
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



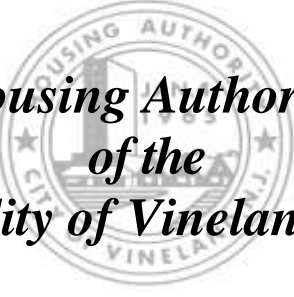
Board of Commissioners'

Meeting

October 20, 2022

6 p.m.

Board of Commissioners
Mario Ruiz-Mesa, Chairman
Chris Chapman
Brian Asselta
Daniel Peretti
Michael Green
Quetcy Andrion
Albert Porter
Harry Furman, Esquire – Solicitor



**Housing Authority
of the
City of Vineland**

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

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Jacqueline S. Jones, Executive Director

October 14, 2022


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, October 20, 2022 at **6:00 p.m.** at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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

Sincerely,



Jacqueline S. Jones
Executive Director

JSJ:gp

Enclosures

REVISED
Housing Authority of the City of Vineland
AGENDA
Thursday, October 20 , 2022
6:00 p.m.

1. Open Meeting
2. Swearing and introduction of New Commissioner: Albert Porter
3. Roll Call
4. Reading of the "Sunshine Law Statement"
5. Approval of Minutes of the Regular Meeting conducted on June 23, 2022
Approval of Minutes of the Regular Meeting conducted on August 3, 2022
Approval of the Minutes of the Regular Meeting conducted on September 15, 2022
6. Fee Accountant's Report
7. Executive Director's Report
8. Committee Report
9. Old Business
10. New Business
11. Resolutions:
 - # 2022-65 Monthly Expenses (**updated**)
 - # 2022-66 Entering into a Contract Agreement with Mall Chevrolet (2023 Malibu)
 - # 2022-67 Renewal in the New Jersey Housing Authority Joint Insurance Fund
 - # 2022-68 Authorizing Contracts with National Contract Vendors
 - # 2022-69 Authorizing Contracts with State Contract Vendors
 - # 2022-70 Authorizing Choice Mobility Letter Agreement with the Ocean City Housing Authority – Pecks Beach Family RAD Conversion
 - # 2022-71 Approving Change Orders #13 for Kidston & Olivio Towers Interior and Plumbing Renovations
 - # 2022-72 Emergency Replacement of Failed Security Equipment
 - # 2022-73 Void Checks not presented for Payment
 - # 2022-74 **Accounts Receivable Decead as Uncollectible**
 - # 2022-75 **Dispose of Furniture & Equipment Utilizing the Disposition Policy**
 - # 2022-76 **Approving New Job Descriptions / Revised Organizational Chart**

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

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, September 15, 2022
6:02 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Vice Chairman Peretti on Thursday, September 15, 2022, at 6:02 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

Commissioner Chris Chapman
Commissioner Daniel Peretti
Commissioner Brian Asselta
Commissioner Michael Green
Chairman Mario Ruiz-Mesa *(absent)*

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

Vice Chairman Peretti read the Sunshine Law.

Vice Chairman Peretti entertained a motion to approve the minutes of the Regular Meeting held on June 23, 2022. Tabled for next month.

Vice Chairman Peretti entertained a motion to approve the minutes of the Regular Meeting held on August 3, 2022. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Abstain)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Abstain)
Chairman Mario Ruiz-Mesa	(Absent)

Vice Chairman Peretti expressed sorrow regarding the passing of Commissioner Sheila Brown-Saunders who unfortunately was only able to attend one Board Meeting since being appointed to the Board.

Vice Chairman Peretti called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the eleven months ending August 31, 2022.

Executive Director's Report:

Vice Chairman Peretti requested the Executive Administrative Report. Mrs. Jones stated she would be brief as Rick Ginnetti from the Brooke Group will reporting to the Board.

Mrs. Jones reported most of the Authority's construction activity is happening over at Kidston and Olivio Towers. The exterior renovations at Kidston and Olivio is moving forward now. There were some supply chain issues, but the windows have been received and are being replaced. The Kidston interior project is wrapping and the Authority hopes that it will be completed by the end of December. There is a resolution tonight to extend the project timeline, but it is moving along.

Regarding Scattered Sites, there was a settlement last week. There should be another settlement by the end of this month and there is another home listed. There are approximately 55-56 scattered sites to be sold. Rick Ginnetti will discuss the Scattered Sites further during his presentation.

Committee Report: Commissioner Chapman reported for the awarding tonight of the professional services contracts for fee accountant, auditing, architectural/engineering, consulting, legal and special legal services RFP's were put out. The Contract Committee makes the recommendation the contracts be awarded as they have been rated and approved. Mrs. Jones stated we can bundle these resolutions together for the approval process.

Old Business: Rick Ginnetti reported on the disposition of the Scattered Sites. To date, five homes have been sold. There are two under contract and one other for sale. The market has changed significantly. The first few homes listed received 15-20 offers in 10 days with a 14-day period required to hold off the market. The last group of homes recently listed are not receiving many offers. One offer is typically received and it is negotiated through the sale. The biggest issue in the sale of the properties was the existing relocation plan. The Authority had to relocate the tenants, HUD provided additional Section 8 vouchers, money was budgeted to do the moves but there are only about 8 properties for sale. The market has presented the issue of residents not being about to relocate with their vouchers as there is low to no inventory of rental housing available.

During the pandemic, HUD changed their RAD regulations significantly. RAD had not worked for the scattered site properties when the Authority attempted this 5-6 years ago. HUD now allows you because the VHA is now considered a small housing authority due to having less than 250 public units due to the conversion to RAD. Since the scattered site residents are having a hard time finding rentals it is an indication that there is a need for rental properties. The Authority can take into consideration the need for rental properties and keep some of the scattered sites. Rick presented a preliminary financial proforma on the rent for the properties. He discussed the various homes and the possibility of keeping some of the properties as rental properties. The Authority can ask HUD to allow it to switch some of these homes from disposition to RAD. The Authority would then not have to sell all and be able to provide housing for residents. The cash flow would be a substantial amount. The proposed rents are much greater than what the Authority is receiving today through Public Housing.

Mrs. Jones stated this is good preliminary information. She stated before the Authority could move forward with redeveloping D'Orazio, the Authority would have to realize the income from the scattered sites. Rick stated the sales income must be realized or there is the potential of being required to send the sales revenue back to HUD. Mrs. Jones stated the Authority ran into this situation based on the market. The proposed concept is to keep about 35 scattered site homes that are closer to the office and that are easier to manage and sell anything in the outskirts of downtown. Sell all homes that have septic or wells. The 35 homes or so closer to the office are about 10-15 minutes away. Currently, some of the properties are 35-40 minutes away. Keeping the 35 homes will maintain the VHA scattered site housing. There are enough funds in the Authority's account right now to have a decent reserve and be able to make repairs in the future to these homes. A lot of the scattered site homes have been renovated within the last 15 years and is probably why a lot of them sold quickly for double of what the Authority would have received for them 3 years. They would be RAD properties under the Affordable Housing Corporation of Vineland. Mrs. Jones pointed out there may be 1 or 2 houses that are within a close proximity to the office that may not be worth repairing. This is all a preliminary theory. More numbers will be brought back to the board.

Mrs. Jones mentioned there were a handful of residents that wanted to purchase a home. One or two moved out and purchased homes. Another is working with a realtor on their own. The others are just trying to get their financial situation together so that they may be able to purchase

a home someday. One provision that is good for the residents regarding converting to RAD is the residents will have a voucher and will be in the Section 8 Program. Residents would be able to use their Section 8 Voucher with the Homeownership program to purchase a home at some point when they are financially able to do so. Rick briefly discussed the funding for redeveloping D'Orazio.

Mrs. Jones the reason for this discussion is because the market has really slowed down so much and it appears it will take a very long time to sell all of these houses and to realize the funds needed to redevelop D'Orazio. The Authority needs to get started on D'Orazio very soon. It is one of the Authority's oldest properties. Rick stated if the Authority moves with RAD for some of the Scattered Sites and continues to sell some, D'Orazio financing can begin to get to closing in 2 years.

Mrs. Jones stated it is being proposed to the Board to have another RAD project (Scattered Site RAD project). This will keep affordable homes in the community for families. Selling the other homes that are more remote also provides vouchers for the residents and can be potentially sold to an investor and they must keep the residents with a voucher for at least a year.

The board is being asked to move forward with the concept of a RAD conversion of 35 homes that the Authority is still in the process of identifying. The existing scattered sites will be RAD homes or will be sold and will be identified on a list. The board will be presented next month possibly with a proforma to show how it will play out as a project and that it would viable based on the 110% percent of the fair market rent situation. Rick stated it will be worked at 100% and 110% because it still needs to meet rent reasonable standards.

Commissioner Chapman stated the Board has brought in other consultants and one of the things has always been the Authority's scattered sites, the cost they were running the Authority and the money the Authority was making. It was losing narrative. He has been brought into the belief that this position of the scattered site was really in the best interest of the Authority to tighten management up and focusing on the mission statement of the Authority. The variables have changed over the years dramatically. Commissioner Chapman believes this is a smart navigation of a lot changed variables. He still believes if the home has sewer and water and is a decent rental with being a small authority changing the math HUD wants to give us and they work for the Authority, he is all for it. He was never opposed to the idea of renting single family detached residential homes for the Authority to help the people of Vineland. The issue is doing it and losing money along with a tremendous amount of liability. The Authority just needs to maintain the mission statement with providing housing. People can not move in Vineland right now because you cannot find rental stock in Vineland that is adequate or legitimate. If this financially makes sense and this does not drain the Authority, it is not a bad option and he believes it is a great option.

Mrs. Jones stated the Board will be presented more information with a proforma regarding the proposed RAD Scattered Site concept. Mr. Ginnetti left the meeting at this point.

New Business: None.

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

Resolution #2022-51
Resolution to Approve Monthly Expenses

Vice Chairman Peretti stated the bills have been reviewed by Commissioner Chapman and are recommended for payment in the sum of \$1,533,405.95. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-52
Approving Change Order #3 for Kidston & Olivio Towers Exterior Renovations

Vice Chairman Peretti called for a motion to approve Resolution #2022-52. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones this is not a change in the contract amount. It is for an extension of time. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-53
**Authorizing Entering into a Contract Agreement
with Mall Chevrolet – 2023 Chevrolet Express RWD VAN-PASS**

Vice Chairman Peretti called for a motion to approve Resolution #2022-53. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones explained many cars the Authority had previously tried to order were not available. This vehicle and the next resolution are for vehicles that the Authority were not able to order previously. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-54
**Authorizing Entering into a Contract Agreement
with Mall Chevrolet – 2023 Chevrolet Silverado 2500 HD**

Vice Chairman Peretti called for a motion to approve Resolution #2022-54. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-55
Transfer Ownership of Authority Owned Vehicle

Vice Chairman Peretti called for a motion to approve Resolution #2022-55. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones explained the Authority has a 2012 Ford Focus with relatively low mileage that is being replaced. The Ocean City Housing Authority (OCHA) has some new development in process that include 10 scattered sites and is the process of working on the financials to take down 40 units of family and building 60 units of family. They will be adding a site manager who will be traveling around the City to the various developments and manage additional 20 units. This person is actually a VHA employee who will be down there on the Shared Services Contract but as a site manager on-site. Rather than placing this vehicle on GovDeals it is being suggest to be sold to the OCHA at the blue book value. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Vice Chairman Peretti stated the following resolutions will be bundled. If the Board Members agree, they can vote “yes to all” or state if they are voting no or abstaining from any particular resolution. Mr. Furman further stated the reason for this is economy of time as they are all professional services contracts. Vice Chairman Peretti read each resolution number and titles of each resolution.

Resolution #2022-56
Awarding Management Fee Accountant Services Contract

Vice Chairman Peretti called for a motion to approve Resolution #2022-56. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-57
Awarding Professional Auditing Services Contract

Vice Chairman Peretti called for a motion to approve Resolution #2022-57. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-58
Awarding Architectural and Engineering Services Contract

Vice Chairman Peretti called for a motion to approve Resolution #2022-58. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-59
Awarding Legal Services Contract – General Counsel

Vice Chairman Peretti called for a motion to approve Resolution #2022-59. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-60
Awarding Special Legal Services Contract – Labor Relations Counsel

Vice Chairman Peretti called for a motion to approve Resolution #2022-60. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Abstain)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-61
Awarding Consulting Services Contract

Vice Chairman Peretti called for a motion to approve Resolution #2022-61. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-62
Awarding Painting Services Contract

Vice Chairman Peretti called for a motion to approve Resolution #2022-62. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones reported one bid was received for the painting contract and it happens to be the current painter on record. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

Resolution #2022-63
Awarding Pest Control Services Contract

Vice Chairman Peretti called for a motion to approve Resolution #2022-63. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones reported one bid was received for pest control and it was the current pest control company on record. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

All Commissioners voted "yes to all" for Resolutions 2022-56 through 2022-63.

Resolution #2022-64
Adopt Budget for Fiscal Year October 1, 2022 – September 30, 2023

Vice Chairman Peretti called for a motion to approve Resolution #2022-64. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. Mrs. Jones stated the budget was approved in July and the State approved the budget and now the Board now needs to adopt the budget. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Daniel Peretti	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Michael Green	(Yes)
Chairman Mario Ruiz-Mesa	(Absent)

There is no need for Executive Session.

Vice Chairman Peretti asked for comments from the press and/or public. No press or public comments. Vice Chairman Peretti asked for comments from Board Members. No comments.

