 HAP 5151	sec8hap - Section 8 HAP	5135	Oapabar - BARCLAY APARTMENTS VENTURES LP	9/4/2025	09-2025	1,388.00	
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sec8hap - Section 8 HAP 5178 t0018174 - TURNER 9/4/2025 09-2025 27.00 sec8hap - Section 8 HAP 5179 vfl006 - HOUSING AUTHORITY OF BARTOW 9/4/2025 09-2025 4,414.00 sec8hap - Section 8 HAP 5180 vfl093 - ORANGE COUNTY HOUSING & C D 9/4/2025 09-2025 1,931.00 sec8hap - Section 8 HAP 5181 vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM 9/4/2025 09-2025 7,507.00	sec8hap - Section 8 HAP	5176	t0016087 - BROWNLOW				
sec8hap - Section 8 HAP 5179 vfl006 - HOUSING AUTHORITY OF BARTOW 9/4/2025 09-2025 4,414.00 sec8hap - Section 8 HAP 5180 vfl093 - ORANGE COUNTY HOUSING & C D 9/4/2025 09-2025 1,931.00 sec8hap - Section 8 HAP 5181 vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM 9/4/2025 09-2025 7,507.00	sec8hap - Section 8 HAP	5177	' t0018082 - JORDAN				
sec8hap - Section 8 HAP 5180 vfl093 - ORANGE COUNTY HOUSING & C D 9/4/2025 09-2025 1,931.00 sec8hap - Section 8 HAP 5181 vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM 9/4/2025 09-2025 7,507.00	sec8hap - Section 8 HAF						
sec8hap - Section 8 HAP 5181 vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM 9/4/2025 09-2025 7,507.00	sec8hap - Section 8 HAF	5179	vfl006 - HOUSING AUTHORITY OF BARTOW	9/4/2025			
	sec8hap - Section 8 HAF			9/4/2025			
sec8hap - Section 8 HAP 5182 Ohousin - VINELAND HOUSING AUTHORITY 9/15/2025 09-2025 4,561.00	sec8hap - Section 8 HAF	5181	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM				
	sec8hap - Section 8 HAF	5182	2 Ohousin - VINELAND HOUSING AUTHORITY	9/15/2025	09-2025	4,561.00	J

Page 1 of 8

Bank sec8hap - Section 8 HAP	24867 24868 24869 24870 24871	Vendor 0537grap - 529-537 GRAPE STREET,LLC 0abobab - BABATUNDE O ABORISADE 0abrawi - ABRAHAN HEREDIA 0acojol - ACOSTA III	Check Date 9/5/2025 9/5/2025 9/5/2025	Post Month 09-2025 09-2025 09-2025	Amount Reconciled 2,281.00 1,847.00
sec8hap - Section 8 HAP sec8hap - Section 8 HAP	24866 24867 24868 24869 24870 24871	0537grap - 529-537 GRAPE STREET,LLC 0abobab - BABATUNDE O ABORISADE 0abrawi - ABRAHAN HEREDIA	9/5/2025 9/5/2025 9/5/2025	09-2025 09-2025	2,281.00
sec8hap - Section 8 HAP sec8hap - Section 8 HAP	24867 24868 24869 24870 24871	Oabobab - BABATUNDE O ABORISADE Oabrawi - ABRAHAN HEREDIA	9/5/2025 9/5/2025	09-2025	
sec8hap - Section 8 HAP sec8hap - Section 8 HAP	24868 24869 24870 24871	0abrawi - ABRAHAN HEREDIA	9/5/2025		1,847.00
sec8hap - Section 8 HAP sec8hap - Section 8 HAP	24869 24870 24871		• •	09-2025	
sec8hap - Section 8 HAP sec8hap - Section 8 HAP sec8hap - Section 8 HAP sec8hap - Section 8 HAP sec8hap - Section 8 HAP	24870 24871	Oacojol - ACOSTA III	0/5/2025	33 -0-3	990.00
sec8hap - Section 8 HAP sec8hap - Section 8 HAP sec8hap - Section 8 HAP sec8hap - Section 8 HAP	24871		9/5/2025	09-2025	832.00
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sec8hap - Section 8 HAP sec8hap - Section 8 HAP sec8hap - Section 8 HAP	24872	Oahcpv - AFFORDABLE HOUSING CORPORATION	9/5/2025	09-2025	17,714.00
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sec8hap - Section 8 HAP	24873	Oahcvktot - AFFORDABLE HOUSING CORP OF VINELA	NI 9/5/2025	09-2025	85,977.00
		Oaljess - ALJESS LLC	9/5/2025	09-2025	847.00
Seconan - Section & DAP		Oandjon - JONATHAN ANDREOZZI	9/5/2025	09-2025	1,725.00
sec8hap - Section 8 HAP		Oaparab - AB APARTMENTS LLC	9/5/2025	09-2025	3,800.00
sec8hap - Section 8 HAP		0apgava - VALLEY GARDEN APARTMENTS LLC	9/5/2025	09-2025	361.00
sec8hap - Section 8 HAP		0apsnew - NEWCOMB SENIOR APARTMENTS PH 2	9/5/2025	09-2025	181.00
sec8hap - Section 8 HAP		Oarbors - ROSEMAR PROPERTIES III LLC/THE ARBOR	S 9/5/2025	09-2025	6,928.00
		Oassind - INDEPENDENCE ASSOCIATES LLC	9/5/2025	09-2025	992.00
sec8hap - Section 8 HAP		0asslop - LOPEZ & ASSOCIATES LLC	9/5/2025	09-2025	2,204.00
sec8hap - Section 8 HAP		Oaugday - DAVID AUGUSTINE	9/5/2025	09-2025	1,888.00
sec8hap - Section 8 HAP		Obehant - ANTHONY BEHRENS	9/5/2025	09-2025	742.00
sec8hap - Section 8 HAP		Oberedw - EDWIN C & SAVALYN BERGAMO	9/5/2025	09-2025	322.00
sec8hap - Section 8 HAP		Oberksh - ROSEMAR PROPERTIES IV LLC / CAMELOT		09-2025	4,330.00
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sec8hap - Section 8 HAP		Oborsac - BORRERO		09-2025	1,031.00
sec8hap - Section 8 HAP		Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	9/5/2025	09-2025	1,061.00
sec8hap - Section 8 HAP		Obrewst - BREWSTER GARDEN APARTMENTS LLC	9/5/2025		19,163.00
sec8hap - Section 8 HAP		Obuebor - BOROUGH OF BUENA HOUSING AUTHORI		09-2025	
sec8hap - Section 8 HAP		Obususa - USA BUSY BEE INC	9/5/2025	09-2025	
sec8hap - Section 8 HAP		2 Ocackim - KIMBERLY A CACCHIOLI	9/5/2025	09-2025	1,084.00
sec8hap - Section 8 HAP		3 Ocamnil - NILZA R CAMACHO	9/5/2025	09-2025	1,057.00
sec8hap - Section 8 HAP	24894	Ocapauc - AUCTION CAPITAL INC	9/5/2025	09-2025	1,816.00
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sec8hap - Section 8 HAP	24896	6 Ocarmar - SIMOES	9/5/2025	09-2025	773.00
sec8hap - Section 8 HAP		7 Ocasros - CASTILLO	9/5/2025	09-2025	747.00
sec8hap - Section 8 HAP		3 Ocdgard - CD GARDENS INC.	9/5/2025	09-2025	4,068.00
sec8hap - Section 8 HAP	24899	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	9/5/2025	09-2025	4,161.00
sec8hap - Section 8 HAP		O Ochuoks - OKSANA CHUMAK	9/5/2025	09-2025	1,632.00
sec8hap - Section 8 HAP	2490	1 Oclafir - FIRST CLASS RENTAL PROPERTIES LLC	9/5/2025	09-2025	1,651.00
sec8hap - Section 8 HAP		2 Ocomfar - ESTATE	9/5/2025	09-2025	519.00
sec8hap - Section 8 HAP	2490	3 Oconpat - PATRIOT CONSTRUCTION SERVICES LLC	9/5/2025	09-2025	1,887.00
sec8hap - Section 8 HAP	2490	4 Odamjos - DAMATO	9/5/2025	09-2025	874.00
sec8hap - Section 8 HAP	2490	5 Odecant - ANTHONY P DECESERO	9/5/2025	09-2025	577.00
sec8hap - Section 8 HAP	2490	6 Odejyes - YESENIA DEJESUS	9/5/2025	09-2025	1,850.00
sec8hap - Section 8 HAP	2490	7 Odelwil - WILSON ZUNUN DE LEON	9/5/2025	09-2025	673.00
sec8hap - Section 8 HAP	2490	8 Odowter - DOWER	9/5/2025	09-2025	1,850.00
sec8hap - Section 8 HAP	2490	9 0eas307 - 307 N EAST AVE LLC	9/5/2025	09-2025	704.00
sec8hap - Section 8 HAP	2491	0 0edwdip - EDWARD DIPALMA	9/5/2025	09-2025	1,047.00
sec8hap - Section 8 HAP		1 Oegbmar - MARY J EGBEH	9/5/2025	09-2025	1,627.00
sec8hap - Section 8 HAP		.2 Oeinmar - MARTIN JAY EINSTEIN	9/5/2025	09-2025	710.00
sec8hap - Section 8 HAP		3 Oequacc - ACCUMULATING EQUITY PARTNERS LLC	9/5/2025	09-2025	8,876.00
sec8hap - Section 8 HAP		14 Oequsul - SULLIVAN EQUITIES LLC	9/5/2025	09-2025	1,041.00
sec8hap - Section 8 HAP		L5 Oestjip - J.I.P ESTATES LLC	9/5/2025	09-2025	1,573.00