With no further business to discuss, Vice Chairman Peretti entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 6:52 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2022

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU SEPTEMBER</u>	<u>ACTUAL THRU SEPTEMBER</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	842,700	842,700	785,773	(56,927)
LAUNDRY AND VENDING	1,900	1,900	1,280	(620)
OTHER INCOME MISC.	11,000	11,000	5,953	(5,047)
PHA OPERATING SUBSIDY	409,040	409,040	371,536	(37,504)
HUD ASSET REPOSITIONING FEE	168,140	168,140	265,688	97,548
SECTION 8 ADMIN. FEE INCOME	932,600	932,600	1,007,378	74,778
CAPITAL FUNDS	231,210	231,210	103,909	(127,301)
FSS GRANT-PH	70,000	70,000	70,000	0
CSP-CONGREGATE SERVICES INCOME	103,750	103,750	78,366	(25,384)
INVESTMENT INCOME	4,540	4,540	4,148	(392)
CF MANAGEMENT FEE	47,500	47,500	47,505	5
MGMT FEE-PH	142,080	142,080	146,022	3,942
MGMT FEE-SEC 8	147,650	147,650	130,764	(16,886)
MGMT FEE-MELROSE	10,200	10,200	11,050	850
MGMT FEE-RAD	331,000	331,000	441,257	110,257
BOOKKEEPING FEE	13,020	13,020	14,415	1,395
BOOKKEEPING FEE-SEC 8	92,300	92,300	81,727	(10,573)
ASSET MGMT FEE	17,420	17,420	20,490	3,070
SHOP RENT	64,800	64,800	64,790	(10)
INCOME FROM OTHER AUTHORITIES	307,420	307,420	367,019	59,599
SERVICE INCOME FROM MELROSE	47,500	47,500	61,645	14,145
MISCELLANEOUS INCOME	1,540	1,540	74,576	73,036
TOTAL INCOME	3,997,310	3,997,310	4,155,291	157,981
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,009,090	1,009,090	937,479	(71,611)
PAYROLL TAXES	88,860	88,860	74,061	(14,799)
HEALTH BENEFITS	265,080	265,080	241,175	(23,905)
PENSION EXPENSE	71,310	71,310	121,878	50,568
CRIMINAL BACKGROUND CHECKS	6,010	6,010	9,945	3,935
TNT/EMPL SCREENING	8,100	8,100	22,534	14,434
LEGAL-GENERAL	30,120	30,120	16,700	(13,420)
LEGAL-OTHER	5,000	5,000	10,121	5,121
STAFF TRAINING	15,000	15,000	5,416	(9,584)
TRAVEL	3,250	3,250	10	(3,240)
ACCOUNTING	85,000	85,000	85,000	0
AUDITING	34,400	34,400	34,400	0
PORT OUT ADMIN FEES	4,500	4,500	3,292	(1,208)
MANAGEMENT FEES	289,730	289,730	324,290	34,560
BOOKKEEPING FEES	90,440	90,440	96,142	5,702
ASSET MGMT FEES	8,640	8,640	20,490	11,850
CONSULTANTS	8,000	8,000	38,773	30,773
IT CONSULTANTS	70,000	70,000	81,199	11,199
CONSULTANTS-RAD	8,000	8,000	0	(8,000)
RAD CONVERSION EXPENSES	6,000	6,000	0	(6,000)
MEMBERSHIP DUES/FEES	7,200	7,200	3,467	(3,733)
PUBLICATIONS	2,300	2,300	685	(1,615)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2022

	ANNUAL BUDGET	BUDGET THRU SEPTEMBER	ACTUAL THRU SEPTEMBER	FROM BUDGET (+OVER/-UNDER)
ADVERTISING	5,200	5,200	4,544	(656)
OFFICE SUPPLIES	17,100	17,100	8,074	(9,026)
COMPUTER & SOFTWARE EXPENSES	131,480	131,480	104,543	(26,937)
FUEL-ADMIN	5,000	5,000	0	(5,000)
PHONE AND INTERNET	51,600	51,600	33,213	(18,387)
POSTAGE	9,400	9,400	7,172	(2,228)
COPIER SUPPLIES	9,500	9,500	7,772	(1,728)
INSPECTION FEES	11,920	11,920	13,266	1,346
MISCELLANEOUS EXPENSES	23,840	23,840	24,719	879
TOTAL ADMINISTRATION EXPENSES	<u>2,381,070</u>	<u>2,381,070</u>	<u>2,330,360</u>	<u>(50,710)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	43,430	43,430	39,139	(4,291)
PAYROLL TAXES	3,820	3,820	3,092	(728)
MEALS	44,000	44,000	45,846	1,846
FSS ESCROWS-PH	4,800	4,800	2,313	(2,487)
OTHER	16,950	16,950	23,450	6,500
TOTAL TENANT SERVICES	<u>113,000</u>	<u>113,000</u>	<u>113,840</u>	<u>840</u>
UTILITIES:				
WATER	38,000	38,000	37,863	(137)
ELECTRIC	168,100	168,100	149,623	(18,477)
GAS	31,800	31,800	27,864	(3,936)
GARBAGAE/TRASH REMOVAL	20,200	20,200	19,456	(744)
SEWER	60,400	60,400	58,293	(2,107)
TOTAL UTILITIES EXPENSE	<u>318,500</u>	<u>318,500</u>	<u>293,099</u>	<u>(25,401)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	194,170	194,170	212,563	18,393
PAYROLL TAXES	16,920	16,920	16,714	(206)
HEALTH BENEFITS	54,960	54,960	43,492	(11,468)
PENSION EXPENSE	13,370	13,370	22,056	8,686
MAINTENANCE UNIFORMS	1,680	1,680	2,022	342
VEHICLE GAS, OIL, GREASE	16,490	16,490	27,419	10,929
MATERIALS	148,800	148,800	89,008	(59,792)
CONTRACT-COSTS	171,870	171,870	134,664	(37,206)
REPAIRS-VEHICLES	9,880	9,880	10,312	432
RENT EXPENSE	18,570	18,570	18,570	0
EXTERMINATION	8,800	8,800	4,821	(3,979)
TRASH REMOVAL	9,200	9,200	7,915	(1,285)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>664,710</u>	<u>664,710</u>	<u>589,556</u>	<u>(75,154)</u>
GENERAL EXPENSES:				
BAD DEBTS	95,060	95,060	95,060	0
COMPENSATED ABSENCES	23,910	23,910	23,910	0
FSS ESCROWS-SEC 8	23,180	23,180	51,270	28,090
INSURANCE	94,160	94,160	148,115	53,955
INTEREST EXPENSE	15,000	15,000	15,000	0
OTHER GENERAL EXPENSES	1,500	1,500	1,500	0

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2022

	ANNUAL BUDGET	BUDGET THRU SEPTEMBER	ACTUAL THRU SEPTEMBER	FROM BUDGET (+OVER/-UNDER)
PAYMENTS IN LIEU OF TAXES	57,660	57,660	53,449	(4,211)
PORT-IN HAP EXPENSE	500	500	0	(500)
REPLACEMENT RESERVES	95,000	95,000	95,000	0
RETIREE HEALTH BENEFITS	61,440	61,440	50,370	(11,070)
TOTAL GENERAL EXPENSES	467,410	467,410	533,674	66,264
TOTAL OPERATING EXPENSES	3,944,690	3,944,690	3,860,529	(84,161)
PROFIT (LOSS) EXCLUDING HAP	52,620	52,620	294,762	242,142
		0		
HAP REVENUES	6,926,190	6,926,190	6,314,860	(611,330)
HAP EXPENSES	6,903,300	6,903,300	6,901,840	(1,460)
NET HAP (LOSS)	22,890	22,890	(586,980)	(609,870)
GRAND TOTAL PROFIT (LOSS)	75,510	75,510	(292,218)	(367,728)
UNRECONCILED HUD HELD RESERVES AT 9/30/22			410,376	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			118,158	

Housing Authority of the City of Vineland

Administrative Report

DATE: October 11, 2022

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for September 2022)

PERIOD: September 9, 2022 to October 10, 2022

COVID-19 Pandemic – Operating Status

Effective, April 11, 2022, the Administrative Staff is back to pre-pandemic in-office working hours.

The “COVID Rooms” at the Authority’s Administrative offices are being used by staff for face-to-face meetings. These rooms are designed with a window between staff and applicants or residents and is equipped with an outdoor entrance.

Rental Assistance Demonstration (RAD) Conversions - Status

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

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

Renovation Projects – Complete or On Hold

Scope of Work	Work Status	Comments
Asselta Acres – New Cameras & Recording System	Awarded at March 2021 Meeting	12/2021 Update – This project is complete;
KT/OT Roof Replacements	Contract Awarded/In Progress/	11/2021 Update – Project is complete and closed out;
Tarkiln Acres – Roof Replacements	In Planning Stage – On Hold	6/2021 – No Update; 9/2021 – A&E proposals received and under review;
KT/OT – Elevator Refurbishment;	Bid opening on 5/17/22	6/2021 – Project kickoff meetings scheduled with Architect; 8/2021 – Project scope has been determined, working with Professional Team on design documents; 5/2022 update: Receiving bids on 5/17/22 for Modernization & Maintenance of Elevators;

Kidston & Olivio Towers – Renovation Projects - Active

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

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

Kidston & Olivio Towers – Renovation Projects - Active

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

Scope of Work	Work Status	Comments
<p>KT/OT Exterior Renovations (Façade caulking/sealing & selective repointing);</p> <p>KT – New elevator lobby windows; stair tower window replacement;</p> <p>OT – Complete window replacement in units & communal areas; painting of A/C sleeves; replace window unit stools throughout;</p>	<p>Contract Award Expected April 2021</p>	<p>Continued from above:</p> <p><u>10/2022 Update Detail:</u></p> <p>-A/C sleeves – this includes painting and new grills - 100% complete</p> <p>-the front canopy re-facing remains – not started yet</p> <p>- new domestic water pump replacement remains – not started yet</p> <p>-new OSY valve replacement remains – not started yet</p> <p>-new public restrooms – 25% completed</p> <p>-new kitchenette – not started yet</p> <p>- water filtration system - not started yet</p>

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

<u>Kidston & Olivio Towers – Renovation Projects – Active</u> Scope of Work	Work Status	Comments
KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;	July-August 2021 Award Anticipated	<p>Continued from above:</p> <p>6/2022 Update: E & F risers are complete; Work on J & K risers is in process; Remaining risers are A,B,C,D & I.</p> <p>7/2022 Update: J & K risers are complete; Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>8/2022 Update: Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>9/2/022 Update: Work on A & C risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p><i>10/2022 Update: Work on A & B risers is in process; The final riser is I; Working towards a 12/2022 completion date;</i></p>

Scattered Site Disposition – Status

- The Scattered Site program was approved for disposition by HUD.
- Several homes have been listed for sale. The below chart summarizes the status of the 72 homes;
- Due to market conditions, many residents have been unable to obtain rental housing using their Housing Choice Voucher; this is due to the low or no availability of rental housing.
- The board was presented with a concept at the September 2022 meeting of the Authority retaining approximately 35 of the 72 homes. The 35 homes could be converted to the Rental Assistance Demonstration (RAD) program while receiving a higher fair market rent. The Authority staff and consultant are working a presentation for the board to consider, which will change the status of 35 homes from “disposition” to RAD conversion;
- *Scattered Site homes are listed for sale as they become vacant;*

<i>SCATTERED SITE HOMES STATUS SUMMARY</i>				
<i>DATE</i>	<i>UNDER CONTRACT</i>	<i>LISTED</i>	<i>SOLD</i>	<i>TOTAL HOMES</i>
				<i>72 Total</i>
				<i>-10 Not Selling</i>
				<i>62 Balance</i>
<i>May 14, 2022</i>	<i>1</i>	<i>2</i>	<i>-3</i>	<i>59 Balance</i>
<i>June 10, 2022</i>	<i>-1 (seller backed out)</i>	<i>3</i>	<i>-1</i>	<i>58 Balance</i>
<i>July 14, 2022</i>	<i>2 /-1 (seller backed out)</i>	<i>1</i>	<i>0</i>	<i>58 Balance</i>
<i>August 1, 2022</i>	<i>1</i>	<i>3</i>	<i>0</i>	<i>58 Balance</i>
<i>September 8, 2022</i>	<i>1</i>	<i>0</i>	<i>-1</i>	<i>57 Balance</i>
<i>September 30, 2022</i>			<i>-1</i>	<i>56 Balance</i>
			<i>6</i>	

D’Orazio Terrace – Redevelopment

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

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

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

Melrose Court

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

Board of Commissioners NJ Local Housing Authority Training Program Status

Commissioner	Training Program Status
Brian Asselta	Completed
Chris Chapman	Completed
Mario Ruiz-Mesa	Completed
Daniel J. Peretti, Jr.	Completed
Michael Green, Sr.	In Process
Quetcy Andrion	In Process
Albert D. Porter	In Process

- [The Fall 2022 Schedule for the NJ Local Housing Authority and Redevelopment Training Program classes are to be determined. Once the Fall 2022 courses are published, they will be listed in this space.](#)
- [The courses can be reviewed at: https://cgs.rutgers.edu/programs/housing](https://cgs.rutgers.edu/programs/housing) NJ Local Housing Authority and Redevelopment Agency Training Program

Please contact Gloria Pomales, Executive Assistant, to register for these classes – gpomales@vha.org or 856-691-4099 Ext 106.

Program Statistics Report

10/2021 - 10/2022

Sep2022

Aug2022

Jul2022

Tenant Accounts Receivable			
Number of "non-payment of rent" cases referred to the solicitor	5	0	7
Unit Inspections			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	3	22	22
Total number of units inspected year-to-date - all sites	420	417	395
City Inspections	20	0	167
Occupancy			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	306	0.00	199
Annual Unit Turnaround Time (For Fiscal Year)	207	218	218
Monthly - Number of Vacancies Filled (this month)	3	0	5
Monthly - Average unit turnaround time in days for Lease Up	117	0	65
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	177.33	0.00	84
PIC Score	98.74%	98.74%	98.76%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	95.50%	95.83%	96.83%
Public Housing & RAD Waiting List Applicants			
Families - All lists closed (lists purged July 2022)	157	158	158
Elderly (Seniors - 62+)/Disabled - All lists closed (lists purged July 2022)	227	229	237
Average work order turnaround time in days - Tenant Generated			
Average work order turnaround time in days - Tenant Generated	0.07	0.09	0.08
Number of routine work orders written this month	611	589	490
Number of outstanding work orders from previous month	620	626	612
Total number of work orders to be addressed this month	1231	1,215	1,102
Total number of work orders completed this month	543	595	476
Total number of work orders left outstanding	688	620	626
Number of emergency work orders written this month	1	2	1
Total number of work orders written year-to-date	6,586	5,975	5,386
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	5	5	9
Section 8			
Level of leased units of previous month was:	912	916	915
Level of leased units this month is:	908	912	916
Number of increased leased-units over last month	-4	-4	1
Total number of units inspected this month	29	37	65
Programs (Voucher):			
ABA Utilization %	97.43%	99.27%	96.81%
Repayment Agreements	31	30	30
Total repayments due YTD	\$92,544	\$92,479	\$92,479
Total repayments received YTD	\$8,741	\$8,739	\$8,614
PIC Score (Oakview added 10/13)	94.38%	99.45%	99.45%
Section 8 Housing Choice Voucher Waiting List Applicants - Closed 11/19/2021	2210	2,222	2,236
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	223	211	197
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	178	178	179
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	74%/26%	75%/25%	79%/21%
Department of Social Services - FSS			
Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined			
The number of residents that received "outreach" information about FSS	10	15	11
The number of residents signed on to the program. (FSS Contracts).	28	28	30
The number of FSS Participants with established escrow accounts.	22	22	24
Number of residents in need of employment skills (GED, DL, Job Training.)	2	2	2
The number of meetings, workshops and case management services	2	2	2
Congregate Services			
Number of clients on the Congregate Program	27	27	11
Number of clients on Meal Program	19	19	19

Program Statistics Report

10/2021 - 10/2022

Sep2022

Aug2022

Jul2022

Number of clients on Homemaking Program	16	14	15
Number of clients on Laundry Services (This service is included in housekeeping)	11	10	10
Number of clients on Shopping Services (This service is included in housekeeping)	6	6	7
Registered Nurse			
Number of clients served this month	110	118	116
Blood Pressure Clinics (clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	12	4	4
Meds Supervision	34	34	37
VHA - (FAMILY SW)			
Number of Residents on ROSS (Family)	6	20	0
Number of residents that received case management services	4	15	0
Number of Meetings	0	0	0
Number of residents enrolled in academic/employment workshops (FSS)	2	2	0
VHA - (MEDICAL)			
Number of residents received health assessment	12	4	11
Number of residents health activities of daily living assessments.	12	4	11
Resident's medicine monitoring/supervision for month	34	34	37
Self-sufficiency - improved living conditions.	12	4	11
Community Development Block Grant Program			
Clients Served			
Number of new clients served	0	0	0
Number of ongoing clients	68	68	71
Total clients currently being served this month	10	15	70
Income			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	26%	26%	27%
Low 50%-31% (MFI)	26%	26%	27%
Very Low 30%-0% (MFI)	47%	47%	46%
Total	100%	100%	100%
Client Demographics			
White	10	10	10
Black	6	6	6
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	52	52	54
Non-Hispanic	16	16	16

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

RESOLUTION #2022-65

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 \$1,848,743.82.

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: October 20, 2022

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Peretti*

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	<i>/</i>			
Daniel Peretti	<i>/</i>			
Brian Asselta	<i>/</i>			
Michael Green	<i>/</i>			
Albert Porter	<i>/</i>			
Mario Ruiz-Mesa – Chairman	<i>/</i>			

VINELAND HOUSING AUTHORITY

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

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 20, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

HOUSING AUTHORITY OF THE CITY OF VINELAND
 BOARD MEETING
LIST OF CHECKS
 10/20/22

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 630,535.00
3492 - 3526	LANDLORD/TENANT CHECKS AND OTHER	\$ 23,504.00
18155 - 18325;		
500019-500020	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 607,031.00
	SECTION 8 ADM FEE ACCOUNT	679,657.50
655 - 665	COMPUTER CHECKS- Ocean First	\$ 679,657.50
-	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NHOP	
-	COMPUTER CHECKS	\$0.00 0.00
	NHOP INVESTMENTS	0.00
180 - 180	COMPUTER CHECKS- Ocean First	\$0.00
-	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	
207 - 208	COMPUTER CHECKS	4,623.44
	OCEAN FIRST BANK FSS ESCROW	
-	COMPUTER CHECKS	0.00
	CAPITAL BANK GEN/FUND PH	
2462 - 2475	COMPUTER CHECKS	83,402.36
	COCC CASH ACCOUNT	
10994, 11050, 11132, 11212- 11336	COMPUTER CHECKS	244,793.26
20220927, 20220930, 20221011, 20221014		
	COCC EXPENDITURES	
	PAYROLL	9/30/22 - 10/14/22 118,742.61
	PAYCHEX INVOICES	9/30/22 - 10/14/22 782.32
	PAYROLL TAX LIABILITY	9/30/22 - 10/14/22 21,815.28
	HEALTH BENEFITS PAID	Oct-22 51,944.91
	PENSION PAYMENTS	Sep-22 12,447.14
	TOTAL	\$ 1,848,743.82

Payment Summary

0,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,ra

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	3492	0ahcpv - AFFORDABLE HOUSING CORPORATION	9/22/2022	09-2022	965.00
sec8hap - Section 8 HAP	3493	0ahctaaa - AFFORDABLE HOUSING CORPORATION	9/22/2022	09-2022	2,796.00
sec8hap - Section 8 HAP	3494	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	9/22/2022	09-2022	11,201.00
sec8hap - Section 8 HAP	3495	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	9/22/2022	09-2022	2,202.00
sec8hap - Section 8 HAP	3496	0caguas - CAGUAS OF MUNICIPALITY	9/27/2022	09-2022	488.00
sec8hap - Section 8 HAP	3497	0caguas - CAGUAS OF MUNICIPALITY	10/6/2022	10-2022	488.00
sec8hap - Section 8 HAP	3498	0millif - LIFESPRING OF MILLVILLE INC	10/6/2022	10-2022	577.00
sec8hap - Section 8 HAP	3499	0oakview - OAKVIEW APARTMENTS LLC	10/6/2022	10-2022	0.00
sec8hap - Section 8 HAP	3500	0osccos8 - OSCEOLA COUNTY HOUSING	10/6/2022	10-2022	960.00
sec8hap - Section 8 HAP	3501	t0000624 - GUNN	10/6/2022	10-2022	104.00
sec8hap - Section 8 HAP	3502	t0002385 - CARRION	10/6/2022	10-2022	42.00
sec8hap - Section 8 HAP	3503	t0003357 - KENNEDY	10/6/2022	10-2022	64.00
sec8hap - Section 8 HAP	3504	t0003585 - SCRUGGS	10/6/2022	10-2022	23.00
sec8hap - Section 8 HAP	3505	t0004781 - LIDDICK	10/6/2022	10-2022	71.00
sec8hap - Section 8 HAP	3506	t0004846 - ROTHMALLER	10/6/2022	10-2022	101.00
sec8hap - Section 8 HAP	3507	t0005188 - MELENDEZ	10/6/2022	10-2022	45.00
sec8hap - Section 8 HAP	3508	t0005666 - BALDWIN	10/6/2022	10-2022	41.00
sec8hap - Section 8 HAP	3509	t0005731 - HAROLD	10/6/2022	10-2022	8.00
sec8hap - Section 8 HAP	3510	t0006020 - CARDONA	10/6/2022	10-2022	4.00
sec8hap - Section 8 HAP	3511	t0006338 - SAEZ	10/6/2022	10-2022	3.00
sec8hap - Section 8 HAP	3512	t0007021 - SHIELDS	10/6/2022	10-2022	5.00
sec8hap - Section 8 HAP	3513	t0007057 - DESAI	10/6/2022	10-2022	63.00
sec8hap - Section 8 HAP	3514	t0007113 - RIOS	10/6/2022	10-2022	4.00
sec8hap - Section 8 HAP	3515	t0010026 - CARTER	10/6/2022	10-2022	14.00
sec8hap - Section 8 HAP	3516	t0010166 - ORTIZ	10/6/2022	10-2022	195.00
sec8hap - Section 8 HAP	3517	t0012304 - MEDINA	10/6/2022	10-2022	36.00
sec8hap - Section 8 HAP	3518	t0012395 - DAVIS	10/6/2022	10-2022	39.00
sec8hap - Section 8 HAP	3519	t0013702 - Medina	10/6/2022	10-2022	73.00
sec8hap - Section 8 HAP	3520	t0015194 - LANTIGUA ESTEVEZ	10/6/2022	10-2022	3.00
sec8hap - Section 8 HAP	3521	t0015636 - WILSON	10/6/2022	10-2022	36.00
sec8hap - Section 8 HAP	3522	t0015850 - PURNELL	10/6/2022	10-2022	65.00
sec8hap - Section 8 HAP	3523	t0015857 - PAYNE	10/6/2022	10-2022	41.00
sec8hap - Section 8 HAP	3524	t0015908 - BEARDSLEY	10/6/2022	10-2022	41.00
sec8hap - Section 8 HAP	3525	vf0033 - SEMINOLE COUNTY	10/6/2022	10-2022	1,298.00
sec8hap - Section 8 HAP	3526	vf0093 - ORANGE COUNTY HOUSING & C D	10/6/2022	10-2022	1,408.00
sec8hap - Section 8 HAP	18155	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	9/27/2022	09-2022	548.00
sec8hap - Section 8 HAP	18156	0cdgard - CD GARDENS INC.	9/27/2022	09-2022	785.00
sec8hap - Section 8 HAP	18157	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	9/27/2022	09-2022	1,435.00
sec8hap - Section 8 HAP	18158	0garvin - VINELAND GARDENS LLC	9/27/2022	09-2022	641.00
sec8hap - Section 8 HAP	18159	0iaplis - LISA A IAPALUCCI	9/27/2022	09-2022	1,513.00
sec8hap - Section 8 HAP	18160	0invegh - E. G. H. R. E. INVESTMENTS LLC	9/27/2022	09-2022	744.00
sec8hap - Section 8 HAP	18161	0lospro - LOST PROPERTIES LLC	9/27/2022	09-2022	1,774.00
sec8hap - Section 8 HAP	18162	0miryar - MIRANDA	9/27/2022	09-2022	3,755.00
sec8hap - Section 8 HAP	18163	0parest - PARVIN ESTATES LLC	9/27/2022	09-2022	66.00

Payment Summary

0,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,rac

Bank	Check#	Vendor	Check	Post	Total
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	18164	Oregche - REGENCY CHESTNUT COURT	9/27/2022	09-2022	631.00
sec8hap - Section 8 HAP	18165	Oriviri - IRIS J RIVERA	9/27/2022	09-2022	1,050.00
sec8hap - Section 8 HAP	18166	Ormidprop - R MIDDLETON PROPERTIES LLC	9/27/2022	09-2022	848.00
sec8hap - Section 8 HAP	18167	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	9/27/2022	09-2022	3,032.00
sec8hap - Section 8 HAP	18168	Ospring - SPRING GARDENS ASSOCIATES LLC	9/27/2022	09-2022	659.00
sec8hap - Section 8 HAP	18169	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	9/27/2022	09-2022	908.00
sec8hap - Section 8 HAP	18170	Oveljon - JONATHAN VELEZ	9/27/2022	09-2022	1,398.00
sec8hap - Section 8 HAP	18171	O2llbtw - BTW 2 LLC	10/6/2022	10-2022	690.00
sec8hap - Section 8 HAP	18172	O537grap - 529-537 GRAPE STREET,LLC	10/6/2022	10-2022	386.00
sec8hap - Section 8 HAP	18173	Oabobab - BABATUNDE O ABORISADE	10/6/2022	10-2022	699.00
sec8hap - Section 8 HAP	18174	Oabrawi - ABRAHAN & AWILDA HEREDIA	10/6/2022	10-2022	1,227.00
sec8hap - Section 8 HAP	18175	Oacojor - ACOSTA	10/6/2022	10-2022	1,541.00
sec8hap - Section 8 HAP	18176	Oahcpv - AFFORDABLE HOUSING CORPORATION	10/6/2022	10-2022	11,092.00
sec8hap - Section 8 HAP	18177	Oahctaaa - AFFORDABLE HOUSING CORPORATION	10/6/2022	10-2022	89,226.00
sec8hap - Section 8 HAP	18178	Oahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	10/6/2022	10-2022	66,025.00
sec8hap - Section 8 HAP	18179	Oalbreb - REBECCA C THOMPSON-ALBERT	10/6/2022	10-2022	89.00
sec8hap - Section 8 HAP	18180	Oandcar - ANDUJAR	10/6/2022	10-2022	281.00
sec8hap - Section 8 HAP	18181	Oandjon - JONATHAN ANDREOZZI	10/6/2022	10-2022	1,492.00
sec8hap - Section 8 HAP	18182	Oandron - RONALD ANDRO	10/6/2022	10-2022	360.00
sec8hap - Section 8 HAP	18183	Oaparab - AB APARTMENTS LLC	10/6/2022	10-2022	677.00
sec8hap - Section 8 HAP	18184	Oarbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	10/6/2022	10-2022	6,787.00
sec8hap - Section 8 HAP	18185	Oassind - INDEPENDENCE ASSOCIATES LLC	10/6/2022	10-2022	832.00
sec8hap - Section 8 HAP	18186	Obarric - RICHARD BARSUGLIA	10/6/2022	10-2022	823.00
sec8hap - Section 8 HAP	18187	Obehhar - HARRY & BARBARA BEHRENS	10/6/2022	10-2022	523.00
sec8hap - Section 8 HAP	18188	Oberedw - EDWIN C & SAVALYN BERGAMO	10/6/2022	10-2022	1,083.00
sec8hap - Section 8 HAP	18189	Oberksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	10/6/2022	10-2022	4,285.00
sec8hap - Section 8 HAP	18190	Oberobe - OBED BERMUDEZ	10/6/2022	10-2022	981.00
sec8hap - Section 8 HAP	18191	Obetalp - ALPHA BETA CAMDEN LLC	10/6/2022	10-2022	1,377.00
sec8hap - Section 8 HAP	18192	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	10/6/2022	10-2022	713.00
sec8hap - Section 8 HAP	18193	Obrewst - BREWSTER GARDEN APARTMENTS LLC	10/6/2022	10-2022	1,040.00
sec8hap - Section 8 HAP	18194	Obuebor - BOROUGH OF BUENA HOUSING AUTHORITY	10/6/2022	10-2022	16,984.00
sec8hap - Section 8 HAP	18195	Obususa - USA BUSY BEE INC	10/6/2022	10-2022	911.00
sec8hap - Section 8 HAP	18196	Ocarnil - NILZA R CAMACHO	10/6/2022	10-2022	1,080.00
sec8hap - Section 8 HAP	18197	Ocarjos - CARVALHO	10/6/2022	10-2022	714.00
sec8hap - Section 8 HAP	18198	Ocarmar - SIMOES	10/6/2022	10-2022	1,699.00
sec8hap - Section 8 HAP	18199	Ocasros - CASTILLO	10/6/2022	10-2022	659.00
sec8hap - Section 8 HAP	18200	Ocdgard - CD GARDENS INC.	10/6/2022	10-2022	2,768.00
sec8hap - Section 8 HAP	18201	Ochainv - CHAAD INVESTMENTS LLC	10/6/2022	10-2022	618.00
sec8hap - Section 8 HAP	18202	Ochajos - JOSEPH T CHAMBERS	10/6/2022	10-2022	950.00
sec8hap - Section 8 HAP	18203	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	10/6/2022	10-2022	4,290.00
sec8hap - Section 8 HAP	18204	Ocolmac - MACY A COLLINS	10/6/2022	10-2022	889.00
sec8hap - Section 8 HAP	18205	Ocorjua - CORTES	10/6/2022	10-2022	2,425.00
sec8hap - Section 8 HAP	18206	Ocridan - DANA CRISS	10/6/2022	10-2022	622.00
sec8hap - Section 8 HAP	18207	Ocrofre - FREDDIE L CROSS	10/6/2022	10-2022	800.00