Page 2 of 8

	1,111		Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconcil
sec8hap - Section 8 HAP	24916	0estros - ESTATE OF LUIS A ROSADO-TORRES	9/5/2025	09-2025	468.00
sec8hap - Section 8 HAP	24917	Ofamfai - Faiola Family LP	9/5/2025	09-2025	225.00
sec8hap - Section 8 HAP	24918	Ofamlp - FAIOLA FAMILY LP	9/5/2025	09-2025	1,224.00
sec8hap - Section 8 HAP	24919	Oflodor - FLOWERS	9/5/2025	09-2025	1,038.00
sec8hap - Section 8 HAP	24920	Oforraf - RAFAEL EDUARDO DILONE FORTUNA	9/5/2025	09-2025	1,326.00
sec8hap - Section 8 HAP	24921	0g.b.ltd - G B LTD OPER CO INC	9/5/2025	09-2025	1,055.00
sec8hap - Section 8 HAP	24922	Ogarabn - ABNER GARCIA	9/5/2025	09-2025	436.00
sec8hap - Section 8 HAP	24923	Ogarsal - GARCIA	9/5/2025	09-2025	2,916.00
sec8hap - Section 8 HAP	24924	Ogarspr - SPRING GARDENS VINELAND LLC	9/5/2025	09-2025	9,693.00
sec8hap - Section 8 HAP	24925	0garvin - VINELAND GARDENS LLC	9/5/2025	09-2025	875.00
sec8hap - Section 8 HAP	24926	0gibjam - GRIBBLE JR	9/5/2025	09-2025	954.00
sec8hap - Section 8 HAP		0golrob - ROBERT D GALBIATI	9/5/2025	09-2025	1,227.00
sec8hap - Section 8 HAP		0gonabr - GONZALEZ JR	9/5/2025	09-2025	1,019.00
sec8hap - Section 8 HAP		0gonlil - GONZALEZ	9/5/2025	09-2025	1,740.00
sec8hap - Section 8 HAP		0groche - CHERRY GROUP LLC	9/5/2025	09-2025	275.00
sec8hap - Section 8 HAP		Ogromad - MADHU GROUP LLC	9/5/2025	09-2025	2,308.00
sec8hap - Section 8 HAP		Ogromic - MICHAEL D RUPPERT JR	9/5/2025	09-2025	1,062.00
sec8hap - Section 8 HAP		Ogruedi - EDISON GRULLON	9/5/2025	09-2025	1,829.00
sec8hap - Section 8 HAP		Ohagdan - DANIEL HAGEMAN JR	9/5/2025	09-2025	1,098.00
sec8hap - Section 8 HAP		0hemtom - BTW 4 LLC	9/5/2025	09-2025	582.00
sec8hap - Section 8 HAP		Ohenreu - HENDLER	9/5/2025	09-2025	2,000.00
ec8hap - Section 8 HAP		Ohereri - 123 SOUTH 4TH STREET LLC	9/5/2025	09-2025	2,880.00
sec8hap - Section 8 HAP		Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TOR		09-2025	3,665.00
sec8hap - Section 8 HAP		Ohfprop - HF PROPERTY MANAGEMENT	9/5/2025	09-2025	1,645.00
ec8hap - Section 8 HAP		Oholasm - ASM HOLDINGS LLC	9/5/2025	09-2025	774.00
ec8hap - Section 8 HAP		Oholgle - GLEN PARK OWNER LLC	9/5/2025	09-2025	2,422.00
sec8hap - Section 8 HAP		Oholvin - VINELAND 18 HOLDINGS LLC	9/5/2025	09-2025	1,590.00
sec8hap - Section 8 HAP		0homhec - HECS HOMES LLC	9/5/2025	09-2025	807.00
sec8hap - Section 8 HAP	24944	0homsky - SKYLO HOMES LLC	9/5/2025	09-2025	772.00
sec8hap - Section 8 HAP	24945	0homtar - TARKILN HOMES LLC	9/5/2025	09-2025	6,044.00
sec8hap - Section 8 HAP	24946	Ohopape - APEX HOPEWELL NJ LLC	9/5/2025	09-2025	632.00
sec8hap - Section 8 HAP	24947	Ohougol - GOLD HOUSING PROVIDERS LLC	9/5/2025	09-2025	1,479.00
sec8hap - Section 8 HAP	24948	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	9/5/2025	09-2025	342.00
sec8hap - Section 8 HAP	24949	0ingden - INGRALDI	9/5/2025	09-2025	1,078.00
sec8hap - Section 8 HAP	24950	0invbot - BOTA INVESTMENTS LLC	9/5/2025	09-2025	4,135.00
sec8hap - Section 8 HAP	24951	0invday - DAY INVESTMENTS LLP	9/5/2025	09-2025	483.00
sec8hap - Section 8 HAP	24952	0invegh - E. G. H. R. E. INVESTMENTS LLC	9/5/2025	09-2025	4,859.00
sec8hap - Section 8 HAP	24953	Oinvens - EMSIG INVESTMENTS LLC	9/5/2025	09-2025	951.00
sec8hap - Section 8 HAP	24954	0invtra - T-RAY INVESTMENTS LLC	9/5/2025	09-2025	2,220.00
sec8hap - Section 8 HAP	24955	0invweb - WEBER INVESTMENT GROUP LLC	9/5/2025	09-2025	2,067.00
ec8hap - Section 8 HAP	24956	0invweb2 - WEBER INVESTMENT GROUP 2 LLC	9/5/2025	09-2025	6,718.00
sec8hap - Section 8 HAP	24957	0jacgar - W JACK	9/5/2025	09-2025	2,391.00
sec8hap - Section 8 HAP		0jerpri - PRIME JERSEY ESTATES	9/5/2025	09-2025	9,200.00
sec8hap - Section 8 HAP		Ojrljjr - JJR JR LLC	9/5/2025	09-2025	926.00
sec8hap - Section 8 HAP		Okatjay - JAY-KAT INVESTMENTS, LLC	9/5/2025	09-2025	589.00
sec8hap - Section 8 HAP		Oklc1llc - KLC1 LLC	9/5/2025	09-2025	884.00
sec8hap - Section 8 HAP		0korcou - COURTER-KORFF LLC	9/5/2025	09-2025	715.00
sec8hap - Section 8 HAP		Olabfel - LABOY	9/5/2025	09-2025	1,740.00
sec8hap - Section 8 HAP		Olandic - LANDICINI 566 LLC	9/5/2025	09-2025	475.00
sec8hap - Section 8 HAP		Olanedw - EDWARD J LANG	9/5/2025	09-2025	1,114.00

Page 3 of 8

	7 ST0 A	CALL SHEET SHEET ALEXANDER	Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconcile
sec8hap - Section 8 HAP	24966	Olebzai - LEBRON	9/5/2025	09-2025	2,823.00
sec8hap - Section 8 HAP	24967	Olhrent - L & H RENTALS	9/5/2025	09-2025	788.00
sec8hap - Section 8 HAP	24968	Olinkar - KAREN LINDNER	9/5/2025	09-2025	449.00
sec8hap - Section 8 HAP	24969	Olickoo - KOONER LLC	9/5/2025	09-2025	1,681.00
sec8hap - Section 8 HAP	24970	Ollcsn2 - SN 22 LLC	9/5/2025	09-2025	2,041.00
sec8hap - Section 8 HAP	24971	Olocloc - LOCATION LOCATION & TIMING LLC	9/5/2025	09-2025	1,068.00
sec8hap - Section 8 HAP	24972	Olonday - DAVID LONGINI	9/5/2025	09-2025	459.00
sec8hap - Section 8 HAP	24973	Olopyad - YADIRA LOPEZ	9/5/2025	09-2025	702.00
sec8hap - Section 8 HAP		Olospro - LOST PROPERTIES LLC	9/5/2025	09-2025	1,975.00
sec8hap - Section 8 HAP	24975	Omalaug - MIKLAVCIC JR	9/5/2025	09-2025	1,081.00
sec8hap - Section 8 HAP	24976	Omanarc - MANAGEMENT LLC	9/5/2025	09-2025	378.00
sec8hap - Section 8 HAP	24977	Omanrub - RUBY MANAGEMENT	9/5/2025	09-2025	2,350.00
sec8hap - Section 8 HAP	24978	Omapgre - GREENWOOD MAPLE JAY LLC	9/5/2025	09-2025	1,533.00
sec8hap - Section 8 HAP	24979	Omelrose - MELROSE COURT LP	9/5/2025	09-2025	16,372.00
sec8hap - Section 8 HAP	24980	Omenbre - MENDEZ	9/5/2025	09-2025	706.00
sec8hap - Section 8 HAP	24981	Omillvil - MILLVILLE REALTY CORPORATION	9/5/2025	09-2025	2,300.00
sec8hap - Section 8 HAP	24982	0miryar - MIRANDA	9/5/2025	09-2025	1,951.00
sec8hap - Section 8 HAP	24983	Omonbry - BRYAN P MONTEMURRO	9/5/2025	09-2025	853.00
sec8hap - Section 8 HAP	24984	Omriang - RIVERA	9/5/2025	09-2025	846.00
sec8hap - Section 8 HAP	24985	Omulgua - QUALITY MULTI BR RENTALS LLC	9/5/2025	09-2025	1,135.00
sec8hap - Section 8 HAP	24986	Oneddav - NEDER	9/5/2025	09-2025	1,341.00
sec8hap - Section 8 HAP	24987	Oneeshr - SHREE NEEL LLC	9/5/2025	09-2025	1,700.00
sec8hap - Section 8 HAP		Onegcar - CARLOS NEGRON JR	9/5/2025	09-2025	766.00
sec8hap - Section 8 HAP		Onottop - TOP NOTCH REAL ESTATE LLC	9/5/2025	09-2025	1,304.00
sec8hap - Section 8 HAP		Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL		09-2025	35,115.00
sec8hap - Section 8 HAP		Opaeast - EAST PARK APARTMENTS	9/5/2025	09-2025	8,346.00
sec8hap - Section 8 HAP		Opanpar - PARESH PANCHAL	9/5/2025	09-2025	1,940.00
sec8hap - Section 8 HAP		Oparest - PARVIN ESTATES LLC	9/5/2025	09-2025	21.00
sec8hap - Section 8 HAP		Opasmar - PASTORE	9/5/2025	09-2025	1,282.00
sec8hap - Section 8 HAP		Ophabri - BRIDGETON PHASE IV ASSOCIATES LLC	9/5/2025	09-2025	4,095.00
sec8hap - Section 8 HAP		Oplacam - PHILLIP BLACK & KATHLEEN BLACK IRA	9/5/2025	09-2025	3,948.00
sec8hap - Section 8 HAP		Opoisil - SILVER POINT MANAGEMENT LLC	9/5/2025	09-2025	1,085.00
sec8hap - Section 8 HAP		0proall - ALL PRO GROUP LLC	9/5/2025	09-2025	2,155.00
sec8hap - Section 8 HAP	24999	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	9/5/2025	09-2025	523.00
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sec8hap - Section 8 HAP		Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC		09-2025	15,895.00
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sec8hap - Section 8 HAP		Oradoak - RADIANT OAKVIEW APARTMENTS LLC	9/5/2025	09-2025	172,123.00
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sec8hap - Section 8 HAP		Oreabrt - BRT REAL ESTATE LLC	9/5/2025	09-2025	984.00
sec8hap - Section 8 HAP		Oreadcb - Realty LLC	9/5/2025	09-2025	1,174.00
sec8hap - Section 8 HAP		Orealbf - B & F REAL ESTATE HOLDINGS LLC	9/5/2025	09-2025	2,000.00
sec8hap - Section 8 HAP		Orealsa - S & A REALTY ENTERPRISES LLC	9/5/2025	09-2025	638.00
sec8hap - Section 8 HAP		Oreamat - MATURO REALTY INC	9/5/2025	09-2025	1,595.00
sec8hap - Section 8 HAP		Oreamil - MILLVILLE REALTY CORP	9/5/2025	09-2025	1,068.00
sec8hap - Section 8 HAP		Oregche - REGENCY CHESTNUT COURT	9/5/2025	09-2025	11,160.00
sec8hap - Section 8 HAP		Oregeas - REGENCY EAST LLC	9/5/2025	09-2025	3,231.00
sec8hap - Section 8 HAP		Orenaco - ACOSTA RENTAL LLC	9/5/2025	09-2025	1,965.00
seconap - secuon o mar	23013	OTOTIQUE ACCOSTA NEITTAL LEC	2, 2, 2023	07 2020	2,303.00

Page 4 of 8

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	an Ville	WHEN THE THE TO SEE THE TO	Check	Post	Total Date	
Bank	Check#	Vendor	Date	Month	Amount Recond	iled
sec8hap - Section 8 HAP	25016	Orensup - SUPERIOR RENTALS LLC	9/5/2025	09-2025	1,062.00	
sec8hap - Section 8 HAP	25017	Orivdie - RIVERA	9/5/2025	09-2025	2,409.00	
sec8hap - Section 8 HAP	25018	Oriviri - RIVERA	9/5/2025	09-2025	1,289.00	
sec8hap - Section 8 HAP	25019	Orodhen - HENRY RODRIGUEZ	9/5/2025	09-2025	886.00	
sec8hap - Section 8 HAP	25020	0rogluc - ROGERS	9/5/2025	- 09-2025	795.00	
sec8hap - Section 8 HAP	25021	0rogsal - SALVATORE W ROGGIO	9/5/2025	09-2025	1,082.00	
sec8hap - Section 8 HAP	25022	Orpjpro - RPJ PROPERTIES LLC	9/5/2025	09-2025	11,852.00	
sec8hap - Section 8 HAP	25023	Orunind - INDIAN RUN APARTMENTS LP	9/5/2025	09-2025	1,108.00	
sec8hap - Section 8 HAP	25024	Oruppab - RUPERTO	9/5/2025	09-2025	1,233.00	
sec8hap - Section 8 HAP	25025	Osaiger - GERALD M SAINSOT JR	9/5/2025	09-2025	807.00	
sec8hap - Section 8 HAP	25026	Osalasda - DAMIAN & ELAINE SALAS	9/5/2025	09-2025	2,322.00	9
sec8hap - Section 8 HAP	25027	Osauaud - SAUNDERS	9/5/2025	09-2025	1,800.00	
sec8hap - Section 8 HAP	25028	0saumar - SOUDERS	9/5/2025	09-2025	652.00	
sec8hap - Section 8 HAP	25029	Oschdan - SCHWARTZ	9/5/2025	09-2025	2,000.00	
sec8hap - Section 8 HAP	25030	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	9/5/2025	09-2025	736.00	
sec8hap - Section 8 HAP	25031	Osenbri - HOUSING PARTNERS LLC	9/5/2025	09-2025	2,307.00	
sec8hap - Section 8 HAP	25032	Osennew - NEWCOMB SENIOR APARTMENTS URBAN R	E 9/5/2025	09-2025	157.00	
sec8hap - Section 8 HAP	25033	0shabru - BRUCE D SHAW	9/5/2025	09-2025	1,420.00	
sec8hap - Section 8 HAP	25034	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	9/5/2025	09-2025	1,847.00	
sec8hap - Section 8 HAP	25035	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP	19/5/2025	09-2025	1,048.00	
sec8hap - Section 8 HAP	25036	Osolmay - MAY SOLUTIONS LLC	9/5/2025	09-2025	876.00	
sec8hap - Section 8 HAP	25037	0solpro - ASSURED PROPERTY SOLUTIONS LLC	9/5/2025	09-2025	3,336.00	
sec8hap - Section 8 HAP	25038	0sotalb - ALBERTO SOTO	9/5/2025	09-2025	1,090.00	
sec8hap - Section 8 HAP	25039	Osqulan - LANDIS SR URBAN RENEWAL PARTNERS LLC	9/5/2025	09-2025	2,161.00	
sec8hap - Section 8 HAP	25040	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	C 9/5/2025	09-2025	1,371.00	
sec8hap - Section 8 HAP	25041	Ostrdoc - DOCK STREET APARTMENTS LLC	9/5/2025	09-2025	886.00	
sec8hap - Section 8 HAP	25042	Oswaway - WAYNE SWANSON	9/5/2025	09-2025	1,222.00	
sec8hap - Section 8 HAP	25043	0swe101 - 101 S WEST LLC	9/5/2025	09-2025	1,872.00	
sec8hap - Section 8 HAP	25044	Otayver - TAYLOR	9/5/2025	09-2025	998.00	
sec8hap - Section 8 HAP	25045	Othapau - LETITIA D SYNDER	9/5/2025	09-2025	1,341.00	
sec8hap - Section 8 HAP	25046	Otorism - TORRES	9/5/2025	09-2025	1,533.00	
sec8hap - Section 8 HAP	25047	Otowpar - PARK TOWNE APARTMENTS LLC	9/5/2025	09-2025	13,164.00	
sec8hap - Section 8 HAP	25048	Ovasdap - DAPHNE VASSALOTTI	9/5/2025	09-2025	973.00	
sec8hap - Section 8 HAP	25049	Ovashen - VASQUEZ	9/5/2025	09-2025	979.00	
sec8hap - Section 8 HAP	25050	Ovhosri - SRI VHOMES LLC	9/5/2025	09-2025	1,650.00	
sec8hap - Section 8 HAP	25051	Ovinlan - VINELAND VILLAGE APTS	9/5/2025	09-2025	3,951.00	(4
sec8hap - Section 8 HAP	25052	Ovirulou - LOUIS A VIRUET	9/5/2025	09-2025	1,056.00	
sec8hap - Section 8 HAP	25053	Owalnut - WALNUT REALTY ASSOCIATES LLC	9/5/2025	09-2025	8,074.00	
sec8hap - Section 8 HAP	25054	Owassey - SEYMOUR WASSERSTRUM	9/5/2025	09-2025	1,200.00	
sec8hap - Section 8 HAP	25055	Owhihen - WHITE III	9/5/2025	09-2025	914.00	
sec8hap - Section 8 HAP	25056	Owrialf - WRIGHT	9/5/2025	09-2025	1,578.00	
sec8hap - Section 8 HAP	25057	Oyasmia - YASMIA 3 LLC	9/5/2025	09-2025	1,503.00	
sec8hap - Section 8 HAP	25058	Ozitro - ZITRO PROPERTIES LLC	9/5/2025	09-2025	987.00	
					838,894.00	

Payment Summary

Bank=sec8admn AND mm/yy=08/2025-09/2025 AND Check Date=08/22/2025-09/18/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
sec8admn - Section 8 Admi	808	0osccos8 - OSCEOLA COUNTY HOUSING	9/4/2025	09-2025	71.38
sec8admn - Section 8 Admi	809	vfl006 - HOUSING AUTHORITY OF BARTOW	9/4/2025	09-2025	123.98
		Page 5 of 8			

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
sec8admn - Section 8 Admi	810	vfl093 - ORANGE COUNTY HOUSING & C D	9/4/2025	09-2025	70.02
sec8admn - Section 8 Admi	811	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	9/4/2025	09-2025	299.74
sec8admn - Section 8 Admi	202523401	vha - HOUSING AUTHORITY CITY OF VINELAND	8/22/2025	08-2025	2,280.00 8/31/2025
sec8admn - Section 8 Admi	202524803	BIVha - HOUSING AUTHORITY CITY OF VINELAND	9/5/2025	09-2025	660.00
sec8admn - Section 8 Admi	202525205	Sivha - HOUSING AUTHORITY CITY OF VINELAND	9/9/2025	09-2025	52,900.00
sec8admn - Section 8 Admi	202525502	Rivha - HOUSING AUTHORITY CITY OF VINELAND	9/12/2025	09-2025	17,944.99
		6			74,350.11

Payment Summary

Bank=capgenfd AND mm/yy=08/2025-09/2025 AND Check Date=08/22/2025-09/18/2025 AND All Checks=Yes AND Include Voids=All Checks