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Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	18208	Odamjos - DAMATO	10/6/2022	10-2022	899.00
sec8hap - Section 8 HAP	18209	Odelsia - SIAN DELUCA	10/6/2022	10-2022	390.00
sec8hap - Section 8 HAP	18210	Odibwil - WILLIAM V DIBIASE	10/6/2022	10-2022	1,105.00
sec8hap - Section 8 HAP	18211	Odondel - DELROY T DONALDSON	10/6/2022	10-2022	603.00
sec8hap - Section 8 HAP	18212	Oeas307 - 307 N EAST AVE LLC	10/6/2022	10-2022	1,300.00
sec8hap - Section 8 HAP	18213	Oeas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	10/6/2022	10-2022	721.00
sec8hap - Section 8 HAP	18214	Oedwdip - EDWARD DIPALMA	10/6/2022	10-2022	809.00
sec8hap - Section 8 HAP	18215	Oegbmar - MARY J EGBEH	10/6/2022	10-2022	1,453.00
sec8hap - Section 8 HAP	18216	Oeinmar - MARTIN JAY EINSTEIN	10/6/2022	10-2022	598.00
sec8hap - Section 8 HAP	18217	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	10/6/2022	10-2022	3,084.00
sec8hap - Section 8 HAP	18218	Oestros - ESTATE OF LUIS A ROSADO-TORRES	10/6/2022	10-2022	507.00
sec8hap - Section 8 HAP	18219	Oflodor - FLOWERS	10/6/2022	10-2022	907.00
sec8hap - Section 8 HAP	18220	Og.b.ltd - G B LTD OPER CO INC	10/6/2022	10-2022	552.00
sec8hap - Section 8 HAP	18221	Ogarabn - ABNER GARCIA	10/6/2022	10-2022	492.00
sec8hap - Section 8 HAP	18222	Ogaritz - ITZAMAR GARCIA	10/6/2022	10-2022	1,100.00
sec8hap - Section 8 HAP	18223	Ogarsal - GARCIA	10/6/2022	10-2022	2,530.00
sec8hap - Section 8 HAP	18224	Ogarvin - VINELAND GARDENS LLC	10/6/2022	10-2022	717.00
sec8hap - Section 8 HAP	18225	Oghebre - BRENDAN G GHEEN	10/6/2022	10-2022	907.00
sec8hap - Section 8 HAP	18226	Ogibjam - GRIBBLE JR	10/6/2022	10-2022	835.00
sec8hap - Section 8 HAP	18227	Ogromad - MADHU GROUP LLC	10/6/2022	10-2022	1,070.00
sec8hap - Section 8 HAP	18228	Ohagdan - DANIEL HAGEMAN JR	10/6/2022	10-2022	2,525.00
sec8hap - Section 8 HAP	18229	Ohemtom - BTW 4 LLC	10/6/2022	10-2022	1,150.00
sec8hap - Section 8 HAP	18230	Ohereri - 123 SOUTH 4TH STREET LLC	10/6/2022	10-2022	3,902.00
sec8hap - Section 8 HAP	18231	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	10/6/2022	10-2022	2,201.00
sec8hap - Section 8 HAP	18232	Ohfprop - HF PROPERTY MANAGEMENT	10/6/2022	10-2022	1,303.00
sec8hap - Section 8 HAP	18233	Oholasm - ASM HOLDINGS LLC	10/6/2022	10-2022	455.00
sec8hap - Section 8 HAP	18234	Oholbull - BULLSEYE HOLDINGS LLC	10/6/2022	10-2022	418.00
sec8hap - Section 8 HAP	18235	Oholvin - VINELAND 18 HOLDINGS LLC	10/6/2022	10-2022	579.00
sec8hap - Section 8 HAP	18236	Ohomhec - HECS HOMES LLC	10/6/2022	10-2022	170.00
sec8hap - Section 8 HAP	18237	Ohomoa - O&A HOME	10/6/2022	10-2022	711.00
sec8hap - Section 8 HAP	18238	Ohomtar - TARKILN HOMES LLC	10/6/2022	10-2022	5,999.00
sec8hap - Section 8 HAP	18239	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	10/6/2022	10-2022	159.00
sec8hap - Section 8 HAP	18240	Ohowkev - KEVIN HOWARD	10/6/2022	10-2022	1,768.00
sec8hap - Section 8 HAP	18241	Oiaplis - LISA A IAPALUCCI	10/6/2022	10-2022	1,513.00
sec8hap - Section 8 HAP	18242	Ointers - VINELAND ASSOCIATES LLC	10/6/2022	10-2022	561.00
sec8hap - Section 8 HAP	18243	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	10/6/2022	10-2022	2,170.00
sec8hap - Section 8 HAP	18244	Ojhorn - JOHN HORNER	10/6/2022	10-2022	33.00
sec8hap - Section 8 HAP	18245	Okapala - PANDA REALTY GROUP LLC	10/6/2022	10-2022	1,307.00
sec8hap - Section 8 HAP	18246	Okatjay - JAY-KAT INVESTMENTS, LLC	10/6/2022	10-2022	815.00
sec8hap - Section 8 HAP	18247	Olandic - LANDICINI 566 LLC	10/6/2022	10-2022	1,038.00
sec8hap - Section 8 HAP	18248	Olebzai - LEBRON	10/6/2022	10-2022	2,516.00
sec8hap - Section 8 HAP	18249	Olegmay - MAYERFELD LEGACY TRUST	10/6/2022	10-2022	1,289.00
sec8hap - Section 8 HAP	18250	Olhrent - L & H RENTALS	10/6/2022	10-2022	671.00
sec8hap - Section 8 HAP	18251	Olinrob - ROBERT LINDNER	10/6/2022	10-2022	569.00

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			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	18252	Ollciig - IIG-1 LLC	10/6/2022	10-2022	893.00
sec8hap - Section 8 HAP	18253	Olocloc - LOCATION LOCATION & TIMING LLC	10/6/2022	10-2022	810.00
sec8hap - Section 8 HAP	18254	Olonlav - DAVID LONGINI	10/6/2022	10-2022	515.00
sec8hap - Section 8 HAP	18255	Olopyad - YADIRA LOPEZ	10/6/2022	10-2022	625.00
sec8hap - Section 8 HAP	18256	Olospiro - LOST PROPERTIES LLC	10/6/2022	10-2022	1,774.00
sec8hap - Section 8 HAP	18257	Omanmil - MILLVILLE MANOR LLC	10/6/2022	10-2022	572.00
sec8hap - Section 8 HAP	18258	Omapgre - GREENWOOD MAPLE JAY LLC	10/6/2022	10-2022	975.00
sec8hap - Section 8 HAP	18259	Omarjoe - JOEL MARTIN	10/6/2022	10-2022	788.00
sec8hap - Section 8 HAP	18260	Omelrose - MELROSE COURT LP	10/6/2022	10-2022	19,123.00
sec8hap - Section 8 HAP	18261	Omenbre - MENDEZ	10/6/2022	10-2022	304.00
sec8hap - Section 8 HAP	18262	Omillvil - MILLVILLE REALTY CORPORATION	10/6/2022	10-2022	2,420.00
sec8hap - Section 8 HAP	18263	Omiryar - MIRANDA	10/6/2022	10-2022	3,479.00
sec8hap - Section 8 HAP	18264	Omonbry - BRYAN P. MONTEMURRO	10/6/2022	10-2022	1,450.00
sec8hap - Section 8 HAP	18265	Oneeshr - SHREE NEEL LLC	10/6/2022	10-2022	2,573.00
sec8hap - Section 8 HAP	18266	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	10/6/2022	10-2022	27,652.00
sec8hap - Section 8 HAP	18267	Oolilui - LUIS A OLIVERAS	10/6/2022	10-2022	670.00
sec8hap - Section 8 HAP	18268	Opaeast - EAST PARK APARTMENTS	10/6/2022	10-2022	5,434.00
sec8hap - Section 8 HAP	18269	Opagang - ANGEL L PAGAN	10/6/2022	10-2022	1,260.00
sec8hap - Section 8 HAP	18270	Oparest - PARVIN ESTATES LLC	10/6/2022	10-2022	66.00
sec8hap - Section 8 HAP	18271	Oparkto - PARK TOWNE APTS LLC	10/6/2022	10-2022	12,396.00
sec8hap - Section 8 HAP	18272	Opoisil - SILVER POINT MANAGEMENT LLC	10/6/2022	10-2022	241.00
sec8hap - Section 8 HAP	18273	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	10/6/2022	10-2022	1,086.00
sec8hap - Section 8 HAP	18274	Oprofai - FAIOLA PROPERTY MANAGEMENT AND MAINT	10/6/2022	10-2022	900.00
sec8hap - Section 8 HAP	18275	Oprofam - FAM PROPERTY MANAGEMENT LLC	10/6/2022	10-2022	1,098.00
sec8hap - Section 8 HAP	18276	Oprotim - TIMARIA PROPERTIES LLC	10/6/2022	10-2022	1,497.00
sec8hap - Section 8 HAP	18277	Opwn822 - 822 PLUM STREET LLC	10/6/2022	10-2022	1,260.00
sec8hap - Section 8 HAP	18278	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	10/6/2022	10-2022	134,141.00
sec8hap - Section 8 HAP	18279	Oramnic - NICHOLAS P RAMBONE	10/6/2022	10-2022	1,314.00
sec8hap - Section 8 HAP	18280	Orealsa - S & A REALTY ENTERPRISES LLC	10/6/2022	10-2022	668.00
sec8hap - Section 8 HAP	18281	Oreasar - SARA REAVES	10/6/2022	10-2022	631.00
sec8hap - Section 8 HAP	18282	Oregche - REGENCY CHESTNUT COURT	10/6/2022	10-2022	8,890.00
sec8hap - Section 8 HAP	18283	Oregeas - REGENCY EAST LLC	10/6/2022	10-2022	2,261.00
sec8hap - Section 8 HAP	18284	Orenaco - ACOSTA RENTAL LLC	10/6/2022	10-2022	675.00
sec8hap - Section 8 HAP	18285	Orenokg - K G RENOVATIONS LLC	10/6/2022	10-2022	1,009.00
sec8hap - Section 8 HAP	18286	Oriscam - CAMDEN RISING 2 LLC	10/6/2022	10-2022	1,117.00
sec8hap - Section 8 HAP	18287	Orivdie - DIEGO A RIVERA	10/6/2022	10-2022	442.00
sec8hap - Section 8 HAP	18288	Oriviri - IRIS J RIVERA	10/6/2022	10-2022	1,050.00
sec8hap - Section 8 HAP	18289	Orivvic - VICTORIANO RIVERA JR	10/6/2022	10-2022	328.00
sec8hap - Section 8 HAP	18290	Ormidprop - R MIDDLETON PROPERTIES LLC	10/6/2022	10-2022	848.00
sec8hap - Section 8 HAP	18291	Oroceli - ELIZABETH ROCHE	10/6/2022	10-2022	632.00
sec8hap - Section 8 HAP	18292	Orodhen - HENRY RODRIGUEZ	10/6/2022	10-2022	781.00
sec8hap - Section 8 HAP	18293	Orogsal - SALVATORE W ROGGIO	10/6/2022	10-2022	602.00
sec8hap - Section 8 HAP	18294	Oromvic - VICTOR M ROMAN	10/6/2022	10-2022	823.00
sec8hap - Section 8 HAP	18295	Orpjpro - RPJ PROPERTIES LLC	10/6/2022	10-2022	12,261.00

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sec8hap - Section 8 HAP	18296	Oruppab - RUPERTO	10/6/2022	10-2022	725.00	
sec8hap - Section 8 HAP	18297	Osaiger - GERALD M SAINSOT JR	10/6/2022	10-2022	1,404.00	
sec8hap - Section 8 HAP	18298	Osalasda - DAMIAN & ELAINE SALAS	10/6/2022	10-2022	818.00	
sec8hap - Section 8 HAP	18299	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	10/6/2022	10-2022	758.00	
sec8hap - Section 8 HAP	18300	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	10/6/2022	10-2022	467.00	
sec8hap - Section 8 HAP	18301	Oshabru - BRUCE D SHAW	10/6/2022	10-2022	1,180.00	
sec8hap - Section 8 HAP	18302	Osimseb - SIMONE	10/6/2022	10-2022	554.00	
sec8hap - Section 8 HAP	18303	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	10/6/2022	10-2022	1,284.00	
sec8hap - Section 8 HAP	18304	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	10/6/2022	10-2022	444.00	
sec8hap - Section 8 HAP	18305	Ototalb - ALBERTO SOTO	10/6/2022	10-2022	1,075.00	
sec8hap - Section 8 HAP	18306	Ospring - SPRING GARDENS ASSOCIATES LLC	10/6/2022	10-2022	7,431.00	
sec8hap - Section 8 HAP	18307	Osqulan - LANDIS SQUARE SR APTS	10/6/2022	10-2022	1,633.00	
sec8hap - Section 8 HAP	18308	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	10/6/2022	10-2022	454.00	
sec8hap - Section 8 HAP	18309	Oswaway - WAYNE SWANSON	10/6/2022	10-2022	1,099.00	
sec8hap - Section 8 HAP	18310	Otayver - TAYLOR	10/6/2022	10-2022	618.00	
sec8hap - Section 8 HAP	18311	Othapau - ALBERTA A QUAIROLI ESTATE	10/6/2022	10-2022	1,126.00	
sec8hap - Section 8 HAP	18312	Otimesus - SUSAN V TIMMRECK	10/6/2022	10-2022	815.00	
sec8hap - Section 8 HAP	18313	Ovasdap - DAPHNE VASSALOTTI	10/6/2022	10-2022	704.00	
sec8hap - Section 8 HAP	18314	Oveljon - JONATHAN VELEZ	10/6/2022	10-2022	1,398.00	
sec8hap - Section 8 HAP	18315	Ovelmal - MALADA CRESPO VELEZ	10/6/2022	10-2022	739.00	
sec8hap - Section 8 HAP	18316	Ovinlan - VINELAND VILLAGE APTS	10/6/2022	10-2022	6,587.00	
sec8hap - Section 8 HAP	18317	Ovirulou - LOUIS A VIRUET	10/6/2022	10-2022	916.00	
sec8hap - Section 8 HAP	18318	Ovitdor - VITALO	10/6/2022	10-2022	924.00	
sec8hap - Section 8 HAP	18319	Owaca - WACA INVESTMENTS LLC	10/6/2022	10-2022	517.00	
sec8hap - Section 8 HAP	18320	Owalnut - WALNUT REALTY ASSOCIATES LLC	10/6/2022	10-2022	8,122.00	
sec8hap - Section 8 HAP	18321	Owassey - SEYMOUR WASSERSTRUM	10/6/2022	10-2022	702.00	
sec8hap - Section 8 HAP	18322	Owatrob - ROBERT H WATSON	10/6/2022	10-2022	908.00	
sec8hap - Section 8 HAP	18323	Owhejon - WHEELER	10/6/2022	10-2022	494.00	
sec8hap - Section 8 HAP	18324	Owolpro - WOLF PROPERTY HOLDINGS LLC	10/6/2022	10-2022	1,266.00	
sec8hap - Section 8 HAP	18325	Owrialf - ALFRED WRIGHT	10/6/2022	10-2022	1,709.00	
sec8hap - Section 8 HAP	500019	Oahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	9/27/2022	09-2022	0.00	
sec8hap - Section 8 HAP	500020	Ocanell - CANDELARIA	10/6/2022	10-2022	0.00	
					630,535.00	

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Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8adm - Section 8 Admi	655	vha - HOUSING AUTHORITY CITY OF VINELAND	9/22/2022	09-2022	678,786.94	
sec8adm - Section 8 Admi	659	Ocaguas - CAGUAS OF MUNICIPALITY	9/27/2022	09-2022	63.04	
sec8adm - Section 8 Admi	660	Ocaguas - CAGUAS OF MUNICIPALITY	10/6/2022	10-2022	63.04	
sec8adm - Section 8 Admi	661	Oosccos8 - OSCEOLA COUNTY HOUSING	10/6/2022	10-2022	65.16	
sec8adm - Section 8 Admi	662	applu - Appliance Plus, Inc.	10/6/2022	10-2022	0.00	
sec8adm - Section 8 Admi	663	vf033 - SEMINOLE COUNTY	10/6/2022	10-2022	65.16	
sec8adm - Section 8 Admi	664	vf093 - ORANGE COUNTY HOUSING & C D	10/6/2022	10-2022	65.16	
sec8adm - Section 8 Admi	665	applu - Appliance Plus, Inc.	10/17/2022	10-2022	549.00	
					679,657.50	

Payment Summary

0,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,ra

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
nhopinv - NHOP Investment	180	vha - HOUSING AUTHORITY CITY OF VINELAND	10/2/2022	10-2022		0.00
						0.00

Payment Summary

0,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,ra

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
capsecdp - PH Sec Dep Acc	207	vha - HOUSING AUTHORITY CITY OF VINELAND	9/30/2022	09-2022		1,916.51
capsecdp - PH Sec Dep Acc	208	vha - HOUSING AUTHORITY CITY OF VINELAND	9/30/2022	09-2022		2,706.93
						4,623.44