		Check	Post	Total Date
Bank Check#	Vendor	Date	Month	Amount Reconciled
capgenfd - Public Housing (267)	1 vmu - Vineland Municipal Utilities	8/26/2025	08-2025	1,886.02
capgenfd - Public Housing (267)	2 vmu - Vineland Municipal Utilities	9/11/2025	09-2025	13,088.36
capgenfd - Public Housing (📁 267:	3 vmu - Vineland Municipal Utilities	9/15/2025	09-2025	1,965.08
capgenfd - Public Housing (2674	4 vmu - Vineland Municipal Utilities	9/16/2025	09-2025	1,942.94
capgenfd - Public Housing (43824	11 vmu - Vineland Municipal Utilities	8/29/2025	08-2025	10,901.23
capgenfd - Public Housing (2025248	03 vha - HOUSING AUTHORITY CITY OF VINELAND	9/5/2025	09-2025	1,957.68
capgenfd - Public Housing (5467639	65 sjgas - South Jersey Gas Company	8/26/2025	08-2025	691.16
capgenfd - Public Housing (20252340	01-vha - HOUSING AUTHORITY CITY OF VINELAND	8/22/2025	08-2025	13,093.63
capgenfd - Public Housing (20252480	031 vha - HOUSING AUTHORITY CITY OF VINELAND	9/5/2025	09-2025	3,948.82
capgenfd - Public Housing (20252520	051 vha - HOUSING AUTHORITY CITY OF VINELAND	9/9/2025	09-2025	72,500.00
capgenfd - Public Housing (20252520	05: vha - HOUSING AUTHORITY CITY OF VINELAND	9/9/2025	09-2025	13,654.48
capgenfd - Public Housing (20252526	05: vha - HOUSING AUTHORITY CITY OF VINELAND	9/9/2025	09-2025	1,264.00
capgenfd - Public Housing (20252550	02! vha - HOUSING AUTHORITY CITY OF VINELAND	9/12/2025	09-2025	19,166.66
42)				156,060.06

Payment Summary

Bank=cocc AND mm/yy=08/2025-09/2025 AND Check Date=08/22/2025-09/18/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total Date
Bank	Check#	Vendor	Date	Month	Amount Reconciled
cocc - Central Office Cost	14431	cwa - Communications Workers of America	9/2/2025	09-2025	251.25
cocc - Central Office Cost	14432	aceplu - Ace Plumbing and Electrical Supplies Inc	9/5/2025	09-2025	507.30
cocc - Central Office Cost	14433	barret - Barretta Plumbing Heating Cooling	9/5/2025	09-2025	1,402.70
cocc - Central Office Cost	14434	bolste - Bolster Hardware II LLC	9/5/2025	09-2025	51.25
cocc - Central Office Cost	14435	canbus2 - CANON U.S.A., INC.	9/5/2025	09-2025	104.94
cocc - Central Office Cost	14436	ccia - Cumberland Co Improvement Auth	9/5/2025	09-2025	46.56
cocc - Central Office Cost	14437	cdwgov - CDW Government Inc	9/5/2025	09-2025	3,820.56
cocc - Central Office Cost	14438	coloni - Colonial Electric Supply Co., Inc.	9/5/2025	09-2025	536.22
cocc - Central Office Cost	14439	flowho - The Flower Shoppe	9/5/2025	09-2025	112.00
cocc - Central Office Cost	14440	gannet - GANNETT NEW YORK/NEW JERSEY LOCALIQ	9/5/2025	09-2025	332.02
cocc - Central Office Cost	14441	genelec - Gen X Electrical Contractors LLC	9/5/2025	09-2025	3,637.50
cocc - Central Office Cost	14442	jccupa - JC'S Custom Painting	9/5/2025	09-2025	200.00
cocc - Central Office Cost	14443	joskel - JOSEPH KELLY	9/5/2025	09-2025	60.00
cocc - Central Office Cost	14444	njelev - Treasurer State of NJ	9/5/2025	09-2025	830.00
cocc - Central Office Cost	14445	pbrese - Reserve Account	9/5/2025	09-2025	2,000.00
cocc - Central Office Cost	14446	pcrich - P C Richard and Son Builders Division	9/5/2025	09-2025	1,515.00
cocc - Central Office Cost	14447	peters - Peterson Service Co Inc	9/5/2025	09-2025	5,364.00
cocc - Central Office Cost	14448	rpmlan - RPM Landscape Contractor LLC	9/5/2025	09-2025	1,999.00
cocc - Central Office Cost	14449	shred - STERICYCLE, INC.	9/5/2025	09-2025	79.68
cocc - Central Office Cost	14450	stanley - Stanley Steemer	9/5/2025	09-2025	243.00
cocc - Central Office Cost	14451	uline - Uline, Inc	9/5/2025	09-2025	296.52
cocc - Central Office Cost	14452	veriwi - Verizon Wireless	9/5/2025	09-2025	1,130.07
cocc - Central Office Cost	14453	vhapet - Gloria Pomales	9/5/2025	09-2025	287.39
cocc - Central Office Cost	14454	soucoareg - Southern Coastal Regional Employee Bene-	fi 9/11/2025	09-2025	85,318.00
cocc - Central Office Cost	14455	aceplu - Ace Plumbing and Electrical Supplies Inc	9/18/2025	09-2025	1,113.11

Page 6 of 8

	V2-111-11-11		Charl		9/18/2025 12:35	_
			Check	Post	Total Date	
Bank	Check#	Vendor	Date	Month	Amount Reconci	iled
cocc - Central Office Cost		acupri - Acu Print Corporation	9/18/2025	09-2025	181.98	
cocc - Central Office Cost		adcass - Advanced Cabinetry & Storage Systems LLC	9/18/2025	09-2025 09-2025	493.00 569.03	
occ - Central Office Cost		amacap - Amazon Capital Services Inc ambcom - Ambient Comfort	9/18/2025		958.00	
occ - Central Office Cost			9/18/2025	09-2025		
occ - Central Office Cost		ampli - Amplified Protection LLC	9/18/2025	09-2025 09-2025	4,219.00	
occ - Central Office Cost		aprsup - APR SUPPLY CO aulffo - Wade Aulffo Roofing	9/18/2025 9/18/2025	09-2025	1,346.95 975.00	
occ - Central Office Cost		-	9/18/2025	09-2025	7,295.83	
occ - Central Office Cost		avena - Linda M Avena CPA	9/18/2025	09-2025	658.14	
occ - Central Office Cost		battra - Battelini Transportation Systems Inc bbkit - B & B Kitchens BBS LLC	9/18/2025	09-2025	21.50	
occ - Central Office Cost						
occ - Central Office Cost		blocklsi - TELESYSTEM	9/18/2025	09-2025 09-2025	1,859.59 57.99	
occ - Central Office Cost		bobaut - BOB'S AUTO SUPPLY, INC	9/18/2025		57.99 254.27	
occ - Central Office Cost		bolste - Bolster Hardware II LLC	9/18/2025	09-2025		
occ - Central Office Cost		bowman - BOWMAN & COMPANY, LLP	9/18/2025	09-2025	42,000.00	
occ - Central Office Cost		callexp - Call Experts New Jersey	9/18/2025	09-2025	379.88	
occ - Central Office Cost		carahsoft - Carahsoft Technology Corporation	9/18/2025	09-2025	1,120.84	
occ - Central Office Cost		ccia - Cumberland Co Improvement Auth	9/18/2025	09-2025	3,838.38	
occ - Central Office Cost		cckings - CC Kings Masonry & Steel Products	9/18/2025	09-2025	975.00	
occ - Central Office Cost		cintas - Cintas Corporation #100	9/18/2025	09-2025	892.17	
occ - Central Office Cost		coloni - Colonial Electric Supply Co., Inc.	9/18/2025	09-2025	20.66	
occ - Central Office Cost		combus - COMCAST	9/18/2025	09-2025	379.89	
occ - Central Office Cost	14 4 77	copet - Jeangelica Santos-Perez	9/18/2025	09-2025	435.95	
occ - Central Office Cost	14478	cumtre - Cumberland Tree Service, LLC	9/18/2025	09-2025	3,350.00	
occ - Central Office Cost	14479	diamor - Diana Morales	9/18/2025	09-2025	150.00	
occ - Central Office Cost	1 44 80	dudley - Dudley General Contracting LLC	9/18/2025	09-2025	2,500.00	
occ - Central Office Cost	14481	fazzalori - VILLA FAZZALORI	9/18/2025	09-2025	200.00	
occ - Central Office Cost	1 44 82	hdsupp - HD Supply Facilities Maintenance LTD	9/18/2025	09-2025	4,601.00	
occ - Central Office Cost	14483	highlan - Highland Carpet Outlet Inc.	9/18/2025	09-2025	2,455.00	
occ - Central Office Cost	14484	himinha - DELSEA LAUNDROMAT	9/18/2025	09-2025	933.75	
occ - Central Office Cost	14485	homest - HP Homestead Plumbing and Heating Inc	9/18/2025	09-2025	1,154.48	
occ - Central Office Cost	14486	hompro - HD SUPPLY formerly Home Depot Pro	9/18/2025	09-2025	7,226.41	
occ - Central Office Cost	14487	jccupa - JC'S Custom Painting	9/18/2025	09-2025	3,075.00	
occ - Central Office Cost	14488	krysta - Krystal Clear LLC	9/18/2025	09-2025	1,450.00	
occ - Central Office Cost	14489	mason - W B Mason Co Inc	9/18/2025	09-2025	156.82	
occ - Central Office Cost	14490	mazza - Frank Mazza & Son Inc.	9/18/2025	09-2025	27,619.48	
occ - Central Office Cost	14491	miles - Miles IT	9/18/2025	09-2025	17,662.93	
occ - Central Office Cost	14492	nanmck - Nan McKay and Associates Inc	9/18/2025	09-2025	239.00	
occ - Central Office Cost		natten - National Tenant Network	9/18/2025	09-2025	604.00	
occ - Central Office Cost		njelev - Treasurer State of NJ	9/18/2025	09-2025	830.00	
occ - Central Office Cost		pdq - PDQ Supply Inc	9/18/2025	09-2025	909.50	
occ - Central Office Cost		pitney - Pitney Bowes, Inc.	9/18/2025	09-2025	259.97	
occ - Central Office Cost		rengro - Rentgrow, Inc.	9/18/2025	09-2025	7,906.50	
occ - Central Office Cost		riggin - Riggins Inc	9/18/2025	09-2025	233.74	
occ - Central Office Cost		ringcen - RingCentral Inc	9/18/2025	09-2025	884.92	
occ - Central Office Cost		secqcs - GCSI Security Group	9/18/2025	09-2025	35.00	
occ - Central Office Cost		semper - Semper Secure , LLC	9/18/2025	09-2025	1,334.25	
occ - Central Office Cost		sherwi - Sherwin Williams Company	9/18/2025	09-2025	1,285.99	
occ - Central Office Cost		3 siglas - South Jersey Glass & Door Company	9/18/2025	09-2025	997.50	
occ - Central Office Cost		staadv - Staples, Inc.	9/18/2025	09-2025	786.19	
cocc - Central Office Cost		5 tarstr - Tars & Stripes	9/18/2025	09-2025	1,250.00	
		·	9/18/2025	09-2025	842.97	
cocc - Central Office Cost		i uline - Uline, Inc		09-2025	414.85	
cocc - Central Office Cost		vercon - Verizon Connect Fleet USA LLC	9/18/2025		862.61	
cocc - Central Office Cost		3 weaequ - Weaver Equipment Sales & Service LLC	9/18/2025	09-2025	35.00	
cocc - Central Office Cost		yardi - Yardi Systems Inc	9/18/2025	09-2025		
cocc - Central Office Cost		7 vmu - Vineland Municipal Utilities	8/25/2025	08-2025	3,113.38	
cocc - Central Office Cost		25 axaequ - Equitable	8/22/2025	08-2025	2,085.00	
cocc - Central Office Cost	146642	8 axaequ - Equitable	9/8/2025	09-2025	2,085.00	

Page 7 of 8

9/18/2025 12:35 PM

		Check	Post	Total Date
Bank	Check# Vendor	Date	Month	Amount Reconciled
cocc - Central Office-Cost	8222025 paychex - Paychex of New York LLC	8/22/2025	08-2025	366.66
cocc - Central Office Cost	9022025 affac - AFLAC	9/2/2025	09-2025	156.00
cocc - Central Office Cost	9052025 paychex - Paychex of New York LLC	9/5/2025	09-2025	364.16
cocc - Central Office Cost	9082025 deltacare - Delta Dental Insurance Company	9/9/2025	09-2025	104.82
cocc - Central Office Cost	24631544 pers - Public Employees Retirement System	9/4/2025	09-2025	17,193.08
cocc - Central Office Cost	33353202 delta - Delta Dental Plan of New Jersey	8/26/2025	08-2025	2,884.52
cocc - Central Office Cost	33564846 delta - Delta Dental Plan of New Jersey	9/18/2025	09-2025	2,782.62
cocc - Central Office Cost	202524803(vha - HOUSING AUTHORITY CITY OF VINELAND	9/5/2025	09-2025	7,917.00
cocc - Central Office Cost	7102090820 wex - WEX Bank	9/8/2025	09-2025	2,476.45
	and and delivery of the second	- Control Control		313.946.67

RESOLUTION #2025-54

Resolution for Renewal in the New Jersey Public Housing Authority Joint Insurance Fund

WHEREAS, <u>Vineland Housing Authority</u> is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2025 unless earlier renewed by agreement between the Authority and the Fund; and

WHEREAS, the Authority desires to renew said membership;

NOW THEREFORE, be it resolved as follows:

- The <u>Vineland Housing Authority</u> agrees to renew its membership in the New Jersey Public Housing Authority Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
- The Executive Director shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the New Jersey Public Housing Authority Joint Insurance Fund evidencing the Authority's intention to renew its membership.

ADOPTED: September 18, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

Acosta-Jimenez

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman - Vice Chairperson				
Brian Asselta	-			
Mario Ruiz-Mesa – Chairperson				
Iris Acosta-Jimenez				
Albert Porter				
Elizabeth Serrano				
Anthony Scott				

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 September 18, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

acqueline 8 Jones, Executive prector

Secretary/Treasurer

AGREEMENT TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

WHEREAS, the **New Jersey Public Housing Authority Joint Insurance Fund** (hereinafter the Fund) is a duly chartered Joint Insurance Fund as authorized by NJSA 40A:10-36 et seq., and;

WHEREAS, Vineland Housing Authority is currently a member of said Fund, and;

WHEREAS, effective December 31, 2025, said membership will expire unless earlier renewed, and;

WHEREAS, the Executive Director and Board of Commissioners of the Authority has resolved to renew said membership;

NOW THEREFORE, it is agreed as follows:

- 1. <u>Vineland Housing Authority</u> hereby renews its membership in the New Jersey Public Housing Authority Joint Insurance Fund for a three (3) year period, beginning January 1, 2026 and ending December 31, 2028.
- 2. **Vineland Housing Authority** hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the New Jersey Public Housing Authority Joint Insurance Fund as from time to time amended and altered by the Department of Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
- 3. <u>Vineland Housing Authority</u> agrees to be a participating member of the Fund for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.
- 4. In consideration of the continuing membership in the New Jersey Public Housing Authority Joint Insurance Fund agrees, subject to the continuing approval of the Commissioner of Insurance, to accept the renewal application of the <u>Vineland Housing Authority</u>.
- 5. Executed the 18th day of September 2025 as the lawful and binding act and deed of the Vineland Housing Authority, which execution has been duly authorized by public vote of the governing body.

Chairperson Executive Director

Attest

Date

NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

9 Campus Drive, Suite 216 Parsippany, NJ 07054 Telephone (201)881-7632 Fax (201)881-7633

August 7, 2025 - Via Email

Attn: Executive Director/Board of Commissioners Vineland Housing Authority 191 W. Chestnut Avenue Vineland, NJ 08360

RE: New Jersey Public Housing Authority JIF - Membership Renewal

Dear NJPHA JIF Member:

A check of our records indicates that the Housing Authority's membership in the New Jersey Public Housing Authority Joint Insurance Fund is scheduled to expire on December 31, 2025. Accordingly, we ask that you review and adopt the enclosed Resolution and Agreement renewing the Authority's Fund three-year membership term effective January 1, 2026 for insurance coverage.

As you are aware, HUD and NJ DCA have approved the JIF as an acceptable non-profit insurance entity from which Public Housing Authorities can obtain coverage without a cumbersome and time-consuming bidding process. (See attached)

We request that the Authority place the enclosed documents on your next agenda and have executed copies returned to the Fund's Executive Director (PERMA) by September 26, 2025 as receipt of same will assist the Fund in the 2026 budget process.

Should you have any questions, please feel free to contact myself or Tracy Lopez at Perma Risk Management Services - (201) 518-7033.

Thank you for your prompt response.

Very truly yours,

New Jersey Public Housing Authority Joint Insurance Fund

Joseph Billy, Jr., Chairman

NJPHA JIF

Enclosures

cc: Frank Borin, Esquire – Fund Attorney Risk Management Consultants (if applicable) AUG 2 1 2025



US. DEPARTMENT OF HOUSING AND L'RBAN DEVELOPMENT WASHINGTON, D.U. 20410-5000

AUG 2 | 2001

Mr. Stephen Sacco New Jersey Public Housing Joint Insurance Fund Park 80 West Plaza One Saddle Brook, New Jersey 07663

Dear Mr. Sacco:

The purpose of this letter is to confirm that the New Jersey Public Housing Authority Joint Insurance Fund is recognized by the Department of Housing and Urban Development as an insurance organization that is controlled by public housing authorities (PHAs). Furthermore, the Fund is qualified under HUDD regulations as being substantially equivalent to a "financially sound and responsible insurance company", and chartered to provide incurance in the State of New Jersey. The bidding requirements of the Annual Contributions Contract are waived for any PHA that joins this organization for the period of time the PHA remains a member of the program.

Should you have any questions regarding this matter, please contact Arthur Methvin of my staff at (202) 708-1872.

Sincstely.

Regard McGill, Director Funding and Pinancial Management Division

AGREEMENT TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

WHEREAS, the New Jersey Public Housing Authority Joint Insurance Fund (hereinafter the Fund) is a duly chartered Joint Insurance Fund as authorized by NJSA 40A:10-36 et seq., and;

WHEREAS, Vineland Housing Authority is currently a member of said Fund, and;

WHEREAS, effective December 31, 2025, said membership will expire unless earlier renewed, and;

WHEREAS, the Chairperson/Executive Director and Board of Commissioners of the Authority has resolved to renew said membership;

NOW THEREFORE, it is agreed as follows:

- 1. <u>Vineland Housing Authority</u> hereby renews its membership in the New Jersey Public Housing Authority Joint Insurance Fund for a three (3) year period, beginning January 1, 2026 and ending December 31, 2028.
- 2. <u>Vineland Housing Authority</u> hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the New Jersey Public Housing Authority Joint Insurance Fund as from time to time amended and altered by the Department of Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
- 3. <u>Vineland Housing Authority</u> agrees to be a participating member of the Fund for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.
- In consideration of the continuing membership of the in the New Jersey Public Housing Authority Joint Insurance Fund agrees, subject to the continuing approval of the Commissioner of Insurance, to accept the renewal application of (Name of Authority).
 Executed the ______ day of _______, 2025 as the lawful and binding act and deed of the <u>Vineland Housing Authority</u>, which execution has been duly authorized by public

vote of the governing body.	Which checkion has soon any united by pro-
Chairperson/Executive Director	Attest
	Date:

RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

WHEREAS, <u>Vineland Housing Authority</u> is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2025 unless earlier renewed by agreement between the Authority and the Fund; and

WHEREAS, the Authority desires to renew said membership;

NOW THEREFORE, be it resolved as follows:

1 , , 6

- 1. The <u>Vineland Housing Authority</u> agrees to renew its membership in the New Jersey Public Housing Authority Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
- 2. The Chairperson/Executive Director shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the New Jersey Public Housing Authority Joint Insurance Fund evidencing the Authority's intention to renew its membership.

intention to renew its meme	oromp.	
is Resolution agreed to this Affirmative Negative	day of	_, 2025 by a vote
		Chairperson/Executive Director
		Attest
		Date:

RESOLUTION #2025-55 Resolution Awarding Management Fee Accountant Services Contract

WHEREAS, the Housing Authority of the City of Vineland is required to have a professional certified public accountant to act as its Management Fee Accountant; and

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Management Fee Accountant services; and

WHEREAS, the Contract Committee was notified that one proposal was submitted; and

WHEREAS, the Contract Committee has reviewed the one proposal submitted; and,

WHEREAS, the Contract Committee agreed to recommend to its Board of Commissioners a one-year contract to Linda M. Avena, CPA, PA, to provide the Housing Authority of the City of Vineland with its Management Fee Accountant services for its fiscal year commencing October 1, 2025 through September 30, 2026 for a cost of \$105,180.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Management Fee Accountant contract to Linda M. Avena, CPA, PA, for the term indicated above.