Payment Summary

0,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,ra

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
capgenfd - Public Housing C	2462	sjgas - South Jersey Gas Company	9/16/2022	09-2022		20.10
capgenfd - Public Housing C	2463	vmu - Vineland Municipal Utilities	9/16/2022	09-2022		8,702.54
capgenfd - Public Housing C	2464	sjgas - South Jersey Gas Company	9/23/2022	09-2022		984.63
capgenfd - Public Housing C	2465	vmu - Vineland Municipal Utilities	9/23/2022	09-2022		0.00
capgenfd - Public Housing C	2466	vmu - Vineland Municipal Utilities	9/23/2022	09-2022		3,725.08
capgenfd - Public Housing C	2467	b0001420 - SIMMS	9/30/2022	09-2022		2,850.00
capgenfd - Public Housing C	2468	vha - HOUSING AUTHORITY CITY OF VINELAND	9/30/2022	09-2022		1,542.00
capgenfd - Public Housing C	2469	vha - HOUSING AUTHORITY CITY OF VINELAND	10/7/2022	10-2022		15,726.98
capgenfd - Public Housing C	2470	sjgas - South Jersey Gas Company	10/12/2022	10-2022		55.72
capgenfd - Public Housing C	2471	vmu - Vineland Municipal Utilities	10/12/2022	10-2022		112.58
capgenfd - Public Housing C	2472	sjgas - South Jersey Gas Company	10/14/2022	10-2022		22.07
capgenfd - Public Housing C	2473	vha - HOUSING AUTHORITY CITY OF VINELAND	10/14/2022	10-2022		47,505.00
capgenfd - Public Housing C	2474	vmu - Vineland Municipal Utilities	10/14/2022	10-2022		1,435.19
capgenfd - Public Housing C	2475	b0005001 - CALDERON	9/30/2022	09-2022		720.47
						83,402.36

Payment Summary

060,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,r

Bank	Check#	Vendor	Check Date	Post Month	Total Date	Amount Reconciled
cocc - Central Office Cost	10994	irrsj - Irrigation South New Jersey LLC	10/15/2022	10-2022		-185.00
cocc - Central Office Cost	11050	sherwi - Sherwin Williams Company	10/15/2022	10-2022		-250.00
cocc - Central Office Cost	11132	sebly - Sebly LLC	9/27/2022	09-2022		-710.00
cocc - Central Office Cost	11212	axaequ - Equitable	9/16/2022	09-2022		2,795.00
cocc - Central Office Cost	11213	acehar - Vineland Ace Hardware East	9/23/2022	09-2022		170.12
cocc - Central Office Cost	11214	amacap - Amazon Capital Services Inc	9/23/2022	09-2022		136.77
cocc - Central Office Cost	11215	babbitt - Babbitt Manufacturing Co, Inc.	9/23/2022	09-2022		445.00
cocc - Central Office Cost	11216	carahsoft - Carahsoft Technology Corporation	9/23/2022	09-2022		2,483.24
cocc - Central Office Cost	11217	coloni - Colonial Electrical Supply	9/23/2022	09-2022		55.32
cocc - Central Office Cost	11218	flowho - The Flower Shoppe	9/23/2022	09-2022		100.00
cocc - Central Office Cost	11219	hdsupp - HD Supply Facilities Maintenance LTD	9/23/2022	09-2022		70.95
cocc - Central Office Cost	11220	hill - Ronald Hill	9/23/2022	09-2022		1,125.00
cocc - Central Office Cost	11221	homede - Home Depot Credit Services	9/23/2022	09-2022		1,067.51
cocc - Central Office Cost	11222	irrsj - Irrigation South New Jersey LLC	9/23/2022	09-2022		750.00

Payment Summary

0,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,rac

Bank	Check#	Vendor	Check	Post	Total
			Date	Month	Amount Reconciled
cocc - Central Office Cost	11222	irrsj - Irrigation South New Jersey LLC	10/15/2022	10-2022	-750.00
cocc - Central Office Cost	11223	jccupa - JC'S Custom Painting	9/23/2022	09-2022	2,872.00
cocc - Central Office Cost	11224	mendibleseva - YALEXUS MENDIBLES-EVANS	9/23/2022	09-2022	1,839.30
cocc - Central Office Cost	11225	miles - Miles Technologies	9/23/2022	09-2022	724.00
cocc - Central Office Cost	11226	natten - National Tenant Network	9/23/2022	09-2022	803.00
cocc - Central Office Cost	11227	njelev - Treasurer State of NJ	9/23/2022	09-2022	830.00
cocc - Central Office Cost	11228	sherwi - Sherwin Williams Company	9/23/2022	09-2022	51.60
cocc - Central Office Cost	11229	njdmv - NJ Motor Vehicle Commission	9/23/2022	09-2022	120.00
cocc - Central Office Cost	11230	sjgas - South Jersey Gas Company	9/23/2022	09-2022	103.16
cocc - Central Office Cost	11231	vmu - Vineland Municipal Utilities	9/23/2022	09-2022	2,742.05
cocc - Central Office Cost	11232	njdmv - NJ Motor Vehicle Commission	9/23/2022	09-2022	60.00
cocc - Central Office Cost	11233	sebly - Sebly LLC	9/27/2022	09-2022	710.00
cocc - Central Office Cost	11234	canfin - Canon Financial Services Inc	9/30/2022	09-2022	322.00
cocc - Central Office Cost	11235	carahsoft - Carahsoft Technology Corporation	9/30/2022	09-2022	4,939.52
cocc - Central Office Cost	11236	ccia - Cumberland Co Improvement Auth	9/30/2022	09-2022	306.43
cocc - Central Office Cost	11237	combus - COMCAST	9/30/2022	09-2022	343.35
cocc - Central Office Cost	11238	cullig - South Jersey Culligan Water	9/30/2022	09-2022	42.00
cocc - Central Office Cost	11239	dudley - Dudley General Contracting LLC	9/30/2022	09-2022	490.00
cocc - Central Office Cost	11240	homest - HP Homestead Plumbing and Heating Inc	9/30/2022	09-2022	225.00
cocc - Central Office Cost	11241	jccupa - JC'S Custom Painting	9/30/2022	09-2022	1,024.00
cocc - Central Office Cost	11242	mason - W B Mason Co Inc	9/30/2022	09-2022	114.92
cocc - Central Office Cost	11243	miles - Miles Technologies	9/30/2022	09-2022	763.52
cocc - Central Office Cost	11244	quapri - Quality Printing	9/30/2022	09-2022	248.00
cocc - Central Office Cost	11245	ronmil - Ronald Miller	9/30/2022	09-2022	50.60
cocc - Central Office Cost	11246	stinson - THOMAS STINSON	9/30/2022	09-2022	50.00
cocc - Central Office Cost	11247	vhapet - Gloria Pomaes	9/30/2022	09-2022	69.48
cocc - Central Office Cost	11248	b0001420 - SIMMS	9/30/2022	09-2022	0.00
cocc - Central Office Cost	11249	aflac - AFLAC	9/30/2022	09-2022	474.87
cocc - Central Office Cost	11250	axaequ - Equitable	9/30/2022	09-2022	2,845.00
cocc - Central Office Cost	11251	cwa - Communications Workers of America	9/30/2022	09-2022	391.57
cocc - Central Office Cost	11252	aceplu - Ace Plumbing and Electrical Supplies Inc	10/7/2022	10-2022	141.65
cocc - Central Office Cost	11253	amacap - Amazon Capital Services Inc	10/7/2022	10-2022	142.74
cocc - Central Office Cost	11254	ccia - Cumberland Co Improvement Auth	10/7/2022	10-2022	160.19
cocc - Central Office Cost	11255	cdwgov - CDW Government Inc	10/7/2022	10-2022	683.84
cocc - Central Office Cost	11256	dudley - Dudley General Contracting LLC	10/7/2022	10-2022	1,999.99
cocc - Central Office Cost	11257	hompro - The Home Depot Pro - SupplyWorks	10/7/2022	10-2022	441.83
cocc - Central Office Cost	11258	mason - W B Mason Co Inc	10/7/2022	10-2022	181.06
cocc - Central Office Cost	11259	totsec - Total Security Alarms, LLC.	10/7/2022	10-2022	142.00
cocc - Central Office Cost	11260	veriw - Verizon Wireless	10/7/2022	10-2022	1,137.23
cocc - Central Office Cost	11261	weaequ - Weaver Equipment Sales & Service	10/7/2022	10-2022	513.94
cocc - Central Office Cost	11262	wex - WEX Bank	10/7/2022	10-2022	2,318.47
cocc - Central Office Cost	11263	adcass - Advanced Cabinetry & Storage Systems LLC	10/14/2022	10-2022	1,113.00
cocc - Central Office Cost	11264	birfam - Bird Family Plumbing LLC	10/14/2022	10-2022	180.00
cocc - Central Office Cost	11265	ccia - Cumberland Co Improvement Auth	10/14/2022	10-2022	125.07
cocc - Central Office Cost	11266	flowho - The Flower Shoppe	10/14/2022	10-2022	100.00
cocc - Central Office Cost	11267	hdsupp - HD Supply Facilities Maintenance LTD	10/14/2022	10-2022	286.08
cocc - Central Office Cost	11268	himina - H I MINHAS LLC	10/14/2022	10-2022	491.25
cocc - Central Office Cost	11269	jccupa - JC'S Custom Painting	10/14/2022	10-2022	1,706.00
cocc - Central Office Cost	11270	njlabo - State of New Jersey	10/14/2022	10-2022	280.57
cocc - Central Office Cost	11271	riggin - Riggins Inc	10/14/2022	10-2022	71.93

Payment Summary

0,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,ra

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	11272	wallac - Wallace Supply Co	10/14/2022	10-2022	51.50	
cocc - Central Office Cost	11273	wheat - Wheat Road Cold Cuts	10/14/2022	10-2022	78.75	
cocc - Central Office Cost	11274	axaequ - Equitable	10/14/2022	10-2022	2,445.00	
cocc - Central Office Cost	11275	irrsj - Irrigation South New Jersey LLC	10/17/2022	10-2022	935.00	
cocc - Central Office Cost	11276	sherwi - Sherwin Williams Company	10/17/2022	10-2022	250.00	
cocc - Central Office Cost	11277	acehar - Vineland Ace Hardware East	10/20/2022	10-2022	223.72	
cocc - Central Office Cost	11278	aceplu - Ace Plumbing and Electrical Supplies Inc	10/20/2022	10-2022	200.00	
cocc - Central Office Cost	11279	adcss - Advanced Cabinetry & Storage Systems LLC	10/20/2022	10-2022	294.00	
cocc - Central Office Cost	11280	ahcvktot - AFFORDABLE HOUSING CORPORATION	10/20/2022	10-2022	11,420.00	
cocc - Central Office Cost	11281	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	10/20/2022	10-2022	1,875.00	
cocc - Central Office Cost	11282	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	10/20/2022	10-2022	10,017.00	
cocc - Central Office Cost	11283	amacap - Amazon Capital Services Inc	10/20/2022	10-2022	2,800.14	
cocc - Central Office Cost	11284	avena - Linda M Avena CPA	10/20/2022	10-2022	7,083.37	
cocc - Central Office Cost	11285	barret - Barretta Plumbing Heating Cooling	10/20/2022	10-2022	599.00	
cocc - Central Office Cost	11286	blocklsi - TELESYSTEM	10/20/2022	10-2022	1,665.86	
cocc - Central Office Cost	11287	bobaut - BOB'S AUTO SUPPLY, INC	10/20/2022	10-2022	64.76	
cocc - Central Office Cost	11288	brihou - Bridgeton Housing Authority	10/20/2022	10-2022	1,913.50	
cocc - Central Office Cost	11289	brownc - Brown & Connery LLP	10/20/2022	10-2022	682.50	
cocc - Central Office Cost	11290	bulbwor - Bulb World Electrical Supply	10/20/2022	10-2022	388.44	
cocc - Central Office Cost	11291	callexp - Call Experts New Jersey	10/20/2022	10-2022	484.82	
cocc - Central Office Cost	11292	canbus - Canon Solutions America Inc	10/20/2022	10-2022	155.68	
cocc - Central Office Cost	11293	ccia - Cumberland Co Improvement Auth	10/20/2022	10-2022	3,176.97	
cocc - Central Office Cost	11294	cintas - Cintas Corporation #100	10/20/2022	10-2022	486.66	
cocc - Central Office Cost	11295	coloni - Colonial Electrical Supply	10/20/2022	10-2022	508.01	
cocc - Central Office Cost	11296	cullig - South Jersey Culligan Water	10/20/2022	10-2022	122.00	
cocc - Central Office Cost	11297	daily - The Daily Journal	10/20/2022	10-2022	641.10	
cocc - Central Office Cost	11298	deereco - Deere & Company	10/20/2022	10-2022	13,616.15	
cocc - Central Office Cost	11299	elivie - Elizabeth Viera	10/20/2022	10-2022	208.86	
cocc - Central Office Cost	11300	gabage - Eisenstat Gabage and Furman PC	10/20/2022	10-2022	2,486.67	
cocc - Central Office Cost	11301	gatto - Gatto's Septic	10/20/2022	10-2022	206.33	
cocc - Central Office Cost	11302	gemech - G E Mechanical Inc	10/20/2022	10-2022	805.00	
cocc - Central Office Cost	11303	gogogen - GOGO Generator LLC	10/20/2022	10-2022	2,483.11	
cocc - Central Office Cost	11304	grucci - GRUCCIO, PEPPER, DESANTO, & RUTH	10/20/2022	10-2022	1,204.12	
cocc - Central Office Cost	11305	hdsupp - HD Supply Facilities Maintenance LTD	10/20/2022	10-2022	1,753.03	
cocc - Central Office Cost	11306	herald - Cape May County Herald Newspaper	10/20/2022	10-2022	160.50	
cocc - Central Office Cost	11307	highlan - Highland Carpet Outlet Inc.	10/20/2022	10-2022	6,171.00	
cocc - Central Office Cost	11308	hill - Ronald Hill	10/20/2022	10-2022	1,305.00	
cocc - Central Office Cost	11309	homede - Home Depot Credit Services	10/20/2022	10-2022	664.53	
cocc - Central Office Cost	11310	hompro - The Home Depot Pro - SupplyWorks	10/20/2022	10-2022	4,342.62	
cocc - Central Office Cost	11311	hughes - Wendy Hughes	10/20/2022	10-2022	2,450.00	
cocc - Central Office Cost	11312	inspira - Inspira Health Network Urgent Care, PC	10/20/2022	10-2022	60.00	
cocc - Central Office Cost	11313	jccupa - JC'S Custom Painting	10/20/2022	10-2022	2,386.25	
cocc - Central Office Cost	11314	lilfor - LILLISTON FORD, INC.	10/20/2022	10-2022	45.79	
cocc - Central Office Cost	11315	mall - MALL CHEVROLET INC	10/20/2022	10-2022	42,385.40	
cocc - Central Office Cost	11316	mason - W B Mason Co Inc	10/20/2022	10-2022	78.70	
cocc - Central Office Cost	11317	maxcom - Max Communications Inc	10/20/2022	10-2022	469.00	
cocc - Central Office Cost	11318	miles - Miles Technologies	10/20/2022	10-2022	26,865.00	
cocc - Central Office Cost	11319	natten - National Tenant Network	10/20/2022	10-2022	393.00	
cocc - Central Office Cost	11320	omega - Omega Pest Management LLC	10/20/2022	10-2022	2,932.25	
cocc - Central Office Cost	11321	pbrese - Reserve Account	10/20/2022	10-2022	1,000.00	