ADOPTED: September 18, 2025

MOVED/SECONDED:

Resolution moved by Commissioner Porter

Resolution seconded by Commissioner Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman - Vice Chairperson				
Brian Asselta	122			
Mario Ruiz-Mesa – Chairperson				
Iris Acosta-Jimenez	V			
Albert Porter	V			
Elizabeth Serrano				
Anthony Scott				

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 18, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones, Executive Director

Secretary/Treasurer

CERTIFICATION

Funding is available for:

FEE ACCOUNTANT SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # $\frac{4170-00-000}{0}$.

Wendy Hughes Certifying Financial Officer

Date

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Comparison of Accounting Firms Submitting RFP 2025-2026

×	Vendor Name									
	Possible Points	AVENA ACCOUNTANTS				-	79			
Evaluation Factors	Poss	AVE								
Overall accounting approach and methodology	20									
Demonstrated experience and competence in the accounting of government agencies	20					ed.				
Proposer's accounting experience with Housing Authorities; Budgeting; Tenant Accounting; Project Based Accounting; Federal & State Housing Regulations and Statutes	30			ther REP	"s recei				3	
Specialized experience of key personnel in Housing Authority programs	20		No					+1		
 Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin 	10									
Cost Breakdown								r	r	
Monthly Rate		\$8,600.00								
Attendance at Board Meeting		\$ 165.00								

THE HOUSING AUTHORITY OF THE CITY OF VINELAND
UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS "DO NOT ALTER FORM
ACCOUNTING SERVICES
UNIT PRICING TABLE PAGE 1 0F 1

CODE	DESCRIPTION	BILLING RATE PER MONTH	MONTHS	TOTAL PRICE
ACCT-MONTHLY	Provide price per month	\$8,600	12	\$103,200
ACCT-BOARD	Provide price to complete monthly report and present report at monthly Board of Commissioners Meeting.	\$165	12	\$ 1,980
	NTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY. JTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.			\
		Total Price of all rows	\$ 105,	180

One hundred five thousand one hundred eighty dollars TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, including out-	of-pocket expenses.	
Linda M. Avena, CPA, PA BY: Li	nda M. Cavallo	¥
2581 E Chestnut Ave., Suite E	, Vineland, NJ	08361
856-696-8000	856-794-12	95
Telephone	Fax	Sworn to and subscribed before me
Signature of proposer if the properser is an individual Signature of partner if proposer is a partnership		day of D1 ,20 .05
Auda M Cavallo Signature of officer if the proposer is a corporation	President The	PATRICIA J PEARSON NOTARY PUBLIC STATE OF NEW JERSEY ID # 2207910 MY COMMISSION EXPIRES DEC. 03, 2027
	unicale of the	

RESOLUTION #2025-56

Resolution Awarding Professional Auditing Services Contract

WHEREAS, the Housing Authority of the City of Vineland is required to have professional auditing services performed annually; and

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for auditing services for the fiscal year ending September 30, 2025; and

WHEREAS, one proposal for Auditing Services were submitted; and

WHEREAS, the Contract Committee has reviewed the one proposal submitted; and,

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners contract to <u>Bowman & Company LLP</u> for the Authority's auditing services contract at a cost not to exceed \$66,500 for the fiscal year ending September 30, 2025; and

WHEREAS, said audit report shall be completed no later than June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to award the Auditing Services Contract to Bowman & Company LLP for the fiscal year ending September 30, 2025.

ADOPTED: September 18, 2025

MOVED/SECONDED:

Resolution moved by Commissioner Porter

Resolution seconded by Commissioner

Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman - Vice Chairperson				
Brian Asselta				
Mario Ruiz-Mesa – Chairperson				
Iris Acosta-Jimenez				
Albert Porter				
Elizabeth Serrano				
Anthony Scott				

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 September 18, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

lacqueline S. Jones, Executive Directo

ecretary/Treasurer

CERTIFICATION

Funding is available for:

AUDITING SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # $\frac{4171-00-000}{0}$.

Wendy Hughes
Certifying Financial Officer

Date

Comparison of Auditing Firms Submitting RFP 2025-2026

Ī	Vendor Name							
Evaluation Factors	Possible Points	BOWMAN & COMPANY	×					
	10							
Overall audit approach and methodology Demonstrated experience and competence in the audit of government agencies manner.	15							
Proposer's professional experience with the "Single Audit Act" or in audits of the United States Department of Housing and Urban Development (HUD) or similar governmental audits	20	κ,						
Capability and capacity to accomplish work within the required time period	10			od.	2			
 Geographic location of the firm relative to the proximity to the Housing Authority 	5		108	eceive		-		
Specialized experience of key personnel in Housing Authority programs	20	No	other REP's r					
 Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin 	10							
8. Fee structure as shown on the unit pricing document in the RFP.	10							
Total Average Score	100	0.00						

Cost Breakdown			,		<u></u>	ř –
Cost of Complete Audit	\$	63,000.00				
Cosy of Qualified Report (if needed)	s	3,500.00		22		

THE HOUSING AUTHORITY OF THE CITY OF VINELAND
UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
AUDITING SERVICES
UNIT PRICING TABLE PAGE 1 0F 1

TOTAL PRICE

	<u> </u>	DESCRIPTION		TOTAL PRICE
				\$ 63,000
UDIT-COST	Provide price for complete Audit FYE Se			
UDIT-QUAL	Provide price to prepare and supply a Or	ualified Audit Report as defined in the scope abo	vo.	\$ 3,500
	ANTITIES LISTED ARE FOR CALCULATI	ON PURPOSES ONLY.		
HE HOUSING A	UTHORITY RESERVES THE RIGHT TO	ADJUST THESE QUANTITIES AS NEEDED.		4
			Total Price of all rows \$	66,500
	Sixty Six Thousand Five Hundred	i Dollars		
		PRICE IN WRITTEN WORD FORM		
Firm Name	d Street, Suite 201, Woodbury, NJ, Street, Town, State, Zip Code	Michael J. Thilker, CPA, CITP 08096 856.435.0440		
		Fav		
Telephone	<u> </u>	Fox	Sworn to and subscribed before me	
Telephone Signatury of prop		Partner		Dif

RESOLUTION #2025-57

Resolution Awarding Architectural and Engineering Services Contract

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Architectural and Engineering Services; and

WHEREAS, two Architectural and Engineering companies submitted proposals; and

WHEREAS, the Contract Committee has reviewed the two proposals submitted; and

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to <u>Donovan Architects</u>, <u>LLC</u> to provide the Housing Authority of the City of Vineland with its architectural and engineering services for one year commencing October 1, 2025 through September 30, 2026 per the rates attached hereunto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Architectural and Engineering Services contract to Donovan Architects, LLC for the term indicated above.

ADOPTED: September 18, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman – Vice Chairperson				
Brian Asselta	1			1
Mario Ruiz-Mesa – Chairperson				
Iris Acosta-Jimenez				
Albert Porter				
Elizabeth Serrano				
Anthony Scott	1			

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 September 18, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S/Jones, Executive Director Secretary/Treasurer

CERTIFICATION

Funding is available for:

ARCHITECTURAL & ENGINEERING SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # $\frac{4430-21-000}{2}$.

Wendy Hughes Certifying Financial Officer

Date

Comparison of A&E Firms Submitting RFP 2025-2026

ſ	Vendor Name							
				*				
	Possible Points	Donovan Architects	JW Pedersen Architect					
Evaluation Factors	9	ă	3					
A/E Firm Qualifications/ Executive Summary The experience and qualifications of the A/E firm evidenced by resumes of the key members of the firm. The degree to which members of the firm have successfully worked together on similar projects will be given consideration. Previous experience working with the VHA	20	16,75	18,25					
The degree to which the references are relevant to the proposal and the degree to which reference checks provide affirmation of the Respondent's ability to develop and manage a project in a timely and professional manner.	5	5.00	5,00		2			
3. LEED Experience and\or Certification	5	5.00	5,00					
Demonstrates expertise in affordable housing design and development in accordance with federal housing and low-income housing tax credit standards.	15	14,50	13.50					
 Organizational Capacity to Complete Services in Timely Manner: Indicate the availability of the key members to complete the scope of work in a timely and efficient manner. 	10	8,75	6.50					
Housing Experience Demonstrated success in assembling A/E design packages for public housing. Demonstrates the ability to meet project construction target; and any additional construction costs caused by design deficiencies. Demonstrated successful experience completing	20	18,00	17,75					
similar projects (design and construction administration).								
7. Previous HUD Sponsored/Public Housing Projects SF-330 – Provide completed standard form 330. Form HUD-2530 – Provide completed Previous Participation Certificate	15	14,00	14.25					
Cost of Services What control techniques are planned? Who will be responsible for control	10	8.00	6.75					
Total Average Score	100	90.00	87.00	0.00	0.00			
Cost Breakdown						т т		
Principle Architect per hour		\$ 175.00	\$ 195,00					
Staff Architect per hour		\$ 140,00	\$ 125.00					
Clerical per hour		\$ 60.00	\$ 85.00					
Draftsperson\CAD per hour		\$ 110.00	\$ 100.00					
Project Manager per hour		\$ 110.00	\$ 165.00					
Civil Engineer per hour		\$ 175.00				\vdash		
Electrical Engineer per hour		\$ 190.00						
Mechanical Engineer per hour		\$ 190.00	\$ 200.00					

THE HOUSING AUTHORITY OF THE CITY OF VINELAND

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM Architectural & Engineering Services UNIT PRICING TABLE PAGE 1 0F 2

	CHIT PRICING TABLE PAGE TO I			
CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
AE-PRIN	Provide price per hour for Principle\Senior Architect	175	40	7,000
AE-ARCH	Provide price per hour for staff Architect	140	20	2,800
AE-CLERICAL	Provide price per hour for clerical work.	60	10	600
AE-CAD	Provide price per hour for Draftsperson\CAD operator	110	20	2,200
AE-PJCTMGR	Provide price per hour for a project manager.	110	20	2,200
AE-ENG-CIVIL	Provide price per hour for civil engineering work. Principle Rate. Vendor must identify the firm being used as required in RFP.	175	5	875

CONTINUED ON PAGE 2

THE HOUSING AUTHORITY OF THE CITY OF VINELAND
UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
Architectural & Engineering Services
UNIT PRICING TABLE PAGE 2 OF 2

	Provide price per hour for electrical engineer. Principle Rate. Vendor must identify the firm	190	5	950
E-ENG-ELEC	being used as required in RFP. Provide price per hour for mechanical engineer. Principle Rate. Vendor must identify the	190		950
E-ENG-MECH	firm being used as required in RFP.		5	

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY.

THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows	\$ 17,575

SEVENTEEN THOUSAND AND FIVE HUNDRED SEVENTY-FIVE

TOTAL PRICE IN WRITTEN WORD FORM

ONOVAN ARCHITECTS, LLC	MICHAEL DONOVAN	N
Firm Name TANNER STREET, SUITE 201, H.	ADDONEIEID NI 108033	
Street Town, State, Zip Code	ADDONITEED, 143 00000	
856-203-6067/11	N/A Fax	77 th
Telephope		Sworn to and subscribed before the August 20 25
gnature of preposer if the proposer is an individual	_	Illul Chull
gnature of partner if proposer is a partnership	PRINCIPAL	(SEAL)
ignature of officer if the proposer is a corporation	Title	RENEE CARROLL NOTARY PUBLIC OF NEW JERSEY My Commission Express August 28, 2026 My ID# is \$0169940
		A)

RESOLUTION #2025-58

Resolution Awarding Legal Services Contract – General Counsel

WHEREAS, the Housing Authority of the City of Vineland is required to have licensed legal representation to act as its solicitor; and

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Legal Services – General Counsel; and

WHEREAS, one proposal for Legal Services - General Counsel was submitted; and

WHEREAS, the Contract Committee has reviewed the one proposal submitted; and,

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to <u>Brown & Connery, LLP</u> to provide the Housing Authority of the City of Vineland with its general counsel legal services for its fiscal year commencing October 1, 2025 through September 30, 2026 for a yearly retainer of <u>\$26,750</u> and per the rates attached hereunto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Legal Services – General Counsel Contract to Brown & Connery, LLP for the term indicated above.

ADOPTED: September 18, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman - Vice Chairperson				
Brian Asselta	1.875			
Mario Ruiz-Mesa – Chairperson				
Iris Acosta-Jimenez			1	
Albert Porter	V			
Elizabeth Serrano				
Anthony Scott				

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 September 18, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones, Executive Director

Segretary/Treasurer

CERTIFICATION

Funding is available for:

LEGAL SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # $\frac{4130-04-000}{0}$.

Wendy Hughes Certifying Financial Officer

Date

Comparison of Legal Firms Submitting RFP 2025-26

		GEN	NERAL COU					
				Ven	dor Name			
Separation Factors	Possible Points	BROWN AND CONNERY LLP					7/.	63
General Legal Experience	20							
Legal experience with Landlord/Tenant; Fair Housing; Contract; Litigation; Collection; Labor/Management Negotiations; Grievance Proceedings; Housing Issues; Administrative Law; Real Estate Acquisition;	20				FS.			
Experience representing a NJ Public Housing Authority; Knowledge & Experience with Federal & State Regulations and Statutes	20		her REP'S ref	eined.				
Specialized experience of key personnel in Housing Authority programs	20		OL BED. S.					
 Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin 	10	No of						
Fee structure as shown in the RFP unit pricing document.	10							
Total		0.00		_				
Cost Breakdown		1				ľ		
Legal Counsel cost per huor		\$ 215.00						
Paralegal cost per hour		\$ 105.00			-			
Monthly Retainer Fee	_			-				
Cost to file for non-payment of rent				-	-			
Cost to appear for non-payment of rent case			ļ					J

THE HOUSING AUTHORITY OF THE CITY OF VINELAND
UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
LEGAL SERVICES
UNIT PRICING TABLE PAGE 1 0F 1

CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
OLIDA ENEN	Provide price per hour for General Counsel as defined in the scope above.	\$215.00	100	\$21,500.00
	Provide price per hour for General Courser as defined in the scope above.	\$105.00	50	\$ 5,250.00
LECAL BETAIN	Provide a price for monthly retainer fee as defined in the scope above.		MONTHLY RATE	
	Provide a price to file legal action for non-payment of rent as defined in the scope above, (residents - Public Housing, Section B. Affordable Housing, Low Income Tax Credit)		FLAT RATE	
LEGAL-APPEAR	Devite a price to appear in court to represent VHA in non-payment of rent case as defined in the scope above.		FLAT RATE	

ESTIMATED QUANTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY. THE HOUSING AUTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.

Total Price of all rows \$ 26,750.00

Twenty Six Thousand, Seven Hundred and Fifty Dollars

TOTAL PRICE IN WRITTEN WORD FORM

Brown & Connery, LLP	BY: William F. Cook, Partner	
Firm Name		
360 North Haddon Avenue, Westn	nont, NJ 08108 et, Town,State, Zip Code	
(856) 854-8900	(856) 858-4967	
Telephone	Fax	Sworn to and subscribed 28th
gnature of proposers the proposer is an individual	AS CONTRACTOR OF THE PARTY OF T	any Helisa Notary Public
mature of paperer a proposer is a partnership	Partner Title	NOTARY PUBLIC STATE OF NEW JERSES MY COMMISSION EXPIRES MAY 15, 2026

RESOLUTION #2025-59

Resolution Awarding Special Legal Services Contract – Labor Relations Counsel

WHEREAS, the Housing Authority of the City of Vineland is required to have licensed legal representation to act as its special legal solicitor; and

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Special Legal Services - Labor Relations Counsel; and

WHEREAS, two proposals for Special Legal Services - Labor Relations Counsel was submitted; and

WHEREAS, the Contract Committee has reviewed the two proposals submitted; and,

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to Brown & Connery, LLP to provide the Housing Authority of the City of Vineland with its special legal services for its fiscal year commencing October 1, 2025 through September 30, 2026 for a yearly retainer of \$30,000 as per the rates attached hereunto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Special Legal Services - Labor Relations Counsel Contract to Brown & Connery, LLP for the term indicated above

ADOPTED: September 18, 2025

MOVED/SECONDED:

Resolution moved by Commissioner Porter
Resolution seconded by Commissioner Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman – Vice Chairperson	1			
Brian Asselta				
Mario Ruiz-Mesa – Chairperson				
Iris Acosta-Jimenez				
Albert Porter	V			
Elizabeth Serrano				
Anthony Scott				

VINELAND HOUSING AUTHORITY

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on September 18, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jones, Executive Direct

CERTIFICATION

Funding is available for:

LEGAL SERVICES CONTRACT – LABOR RELATIONS COUNSEL

from the Operating Budget. The line item to be charged for the above expenditure is Account # $\frac{4130-04-000}{0}$.

Wendy Hughes Certifying Financial Officer

Date

Comparison of Special Legal Firms Submitting RFP 2025-2026

		LABOR F	RELATIONS	COUNSEL			
6					dor Name		
	Possible Points	Brown and Connery	Moustakas Nelson LLC				
Evaluation Factors 1. General Legal Experience	20	19.00	17.50				
Legal experience Legal experience Legal experience with employment law; Contract; Litigation; Labor/Management Negotiations; Grievance Proceedings; Workers Compensation law; Administrative Law	20	18.75	18.25			31	0
Experience representing a NJ Public Housing Authority; Knowledge & Experience with Federal & State Regulations and Statutes	20	18.50	16.50				
Specialized experience of key personnel in Housing Authority programs	20	18.75	17.00				
 Firm's Equal Opportunity Policy. Each proposer must ensure that all employees and applicants for employment are not discriminated against because of race, color, religion, sex, or national origin 	10	10.00	10.00				
Fee structure as shown in the RFP unit pricing document.	10	7.75	8.25				
Total Average Score	100	92.75	87.50			 	L

Cost Breakdown							
Legal Counsel cost per hour	s	215.00	S	200.00			
Paralegal cost per hour	\$	150.00	s	85.00			

THE HOUSING AUTHORITY OF THE CITY OF VINELAND
UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
SPECIAL LEGAL SERVICES - LABOR RELATIONS COUNSEL
UNIT PRICING TABLE PAGE 1 0F 1

CODE		DESCRIPTION		BILLING RATE PER HOUR	HOURS	TOTAL PRICE
GAL-CNSL	Provide price per hour for General Counsel as	defined in the scope above.		\$215.00	120	\$25,800.00
GAL-CNGL	Provide price per hour for a Paralogal as defin	ned in the scope above.		\$150.00	40	\$ 4,200.00
STIMATED QI HE HOUSING	UANTITIES LISTED ARE FOR CALCULATION F AUTHORITY RESERVES THE RIGHT TO ADJU	PURPOSES ONLY. UST THESÉ QUANTITIES AS NEEDED.	Total Pri	ce of all rows	\$ 30,00	0.00
	Thirty Thousand Dollars					
	TOTAL PRIC	E IN WRITTEN WORD FORM				
		William F. Cook, Esquire, Partner				
	Firm Name 1 Haddon Avenue, Westmont, NJ Street, Town,St	ate, Zip Code				
360 North (856) 854	Firm Name n Haddon Avenue, Westmont, NJ Street, Town,St	ate, Zip Code (856) 858-4967				0.
360 North (856) 854	Firm Name n Haddon Avenue, Westmont, NJ Street, Town,St 4-8900 Telephone	ate, Zip Code		o and subscribe efore me on thi day o	2016	.20 25
360 North (856) 854	Firm Name n Haddon Avenue, Westmont, NJ Street, Town,St 4-8900	ate, Zip Code (856) 858-4967		efore me on thi	s 28th July Notary Public	00
360 North (856) 854 Signature of pr	Firm Name n Haddon Avenue, Westmont, NJ Street, Town,St 4-8900 Telephone roposer if the proposer is an individual	ate, Zip Code (856) 858-4967	Om	day o	July July Notary Public ARTO J. C	00

RESOLUTION #2025-60

Resolution Awarding Consulting Services Contract

WHEREAS, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Consulting Services; and

WHEREAS, two Consulting Services company submitted a proposal; and

WHEREAS, the Contract Committee has reviewed the two proposals submitted; and,

WHEREAS, the Contract Committee agreed to recommend to the Board of Commissioners a one-year contract to <u>The Brooke Group LLC</u> to provide the Housing Authority of the City of Vineland with its consulting services for one year commencing October 1, 2025 through September 30, 2026 per the rates attached hereunto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Consulting Services contract to <u>The Brooke Group LLC</u> for the term indicated above.