Payment Summary

0,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_asse,pvaa,rac

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	11322	peters - Peterson Service Co Inc	10/20/2022	10-2022	1,620.00
cocc - Central Office Cost	11323	pitneq - Pitney Bowes Global Financial Services, LLC.	10/20/2022	10-2022	574.26
cocc - Central Office Cost	11324	pitney - Pitney Bowes, Inc.	10/20/2022	10-2022	71.99
cocc - Central Office Cost	11325	rkauto - RK Auto Group	10/20/2022	10-2022	86.98
cocc - Central Office Cost	11326	sherwi - Sherwin Williams Company	10/20/2022	10-2022	398.64
cocc - Central Office Cost	11327	shred - Shred-It USA LLC	10/20/2022	10-2022	70.05
cocc - Central Office Cost	11328	smilum - I.S. SMICK LUMBER	10/20/2022	10-2022	1,876.58
cocc - Central Office Cost	11329	staadv - Staples, Inc.	10/20/2022	10-2022	235.43
cocc - Central Office Cost	11330	standard - Standard Elevator Corporation	10/20/2022	10-2022	2,748.00
cocc - Central Office Cost	11331	totsec - Total Security Alarms, LLC.	10/20/2022	10-2022	82.00
cocc - Central Office Cost	11332	tricit - Tri City Products	10/20/2022	10-2022	634.65
cocc - Central Office Cost	11333	vercon - Verizon Connect Fleet USA LLC	10/20/2022	10-2022	366.45
cocc - Central Office Cost	11334	vha - HOUSING AUTHORITY CITY OF VINELAND	10/20/2022	10-2022	7,917.00
cocc - Central Office Cost	11335	weaequ - Weaver Equipment Sales & Service	10/20/2022	10-2022	1,339.35
cocc - Central Office Cost	11336	wheat - Wheat Road Cold Cuts	10/20/2022	10-2022	4,134.90
cocc - Central Office Cost	20220927	combus - COMCAST	9/27/2022	09-2022	3,296.31
cocc - Central Office Cost	20220930	paychex - Paychex of New York LLC	10/3/2022	10-2022	387.20
cocc - Central Office Cost	20221011	pers - Public Employees Retirement System	10/11/2022	10-2022	12,447.14
cocc - Central Office Cost	20221014	paychex - Paychex of New York LLC	10/14/2022	10-2022	395.12
					244,793.26

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

RESOLUTION #2022-66

**Resolution of the Housing Authority of the City of Vineland
Authorizing Entering into a Contract Agreement
with Mall Chevrolet**

WHEREAS, it is necessary for the proper conduct of the order of business that the Housing Authority of the City of Vineland enter into contract agreement with Mall Chevrolet; and,

WHEREAS, it is necessary for the Housing Authority of the City of to acquire a vehicle; and,

WHEREAS, funds are available for the purpose of entering into a contract agreement with Mall Chevrolet; and,

WHEREAS, 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 20/21-09 to Mall Chevrolet on September 15, 2020; and,

WHEREAS, the Housing Authority of the City of Vineland finds it to be in the best interests of said Authority to enter into the Educational Services Commission of New Jersey Bid # ESCNJ 20/21-09 contract agreement with Mall Chevrolet for the purchase of (1) 2023 CHEVROLET MALIBU FL in the amount of **\$21,634.00**.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners to the Housing Authority of the City of Vineland authorizes the award of a contract agreement with Mall Chevrolet – 75 Haddonfield Road, Cherry Hill, NJ 08002.

ADOPTED: October 20, 2022

MOVED/SECONDED:

Resolution moved by Commissioner *Asse Ha*

Resolution seconded by Commissioner *Porter*

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 20, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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

CERTIFICATION

Funding is available for:

PURCHASING AUTHORITY OWNED VEHICLES

(1) 2023 CHEVROLET MALIBU FL

from the 2022 Capital Fund Grant in the amount totaling **\$21,634.00**. The line item to be charged for the above expenditure is Account# 1406-22-406 CFP 2022 Operations.



Wendy Hughes
Certifying Financial Officer

10/20/22
Date

MALL CHEVROLET

75 Haddonfield Road, Cherry Hill, NJ 08002

Direct: 856-693-3494 / Office: 856-662-7000

mikee@mallchevy.com

Michael Edwards, Fleet Manager

Date: 10/11/2022

END USER	ADDRESS - CITY, STATE, ZIP:			Date:	10/11/2022	
VINELAND HA						
Comments:	ESCNJ 20/21-09					
Item	QTY	Part No.	Description	DISC	MSRP	ESCNJ
1	1	1ZC69	2023 CHEVROLET MALIBU FL	14.00%	\$ 24,700.00	\$ 21,242.00
2		LFV	1.5 TRUBO 4 CYL ENGINE			
3		MRG	CVT TRANSMISSION			
			SEATS FRONT BUCKET CLOTH-JET BLACK			
			CARPET W/MATS			
			STEERING TILT/CRUISE			
			8" INFOTAIMENT SYSTEM W/BLUETOOTH			
4	1	VK3	FRONT LICENSE PLATE BRACKET	5.00%	\$ 40.00	\$ 38.00
5		GAZ	WHITE			
6			TEMP TAG			\$ 5.00
7			DELIVERY CHARGE			\$ 250.00
8			NJ SURCHARGE			\$ 99.00
			TOTAL			\$ 21,634.00

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

RESOLUTION #2022-67

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

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

WHEREAS, said renewed membership terminates as of December 31, 2022 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. The Vineland Housing Authority 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 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: October 20, 2022

MOVED/SECONDED:

Resolution moved by Commissioner *Asse Ha*

Resolution seconded by Commissioner *Peretti*

VOTE:

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

VINELAND HOUSING AUTHORITY

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

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 20, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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

**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, 2022, 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. **Vineland Housing Authority** hereby renews its membership in the New Jersey Public Housing Authority Joint Insurance Fund for a three (3) year period, beginning January 1, 2023 and ending December 31, 2025.
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. **Vineland Housing Authority** 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 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 the **Vineland Housing Authority**.
5. Executed the 20th day of October 2022 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 10/20/22

NEW JERSEY PUBLIC HOUSING AUTHORITY
JOINT INSURANCE FUND

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

RESOLUTION #2022-68

**Resolution Authorizing Contracts with Approved National
Contract Vendors for Contracting Units
Pursuant to N.J.S.A. 52:34-6.2(b)(3)**

WHEREAS, the Housing Authority of the City of Vineland, pursuant to N.J.S.A. 52:34-6.2(b)(3), may by resolution and without advertising for bids, join national cooperative purchasing agreements; and

WHEREAS, the Housing Authority of the City of Vineland has the need on a timely basis to purchase goods or services utilizing national cooperative contracts; and

WHEREAS, the Housing Authority of the City of Vineland intends to enter into contracts with the attached Referenced National Contract Vendors through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current national contracts; and

WHEREAS, the Housing Authority of the City of Vineland may through the use of the attached contracts purchase in excess of the bid threshold; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Vineland authorizes the Purchasing Agent to purchase certain goods or services from those approved national cooperative contracts on the attached list, pursuant to all conditions of the individual contracts; and

BE IT FURTHER RESOLVED, that the governing body of the Housing Authority of the City of Vineland pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Executive Director.

ADOPTED: October 20, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Asselta

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa
BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 20, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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

National Cooperative Contract Vendors

Contract Information	Vendor	Products\Services	Expiration
OMNIA Partners - US Communities Contract, County of Maricopa, Arizona Contract #16154	HD Supply Facilities Maintenance	Maintenance and Hardware Supplies	12/31/2026
OMNIA Partners - US Communities Contract, Maricopa County, Phoenix, AZ, Contract #16154	Home Depot Pro	Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products and Services	12/31/2026
OMNIA Partners - US Communities Contract, Fresno Unified School District, CA, Contract #17-21	Home Depot Pro	Maintenance and Hardware Supplies	10/31/2022
OMNIA Partners - US Communities Contract, County of Fairfax, Virginia Contract #:4400006644	Insight Public Sector	Technology Products and Solutions	4/30/2023
Sourcewell Contract #081419-CDW	CDW-G Technology Solutions	Technology & Communications Solutions	10/30/2023
Sourcewell Contract#: #080620-WEX	Wright Express Financial Services Corp	Fuel Card Services	9/10/2024
OMNIA Partners - US Communities Contract, Prince William County Public Schools, Virginia, Contract R-BB-19002	CINTAS	Uniform Services	10/31/2023
Sourcewell - Contract#: 121218-WWG	Grainger	Facilities & Maintenance Repair	1/25/2023
Sourcewell - Contract Number: 192163	Grainger	Maintenance, Repair and Operations (MRO) Supplies, Parts, Equipment, Materials, and Related Services	12/31/2024
Sourcewell - Contract Number: 2018.000207	Grainger	Maintenance, Repair, Operations (MRO) Supplies and Related Services	6/30/2023
OMNIA Partners - US Communities Contract, Prince William County Public Schools, VA Contract#:R-TC-17006	Amazon Business	Online Marketplace	1/18/2028
National Cooperative Purchasing Alliance - Contract 02-56	Sherwin Williams	Paint and Supplies	8/31/2023
Sourcewell Contract #030421-SCS STANLEY Integrated Security Solutions	Stanley Access Technologies	Integrated Systems, Services and Equipment	4/22/2025
Sourcewell Contract #080420-TKE Thyssenkrupp Elevator	TK Elevator	Elevators, Escalators, and Moving Walks with Related Equipment, Services	8/28/2024
Sourcewell Contract #012320-SCC - Staples	Staples	Office Supplies	4/6/2024
Sourcewell Contract #030421-JHN - Johnson Controls	Johnson Controls	Facility Security Systems	4/22/2025
Sourcewell Contract #070121-JHN - Johnson Controls	Johnson Controls (tyco)	HVAC Systems	8/12/2025
OMNIA Partners - US Communities - Contract Number: R192006 Region 4 ESC	Lowes	Maintenance, Repair & Operations Supplies and Related Services	3/31/2023
OMNIA Partners -National IPA - Contract Number: 18-020-LG	Canon	Multi-Function Copier Devices and Service Solutions	9/30/2023
OMNIA Partners - Contract Number: R200501	Schindler	Elevator Industry Equipment, Repair, Related Products and Services	9/30/2025
OMNIA Partners - US Communities Contract - Contract Number: 4400006642	Carahsoft Software Corp	Google Products, Services and Solutions	4/30/2023
OMNIA Partners - US Communities Contract - Contract #2019001564	KONE	Elevator, Escalator, Chairlift and Platform Lift Maintenance & Repair and Related Services	9/30/2024
OMNIA Partners - US Communities Contract - Contract #R200502	TK Elevator Corp	Elevator Industry Equipment, Repair, Related Products and Services	9/30/2023

OMNIA Partners - US Communities Contract - Contract #R200501	Schindler Group	Elevator Industry Equipment, Repair, Related Products and Services	9/30/2023
OMNIA Partners - US Communities Contract - Contract #2019001563	OTIS	Elevator, Escalator, Chairlift and Platform Lift Maintenance & Repair and Related Services	9/30/2024
OMNIA Partners - US Communities Contract - Contract #R190601	GovDeals	Auctioneer Services and Related Products	1/31/2023
OMNIA Partners - US Communities Contract - Contract #18-6320	Shred-it	Document and Media Destruction Services	5/14/2023
Sourcewell Contract #012320-SCC - Staples	Staples	Office Supply Catalog Solutions	4/6/2024
OMNIA Partners - US Communities Contract - Contract #2020002148	Mannington Commercial	Systemwide Flooring	4/14/2025
OMNIA Partners - US Communities Contract - Contract #2020002149	Mohawk Carpet Distribution, Inc.	Systemwide Flooring	4/14/2025
Sourcewell Contract #031121-DAC - Deere and Company	Deere and Company	Grounds Maintenance Equipment	4/30/2025
Sourcewell Contract #121218-FAS - Fastenal Company	Fastenal Company	Facility MRO	1/25/2023
Sourcewell Contract #070121-HNY - Honeywell	Honeywell	Building Management Systems	8/12/2025
Sourcewell Contract #121919-KII - KI Furniture	KI Furniture	Furniture	2/18/2024
Sourcewell Contract #011322-PIT - Pitney Bowes	Pitney Bowes	Mailing & Shipping Software & Solutions	2/28/2026
Sourcewell Contract #121919-STI - Steelcase	Steelcase	Furniture	2/18/2024
OMNIA Partners - US Communities Contract - Contract #2019001568	Lerch Bates Inc.	Elevator Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization	9/30/2024
OMNIA Partners - US Communities Contract - Contract #3341	Trane	HVAC Products, Installation, Labor Based Solutions, and Related Products and Services	8/31/2027
OMNIA Partners - US Communities Contract - Contract #171725-01	Panasonic	Mobile Computing Solutions Including Ruggedized Laptops, Tablets, Accessories and Related Technology Products and Services	2/28/2023
Sourcewell Contract #121919-TKN - Teknion	Teknion	Public Sector & Education Furnishings	2/18/2024
OMNIA Partners - US Communities Contract - Contract #R191811	National Office Furniture	Furniture, Installation and Related Services	4/30/2025
OMNIA Partners - US Communities Contract - Contract #R191802	Allsteel	Furniture, Installation and Related Services	4/30/2025
OMNIA Partners - US Communities Contract - Contract #R191819	Enwork	Furniture, Installation and Related Services	4/30/2025
OMNIA Partners - US Communities Contract - Contract #R200601	Sunbelt Rentals	Equipment and Tool Rental Services	10/31/2025
OMNIA Partners - US Communities Contract - Contract #2017000280	Advance Auto Parts	Automotive Parts & Supplies	12/31/2023
OMNIA Partners - US Communities Contract - Contract #R211201	AutoZone	Automotive Parts & Supplies	12/31/2026
OMNIA Partners - US Communities Contract - Contract #R220201	Burke	Playground Systems, Installation, Service and Related Items	4/30/2025
OMNIA Partners - US Communities Contract - Contract #R220202	Play & Park Structures	Playground Systems, Installation, Service and Related Items	4/30/2027
OMNIA Partners - US Communities Contract - Contract # 20469	Exmark	Tractors, Mowers, and Other Equipment, Parts, and Services	5/14/2027

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

RESOLUTION #2022-69

**Resolution Authorizing Contracts with Approved State
Contract Vendors for Contracting Units
Pursuant to N.J.S.A. 40A:11-12a**

WHEREAS, the Housing Authority of the City of Vineland, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Housing Authority of the City of Vineland has the need on a timely basis to purchase goods or services utilizing State contracts; and

WHEREAS, the Housing Authority of the City of Vineland intends to enter into contracts with the attached Referenced State Contract Vendors through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts; and

WHEREAS, the Housing Authority of the City of Vineland may through the use of the attached contracts purchase in excess of the bid threshold; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Vineland authorizes the Purchasing Agent to purchase certain goods or services from those approved New Jersey State Contract Vendors on the attached list, pursuant to all conditions of the individual State contracts; and

BE IT FURTHER RESOLVED, that the governing body of the Housing Authority of the City of Vineland pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Executive Director.

ADOPTED: October 20, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

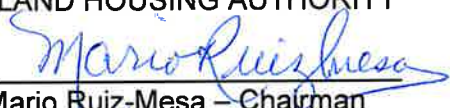
Resolution seconded by Commissioner

Asselta

VOTE:

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

VINELAND HOUSING AUTHORITY


BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 20, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

NJ State Contract Vendors

Contract Information	Vendor	Products\Services	Expiration
NJ State Contract #:19-TELE-00656	DELL MARKETING LP	M0483 - COMPUTER EQUIPMENT, PERIPHERALS & RELATED SERVICES	2/28/2023
NJ State Contract #:20-TELE-01510	DELL MARKETING LP	SOFTWARE LICENSE & RELATED SERVICES	5/24/2026
NJ State Contract #:20-TELE-01511	CDW GOVERNMENT LLC	Software Reseller Services	5/24/2026
NJ State Contract #:22-TELE-05441	VERIZON WIRELESS	WIRELESS DEVICES AND SERVICES	8/11/2024
NJ State Contract #:41610	WALLACE SUPPLY CO	T0537 - HEATING, VENTILATION AND AIR CONDITIONING REPAIR PARTS	5/31/2022
NJ State Contract #:0000003	W B MASON COMPANY INC	T0052 Office Supplies and Recycled Copy Paper Statewide	5/6/2023
NJ State Contract #:88692	MARLEE CONTRACTORS	HVAC, REFRIGERATION AND BOILER SERVICES	10/31/2023
NJ State Contract #:88955	PEMBERTON ELECTRICAL SUPPLY CO	ELECTRICAL EQUIPMENT AND SUPPLIES	7/31/2023
		ELECTRIC EQUIPMENT AND SUPPLIES (LIGHT POLES, LUMINAIRES WITH ASSOCIATED LAMPS)	
		ELECTRIC EQUIPMENT AND SUPPLIES (LIGHT POLES, LUMINAIRES WITH ASSOCIATED LAMPS)	
		ELECTRIC EQUIPMENT AND SUPPLIES (LIGHT POLES, LUMINAIRES WITH ASSOCIATED LAMPS)	
NJ State Contract #:88957	FRANKLINGRIFITH		7/31/2023
NJ State Contract #:81751	FRANK MAZZA AND SON	CARPET/FLOORING SUPPLY&INSTALL	12/31/2022
		T0126 - OEM & NON-OEM MAINTENANCE & REPAIR SERVICES FOR LIGHT/MEDIUM DUTY VEHICLES	
NJ State Contract #:40823	Creston Hydraulics Inc.		3/17/2023
		T0085 - SNOW PLOW PARTS, AND GRADER AND LOADER BLADES	
NJ State Contract #:88272	Creston Hydraulics Inc.		1/19/2023
		T0012 Food Service Items: Disposable, Paper and Plastic for Distribution and Support Services	
NJ State Contract #:19-FOOD-01328	South Jersey Paper Products		10/31/2023
		PARTS AND REPAIRS FOR LAWN AND GROUNDS EQUIPMENT	
NJ State Contract #: 43029	Laurel Lawn Mower		2/16/2023
		HEATING, VENTILATION AND AIR CONDITIONING REPAIR PARTS	
NJ State Contract #:41608	Johnstone Supply		5/31/2022
		M0002 CUSTOM ORDERS Facilities Maintenance and Repair & Operations (MRO) and Industrial Supplies	
NJ State Contract #:19-FLEET-00677	Grainger		6/30/2023
		Facilities Maintenance and Repair & Operations (MRO) and Industrial Supplies	
NJ State Contract #:19-FLEET-00566	Grainger		6/30/2023
		T2187 - PARTS AND REPAIRS FOR LAWN AND GROUNDS EQUIPMENT	
NJ State Contract #: 43037	Central Jersey Equipment		2/16/2023
		T2187 - PARTS AND REPAIRS FOR LAWN AND GROUNDS EQUIPMENT	
NJ State Contract #: 43022	Cherry Valley Tractor Sales		2/16/2023

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

RESOLUTION #2022-70

Resolution to Authorize the Executive Director to Execute a Choice Mobility Letter Agreement with the Ocean City Housing Authority to Contribute Housing Choice Vouchers to Achieve Choice Mobility in Connection with the Ocean City Housing Authority's Rental Assistance Demonstration (RAD) Conversion for the Pecks Beach Family site and for the Vineland Housing Authority to Administer the Project Based Vouchers that are part of the Ocean City Housing Authority's RAD Conversion

WHEREAS, the Ocean City Housing Authority (OCHA) applied to HUD in October of 2017, to convert its public housing units to the Rental Assistance Demonstration (RAD) program; and

WHEREAS, on April 17, 2018, HUD approved this application and issued a Commitment to Enter into a Housing Assistance Payment Agreement (CHAP); and

WHEREAS, on February 7, 2019 HUD approved a CHAP modification which split the CHAP into two, 1) for Speitel Commons at Bayview Manor and 2) on for 40 units for Pecks Beach Family, and

WHEREAS, RAD conversions can be either through the Project Based Voucher platform or the Project Based Rental Assistance platform; and

WHEREAS, The OCHA prefers the Project Based Voucher platform; and

WHEREAS, for the OCHA to convert with the Project Based Voucher platform a different housing authority must agree to administer the Project Based Vouchers and to make Housing Choice Vouchers available to the OCHA residents to achieve choice mobility; and

WHEREAS, the OCHA has requested that the Vineland Housing Authority administer the Project Based Vouchers and provide Housing Choice Vouchers to achieve choice mobility in connection with its RAD conversion.

NOW, THEREFORE BE IT RESOLVED ON THIS 20th DAY OF OCTOBER, 2022, that the Board of Commissioners of the Vineland Housing Authority hereby authorizes the Executive Director to execute a Choice Mobility Letter Agreement with the Ocean City Housing Authority to contribute Housing Choice Vouchers for choice mobility and for the Vineland Housing Authority to administer the Project Based Vouchers that are part of the Ocean City Housing Authority's RAD conversion for the Pecks Beach Family site.

ADOPTED: October 20, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Peretti

Resolution seconded by Commissioner

Asselta

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa – Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 20, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

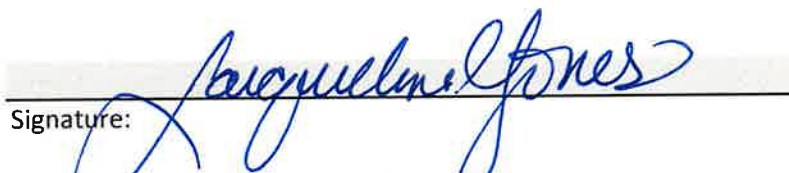
Jacqueline S. Jones
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

Attachment 1D – Choice-Mobility Letter Agreement Between Vineland Housing Authority (contributing vouchers) And Ocean City Housing Authority (receiving vouchers)

Regarding Ocean City Housing Authority RAD Application for BAY VIEW MANOR for tracking purposes Pecks Beach Family

1. Capitalized terms herein shall have the meaning given to them in Notice PIH-2012-32 (the "Notice") as amended and in the Rental Assistance Demonstration ("RAD").
2. Jacqueline S. Jones certifies that he or she is the Exexutive Director of Vineland Housing Authority and that he or she has been authorized by Vineland Housing Authority to enter into this Choice-Mobility Letter Agreement regarding the RAD application submitted by PECKS BEACH FAMILY (NJ053000001B).
3. Jacqueline S. Jones certifies that he or she is the Executive Director of Ocean City Housing Authority and that he or she has been authorized by Ocean City Housing Authority to enter into this Choice-Mobility Letter Agreement regarding the RAD application submitted by PECKS BEACH FAMILY (NJ053000001B).
4. Vineland Housing Authority, through its duly authorized representative, commits that if the subject project converts assistance under RAD, Vineland Housing Authority will provide Section 8 Housing Choice Vouchers to the assisted residents of the subject project to achieve the choice-mobility objective described in Section 1.7(5)(C) of the Notice. Vineland Housing Authority agrees that this commitment is binding on Vineland Housing Authority without regard to whether any RAD application submitted by Vineland Housing Authority is selected for participation in RAD.
5. Vineland Housing Authority acknowledges that if the subject project's application for RAD conversion is incomplete, fails to meet threshold criteria, or is submitted outside of the Initial Application Period, Vineland Housing Authority will not earn any Ranking Factor. However, if such application is submitted during the Initial Application Period, is complete, and meets threshold criteria, then Vineland Housing Authority will earn a Ranking Factor regardless of whether such application is selected, or, once selected, is withdrawn or terminated.
6. Ocean City Housing Authority acknowledges that if the subject project's application for RAD conversion is incomplete, fails to meet threshold criteria, or is submitted outside of the Initial Application Period, Ocean City Housing Authority will not earn any Ranking Factor.

Vineland Housing Authority: By Jacqueline S. Jones (Exexutive Director)

Signature: 

Date: January 21, 2022

Ocean City Housing Authority: By Jacqueline S. Jones (Executive Director)

Signature: 

Date: January 21, 2022

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

RESOLUTION #2022-71

Approving Change Orders #13 for
Kidston & Olivio Towers Interior and Plumbing Renovations

WHEREAS, the Vineland Housing Authority solicited Invitation for Bids for contractors for Interior and Plumbing Renovations at Kidston and Olivio Towers; and

WHEREAS, the apparent lowest, responsible bidder for this project was Gary F. Gardner, Inc. – 624 Gravelly Hollow Road; Medford, NJ 08055 with a bid of \$2,747,981; and

WHEREAS, the contract was awarded to Gary F. Gardner, Inc. with Resolution 2021-38 at the August 5, 2021 board meeting; and

WHEREAS, change order 013 (\$569.60) is necessary for an industrial hygienist to provide asbestos testing for units at Kidston and Olivio Towers; and

WHEREAS, the aforementioned change orders shall not exceed \$569.60 and is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners herby accepts the change orders of \$569.60 for the Kidston & Olivio Towers Interior and Plumbing Renovations.

ADOPTED: October 20, 2022

MOVED/SECONDED:

Resolution moved by Commissioner *Asse Ha*

Resolution seconded by Commissioner *Peretti*

VOTE:

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

VINELAND HOUSING AUTHORITY

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

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 20, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 18-036 Kidston and Olivio Towers Interior and Plumbing Renovations 1044 E Landis Ave. Vineland, NJ 08360	CONTRACT INFORMATION: Contract For: General Construction Date: 07/15/2021	CHANGE ORDER INFORMATION: Change Order Number: 013 Date: 09/19/2022
OWNER: <i>(Name and address)</i> Vineland Housing Authority 191 W. Chestnut Ave. Vineland, NJ 08360	ARCHITECT: <i>(Name and address)</i> Donovan Architects, LLC 9 Tanner Street, Suite 20 Haddonfield, NJ 08033	CONTRACTOR: <i>(Name and address)</i> Gary F. Gardner, Inc. 624 Gravelly Hollow Road Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

09/19/2022 - Industrial Hygienist tested 9A bathroom ceiling drywall and provided a report.


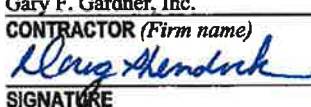
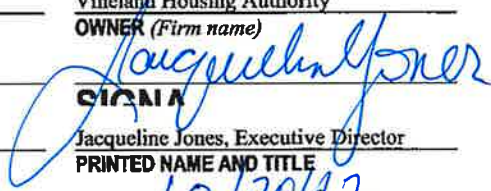
The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 144,362.71
The Contract Sum prior to this Change Order was	\$ 2,892,343.71
The amount of the original Contract Sum, plus this Change Order is the amount of	\$ 569.60
The new Contract Sum including this Change Order will be	\$ 2,892,913.31

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be

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

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

Donovan Architects, LLC ARCHITECT <i>(Firm name)</i>	Gary F. Gardner, Inc. CONTRACTOR <i>(Firm name)</i>	Vineland Housing Authority OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Michael R. Donovan, Principal PRINTED NAME AND TITLE	Douglas Shendock, Vice-President PRINTED NAME AND TITLE	Jacqueline Jones, Executive Director PRINTED NAME AND TITLE
09/19/2022 DATE	9/21/22 DATE	10/20/22 DATE

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

RESOLUTION #2022-72

Resolution of the Housing Authority of the City of Vineland
Authorizing Emergency Replacement of Failed Security Equipment

WHEREAS, it is necessary for immediate Emergency Replacement of failed security equipment at Asselta Acres/Corbin Center; and,

WHEREAS, it is necessary for the Housing Authority of the City of Vineland to replace the failed security equipment at Asselt Acres/Corbin Center; and,

WHEREAS, the Purchasing Agent has declared the need to enter into emergency contract with GOGO Security – 37 Old Stirling Road; Warren, NJ to replaced failed security equipment; and,

WHEREAS, pursuant to N.J.S.A. 40A:11-6, – Any contract may be negotiated or awarded for a contracting unit without public advertising for bids and bidding therefor, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of goods or the performance of services; and,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners to the Housing Authority of the City of Vineland authorizes the Purchasing Agent to enter into such contract with GOGO Security – 37 Old Stirling Road; Warren, NJ as to make an immediate replacement of the failed security equipment at Asselta Acres/Corbin Center per the attached proposals with a total amount of \$16,089.08.

ADOPTED: October 20, 2022

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Peretti*

VOTE:

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

VINELAND HOUSING AUTHORITY



BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 20, 2022 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

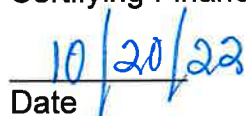
Funding is available for:

Emergency Replacement of Security Systems – Asselta Acres/Corbin Center

from the RAD/TA Operating Account. The line item to be charged for the above expenditure is Account # 1400-07-000 (Furniture & Equipment – Dwelling).



Wendy Hughes
Certifying Financial Officer



Date



NJ LIC. #4769
& GE41368

Phone: (856) 424-7900
Fax: (856) 424-0272

October 11, 2022

Mr. Ron Miller
Vineland Housing Authority

Project: Asselta Acres Camera Project
Vineland Housing Authority
Vineland, NJ

The purpose of this letter is to confirm that my office has reviewed and approved the equipment/technical details provided by GoGo Security in response to the recent equipment failures at the above referenced project. In addition, we reviewed the diagnosis made by Heartland SI who confirmed that all equipment failures/damage were caused by an electrical surge.

We have concluded that the proposal and diagnosis are technically complete and recommend that this proposal accepted by the VHA Board. The proposal also contains a surge arrester in hopes that a similar event will NOT result in future equipment damage/failures.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be "JPS", written over a circular scribble.

Joseph P. Schooley Jr. PE
Vice President of Engineering
Schooley Electric, Inc.



INVOICE 310

9/26/2022

INVOICE FROM:

GOGO Generator, LLC
37 Old Stirling Road
Warren, NJ 07059

BILL TO:

Vineland Housing Authority
191 W. Chestnut Ave
Vineland, NJ 08360

No.	DESCRIPTION	AMOUNT
1	HUD 20-023, Asselta Acres Security Camera System Upgrades, Service Call (Lightning Strike)	\$ 2,483.11

SUBTOTAL: \$ 2,483.11
SALES TAX: \$ 0.00
TOTAL DUE: \$ 2,483.11

Please reference attached cost breakdown for services rendered. Please make checks payable to "GOGO Generator, LLC". If you have any questions at all regarding the nature of this invoice, please contact Chris Nielowcki at 908-956-4454, or via email to chris@gogogenerator.com. Thank you for your prompt payment.

Regards,

Chris Nielowcki
GOGO Generator, LLC





10/4/2022

Vineland Housing Authority
191 W. Chestnut Ave
Vineland, NJ 08360

Attn: Ron Miller

RE: Proposal for Installation of Lightning Surge Arrester System @ Corbin Center Equipment Rack

Ron,

We have prepared this proposal for your review and consideration for the installation of a **Lightning Surge Arrester System at the Corbin Center Equipment Rack**. This installation will provide surge protection on the Corbin Center existing inbound coaxial cables for the pole mounted cameras. Please refer to the sections below titled *Scope of Work* for specific inclusions, and *Exclusions and Qualifications* for exceptions and clarifying statements.