ADOPTED: September 18, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner Chapman

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman - Vice Chairperson	V			
Brian Asselta				1
Mario Ruiz-Mesa – Chairperson				
Iris Acosta-Jimenez				
Albert Porter	1			
Elizabeth Serrano				
Anthony Scott				

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 September 18, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline & Jones, Executive Director Secretary/Treasurer

CERTIFICATION

Funding is available for:

CONSULTANT SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # $\underline{4182-00-000}$.

Wendy Hughes
Certifying Financial Officer

Comparison of Consulting Firms Submitting RFP 2025-2026

Г	Vendor Name									
+	Vendorvanie									
	Possible Points	The Brooke Group	Blackney Hayes Architects, Inc.					K		
Evaluation Factors	ossil	he B	llackr							
Evaluation Factors	a				-					
Capabilities of the Team or Firm:	50	41.50	36,75							
Knowledge and Skills of the Individuals to be Assigned:	25	21.75	18.50							
	25	20,50	19.50							
3. Proposed Terms: cost for services	100	83.75	74.75				1		l	
Total	100	00.10		li,						
Cost Breakdown	j									
Principle Assoiate cost per hour		\$ 152.00	\$ 220.00							
Clerical cost per hour		\$ 75.00	\$ 65.00							
Legal Consulting cost per hour	1	\$ 300.00	\$ 350.00							
e de la companya de l	17	0.445.00								

\$ 152.00

THE HOUSING AUTHORITY OF THE CITY OF VINELAND
UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM
CONSULTING SERVICES

	CONSULTING SERVICES UNIT PRICING TABLE PAGE 1 0F 1			
CODE	DESCRIPTION	BILLING RATE PER HOUR	ESTIMATED HOURS	TOTAL PRICE
NSLT-HOURS	Provide price per hour for PinciptelSenior Associates	152	300	745,600
NSLT-CLERICAL	Provide price per hour for Clerical Work	75	50	73,450
ONSLT-LEGAL	Provide price per hour for Legal Consultation - legal counsel should be familiar with Housing matters (Public Housing, Affordable, Redevelopment, Tax Credits, RAD, etc.) [vendor may elect to use their in-house counsel or contracted Counsel)	300	15	\$4,500
CNSLT-FINANCE	Provide price per hour for finencial caseworker	115	100	\$11,500
	Provide price per hour for resident casworker	152	200	530,400
CNSLT-PRJTMGF	Provide price per hour for a project manager	152	300	145,600
		1.50		
	NTITIES LISTED ARE FOR CALCULATION PURPOSES ONLY. UTHORITY RESERVES THE RIGHT TO ADJUST THESE QUANTITIES AS NEEDED.			
One	Hundred to ty One Town Three An	dred	Fo	47
The bid price is to	contain all direct and indirect costs, including out-of-pocket expenses.			
Firm Name 2 o S (0 S) (Telephone	E. Egnor Dr., Galloway, NJ 082 Street, Town, Stated Zip Code 52-7788 Sworn to and subscribed peters me		, Cav	ileer
- 1	er if the properser is an individual Ser if the properser is an individual Rusiness Manager	Ply (Notary Pu		20 25 Cer

KELLY CAVILEER Notary Public, State of New Jersey My Commission Expires Nov 13, 2028

RESOLUTION #2025-61

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, THERFORE, 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: September 18, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman - Vice Chairperson				
Brian Asselta				
Mario Ruiz-Mesa – Chairperson				
Iris Acosta-Jimenez				
Albert Porter				
Elizabeth Serrano				
Anthony Scott				

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 September 18, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones, Executive Director Secretary Preasurer

September 2025 GovDeals.com Inventory Disposition Listing

Item	Quantity	Serial #	VIN	Asset ID
Stoves	6			
Refrigerators	15			
Misc Metal				
Water Heaters	8		:6:	
File Cabinets	10			
	*			

RESOLUTION #2025-62

Amending Resolution # 2023-42
Contract Agreement with All Risk, Inc. for the Construction Renovations at D'Orazio Terrace – Bldg. #1 – Change Order #9

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

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

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

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

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

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

WHEREAS, change order #9 – credit change order for site work and work paid through the insurance claim in the amount of (\$50,349.53); and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Vineland hereby accepts the credit change order for site work and work paid through the insurance claim with a total credit amount of (\$50,349.53).

ADOPTED: September 18, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman – Vice Chairperson				
Brian Asselta				1/
Mario Ruiz-Mesa – Chairperson				1/5
Iris Acosta-Jimenez				
Albert Porter				
Elizabeth Serrano				
Anthony Scott				

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 September 18, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

acqueline S. Jones, Executive Directo

Secretary/Treasurer



801 E. Clements Bridge Road Runnemede, NJ 08078 24 Hour - (856)546-0016 Fax - 856-627-0023 Toll Free- 877-247-5252 www.TeamAllRisk.com

Contractor Registration # 13VH00684300

CHANGE ORDER

Date:

July 30, 2025

Contractor: AllRisk, Inc.

Project Name: Vineland Housing Authority

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

Change Order No. IX

Credit Labor and Materials for Doghouse Manhole Cover; includes all associated contractors' overhead, profit and project management.

32

Site Improvements

(\$ 34,548.00)

Credit Per Estimate/Worksheet

(\$15,801.53)

Net Deduct To Contract(\$ 50,349.53)

Terms: To Be Billed At Completion Of Services

Owner Approval

Contractor Acceptance

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

Close Out Credit 7/29/2025

Add Rotted Sheathing Replacement Outside Area of Insurance	\$6,160.00
Credit South Jersey Glass Invoice	(\$99.80)
Credit Work Approved by Insurance	(\$19,228.14)
Subtotal	(\$13,167.94)
Contractor Overhead 10%	(\$1,316.79)
Contractor Proft 4%	(\$526.72)
Project Mangement Construction Oversight	(\$790.08)
Total Credit	(\$15,801.53)

RESOLUTION #2025-63

Transfer Ownership of Authority Owned Vehicle

WHEREAS, the Vineland Housing Authority owns and operates a fleet of vehicles; and

WHEREAS, the Vineland Housing Authority possesses a 2020 RAM 2500 Pickup and Boss Snowplow – VIN: 3C6MR5AJ6LG158006 with the current mileage of 103,463; and

WHEREAS, the Cape May Housing Authority has expressed interest in owning the vehicle for use at the Authority; and

WHEREAS, the transfer of said vehicle is considered in the best interest of both public entities to further the usefulness of public property; and

WHEREAS, it is the desire of the Vineland Housing Authority to transfer ownership of said vehicle and snowplow to the Cape May Housing Authority in the amount of \$20,000; and

WHEREAS, N.J.S.A 40A:11-36.2 allows for the transfer of property to another contracting unit without the need for bids; and

WHEREAS, the 2020 RAM 2500 Pickup and Boss Snowplow – VIN: 3C6MR5AJ6LG158006 vehicle to be transferred shall be in an "As Is" condition with no warranties or representations as to their use or condition; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby approves the transfer the 2020 RAM 2500 Pickup and Boss Snowplow – VIN: 3C6MR5AJ6LG158006 to the Cape May Housing Authority in the amount of \$20,000.

ADOPTED: September 18, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Resolution seconded by Commissioner

VOTE:

Commissioner	Yes	No	Abstain	Absent		
Chris Chapman - Vice Chairperson						
Brian Asselta						
Mario Ruiz-Mesa – Chairperson						
Iris Acosta-Jimenez						
Albert Porter						
Elizabeth Serrano	V					
Anthony Scott						

VINELAND HOUSING AUTHORITY

lapman costa-Jimenez

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 September 18, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S/Jones, Executive Director

Secretary/Treasure



2020 Ram 2500 Regular Cab Pricing Report

Style: Tradesman Pickup 2D 8 ft

Mileage: 103,463

KBB.com Consumer Rating: 4.1/5

Vehicle Highlights

Fuel Economy: N/A

Transmission: Automatic, 6-Spd

Engine: V8, HEMI, 6.4 Liter

Drivetrain: 4WD

Country of Assembly: Mexico

Country of Origin: United States

EPA Class: Standard Pickup Trucks

Max Seating: 3

Doors: 2

Body Style: Pickup

Sell to Private Party



Valid for **ZIP code 08360** through **09/18/2025**

Your Configured Options

Our pre-selected options, based on typical equipment for this car.

✓ Options that you added while configuring this car.

			1
Exte	rio	rro	IOI

✓ White

Transmission

✓ Automatic, 6-Spd

Engine

V8, HEMI, 6.4 Liter

Drivetrain

4WD

Braking and Traction

ABS (4-Wheel)

Hill Start Assist

Electronic Stability Control

Traction Control

Comfort and Convenience

Air Conditioning

Cruise Control

KEYLESS-GO

- ✓ Keyless Entry
- ✓ Power Door Locks
- ✓ Power Windows

Entertainment and Instrumentation

AM/FM Stereo

Bluetooth Wireless

Uconnect

Safety and Security

Backup Camera

Dual Air Bags

Head Curtain Air Bags

Side Air Bags

Cargo and Towing

✓ Bed Liner

Towing Pkg

Wheels and Tires

Steel Wheels

Lighting

Daytime Running Lights

Steering

Power Steering

Tilt Wheel

Exterior

✓ Running Boards

Accessory Packages

- ✓ Snow Chief Group
- ✓ Tradesman Level 1