Scope of Work:

- Furnish/Install (1) 5/8-inch fire rated plywood backboard 12" x 24", painted black, in Corbin Center IT Rm
- Furnish/Install (15) L-Com gas-tube BNC male-to-female lightning surge arresters on plywood backboard
- Furnish/Install (2) grounding bars on plywood backboard
- Furnish/Install (15) 12AWG bonding jumper tails to bond surge arrestors to grounding bus bars
- Furnish/Install (1) 10-foot x 5/8" ground rod outside of Corbin Center
- Furnish/Install (1) #6 AWG stranded grounding cable from grounding bars to ground rod
- Furnish/Install (1) #6AWG lug at grounding bus bar
- Perform penetration for #6 AWG grounding cable at building exterior
- Furnish/Install (15) Coaxial BNC Patch Cables from surge arrestors to Panasonic receivers
- Fireproof/Seal penetrations as required
- Provide/Install cable clamps for #6 AWG cable as required

The Total Cost Will Be:

Five Thousand Dollars and XX/100

\$ 5,000.00

Exclusions and Qualifications:

- Testing of existing coaxial cables is not included
- Existing cables intended for re-use are assumed to be in a condition feasible for re-use
- Lightning surge arrester systems are intended to ground a voltage surge on the existing coaxial cables
- The design is to be considered a preventative provision against surge events
- Lightning characteristics vary greatly – this design/preventive provision makes no guarantees on its effectiveness in the event of a lightning strike
- NJ sales tax is not included



Thank you for the opportunity to provide you with this proposal. If you have any questions at all, please feel free to contact me by phone at 908-956-4454, or via email at chris@gogosecurity.com.

Regards,

A handwritten signature in black ink, appearing to read 'C. Nielowocki', with a stylized flourish at the end.

Christopher Nielowocki
Managing Member



10/7/2022

Vineland Housing Authority
191 W. Chestnut Ave
Vineland, NJ 08360

Attn: Ron Miller

RE: Proposal for Repairs for Damaged Surveillance Equipment and Re-Installation REV1

Ron,

We have prepared this proposal for the repairs and re-installation for the damaged surveillance equipment at Asselta Acres for your review and consideration. Please refer to the sections below titled *Scope of Work* for specific inclusions, and *Exclusions and Qualifications* for exceptions and clarifying statements.

Scope of Work:

- Repair (4) PR204 receivers by Panasonic Service Center
- Repair (2) PR201 receivers by Panasonic Service Center
- Repair (2) PC200 field encoders by Panasonic Service Center
- Repair (2) S8530N cameras by Panasonic Service Center
- Install repaired equipment and restore surveillance system to full operation
- Provide aerial lift equipment as required to perform the work
- Furnish (4) Spare PR204 Receivers
- Furnish (2) Spare PC200 Encoders

The Total Cost Will Be:

Eight Thousand, Six Hundred Five Dollars and 97/100

\$ 8,605.97

Exclusions and Qualifications:

- Testing of existing coaxial cables is not included
- Existing cables intended for re-use are assumed to be in a condition feasible for re-use
- Equipment lead times are TBD upon receipt of purchase order
- NJ sales tax is not included
- Surge arrester systems are not included
- Power surge events are not covered under the product warranty

Thank you for the opportunity to provide you with this proposal. If you have any questions at all, please feel free to contact me by phone at 908-956-4454, or via email at chris@gogosecurity.com.

Regards,

A handwritten signature in black ink, appearing to read "Chris Nielwocki".

Christopher Nielwocki
Managing Member



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

**RESOLUTION #2022-73
Resolution Voiding Checks not presented for payment
as of September 30, 2022**

WHEREAS, the Housing Authority of the City of Vineland, in its various accounts, prepares in excess of 2,000 checks per year; and

WHEREAS, each year a certain number of checks are voided by the Housing Authority of the City of Vineland and/or are released and not presented to the banks of the Housing Authority for payment; and

WHEREAS, appropriate accounting procedures are required to be implemented to account for the voiding of checks not presented for payment as of September 30, 2022; and

WHEREAS, it is necessary at this time to void a number of checks as aforesaid; and

WHEREAS, it is in the best interest of the Housing Authority of the City of Vineland to void said checks.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Vineland, County of Cumberland and State of New Jersey as follows:

1. Checks on various accounts of the Housing Authority of the City of Vineland written, attached hereunto, and not presented to the banks of the Housing Authority, are hereby declared void and not to be paid;
2. The Fee Accountant of the Housing Authority of the City of Vineland and the Executive Director of the Housing Authority of the City of Vineland shall make the appropriate accounting entries in the books of account of the Housing Authority of the City of Vineland for the voiding of checks outstanding that were issued by the Housing Authority of the City of Vineland not presented for payment as of September 30, 2022;
3. A certified copy of this Resolution shall be filed with the Fee Accountant of the Housing Authority of the City of Vineland.

ADOPTED: October 20, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Green

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 20, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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



List of Checks to be Voided as of 09/30/2022

<u>BANK</u>	<u>CHECK #'S</u> <u>OUTSTANDING</u>	<u>DATE ISSUED</u>	<u>PAYEE</u>	<u>AMOUNT</u>
GF	2299	8/13/2021	Nancy Erazo C/O Ramon Erazo	14.96
GF	2313	9/27/2021	Jose Viera	276.26
HAP	3129	9/1/2021	Amanda Lugo	4.00
HAP	3150	10/1/2021	Amanda Lugo	4.00
HAP	3153	10/1/2021	Keyla Ortiz	195.00
HAP	3171	11/1/2021	Amanda Lugo	4.00
HAP	3204	12/1/2021	Amanda Lugo	4.00
TOTAL				\$502.22

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

RESOLUTION #2022-74

Accounts Receivable Decried as Uncollectible

WHEREAS, the Housing Authority of the City of Vineland has several accounts receivable which remain unpaid and impossible to collect; and

WHEREAS, in order to maintain proper records by the Housing Authority of the City of Vineland, it is necessary that these accounts be written off; and

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of Vineland that the attached list of accounts receivable and the amount indicated thereon be and are hereby decreed and abandoned as uncollectible in the sum of \$29,715.81.

This resolution shall take effect immediately.

ADOPTED: October 20, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Green

Resolution seconded by Commissioner

Asselta

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 20, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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

VHA Year End Bad Debt Write - Offs 09/30/2022

		S/D	M/O Date	Reason Uncollectible	
D'Orazio Terrace					
22	Joseph Barbosa	Y	10/18/2021	eviction	\$ 4,485.69
76	Ferdinan Cuevas-Ruiz	Y	2/28/2022	eviction	\$ 6,742.92
47	Ramiro Rivera	Y	8/15/2022	eviction	\$ 2,701.88
56	Juan Rodriguez	Y	8/15/2022	eviction	\$ 3,456.83
98	Gladys Morales	Y	8/15/2022	eviction	\$ 4,234.68
70	Rosie Brooks	Y	8/15/2022	eviction	\$ 4,294.26
Scattered Site 005					
	NONE				\$ -
Scattered Sites 018					
0014	Tawanda Evans	Y	7/19/2022	limited income	\$ 410.20
0021	Maria Pasillas	Y	3/24/2022	limited income	\$ 2,976.65
Scattered Sites 019					
005	Yaizaenid Figueroa	Y	2/8/2022	limited income	\$ 412.70
					<hr/>
					\$ 29,715.81

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

RESOLUTION #2022-75

Resolution to Dispose of Furniture and Equipment
Utilizing the Disposition Policy

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

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

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

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

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

ADOPTED: October 20, 2022

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Porter*

VOTE:

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

VINELAND HOUSING AUTHORITY

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

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 20, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

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

RESOLUTION #2022-76

A Resolution Approving New Job Descriptions / Revised Organizational Chart

WHEREAS, it has become necessary to review, revise, and update Job Descriptions of employee positions as well as the Housing Authority of the City of Vineland's Organizational Chart; and

WHEREAS, the changes include the following positions:

Full Time Director of Affordable Housing – Asset Manager (new position/job description)
Full Time Site Manager (new position/job description)

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Vineland approve the housing authority's job description for the position listed above as well as the revised housing authority's Organizational Chart.

ADOPTED: October 20, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Green

VOTE:

Commissioner	Yes	No	Abstain	Absent
Chris Chapman	<i>✓</i>			
Daniel Peretti	<i>✓</i>			
Brian Asselta	<i>✓</i>			
Michael Green	<i>✓</i>			
Albert Porter	<i>✓</i>			
Mario Ruiz-Mesa – Chairman	<i>✓</i>			

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

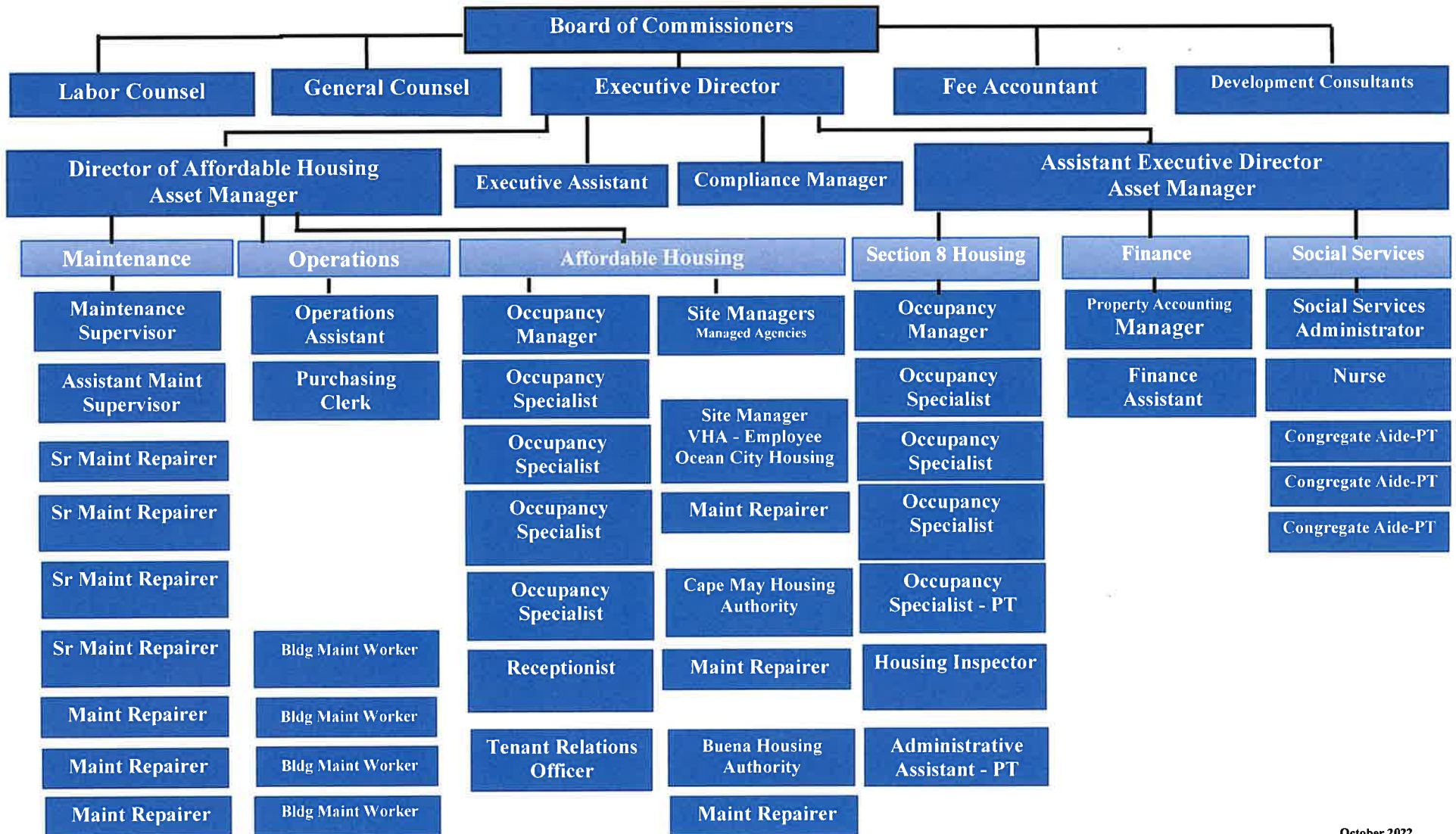
ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on October 20, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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

Housing Authority of the City of Vineland Organizational Chart



HOUSING AUTHORITY OF THE CITY OF VINELAND
DIRECTOR OF AFFORDABLE HOUSING – ASSET MANAGER

DEFINITION

Under supervision, at direction or independently to assist the Executive Director in the performance of a variety of tasks relating to property management, operations, and administrative activities of the Vineland Housing Authority.

Performs a wide variety of tasks related to the operations, planning, development, and preservation of affordable housing. Serves as the primary conduit for property management of the Agency. Tasked with the responsibility for the ongoing management, operational, and partnership activities of the developments owned, operated or managed by the Vineland Housing Authority or affiliated partnerships and organizations. Tasked with managing a team of professionals to oversee the day-to-day operations of both the Maintenance & Facilities and Public Housing & Rental Assistance Demonstration Occupancy Departments within the Authority.

Position involves the oversight of the property management team with hands on activities in the execution of maintaining the real assets of the organization. The position is characterized by a high degree of responsibility, creativity, vision, accountability, technical aptitude, and diplomacy.

In conjunction with executive and supervisory staff, may be called upon to read, review, and make suggestions to current policies for the purpose of updating policies in order to be compliant with New Jersey Local ordinances, State statutes and HUD rules and regulations.

Ability to recommend staff for hire with the assistance of Human Resources to fulfill subordinate responsibilities in accordance with the Authority table of organization managed. To authorize the use of overtime within the budgetary controls.

REPORTS TO: Executive Director

MANAGES: Maintenance Department
Purchasing Department
Occupancy Department (PHA, RAD)
Public Housing/Rental Assistant Demonstration Manager
Occupancy Specialists
Receptionist(s)
Tenant Relations
Site Manager(s) – Internal and SSA Managed Authorities
Maintenance Department
Information Technology Department
Confidential Operations Assistant
All staff in absence of Executive Director and Assistant Executive Director/ Asset Manager

WORKS WITH: Executive Director
Assistant Executive Director
Executive Assistant
Compliance Manager
Housing Inspector
General Council
Auditor
Architect
Housing Consultant
General Staffers

GENERAL DUITES

Oversees property management team responsible for the daily operations of the Authority's owned and managed assets; Responsibilities include managing buildings that are well maintained enforcing maintenance schedules and ensuring repairs are performed promptly; Ensuring all buildings, units, common spaces and grounds are inspected according to regulations; Oversee the leasing process for vacant units to ensure timely turnover timeframes are met; Directing the collection of rent and all other fees from residents; Follow rent collection policies, including charging late fees and eviction fees in a timely manner; Manage the communication with Authority attorneys for prompt filing of eviction; Investigate and resolving property complaints and rental violations; Ensures compliance with Admissions and Continued Occupancy Policy and in compliance

with Federal Regulations. Shall maintain current on all fair housing rules and regulations and communicate regulations to staff.

Shall act as a contact for all reasonable accommodation requests. Direct staff to ensure notices of contact information is clearly posted at all VHA locations. Shall maintain current lists of accessible units by category. Shall maintain current lists of parking spaces with the number of handicapped parking at all VHA locations and managed sites. Works with executive management to ensure the Authority is following regulations regarding 504 Compliance.

As requested, or directed by Executive Director, attend meetings relating to Financial and Budgetary needs, Capital Fund, Development and Re-development, Occupancy, Maintenance and Facilities, Management or other meetings as the need becomes necessary.

Oversee managed computer systems including workstations, file servers, operating systems, application software and network hardware. Assist administration in computer planning and coordinating the Agency's efforts for conducting staff training on computer and software operation. Act as liaison, and provide assistance when available to resolve technical problems, operating problems as well as problems with specific programs. Work with various vendors, act as liaison with housing assisted operating programs such as the YARDI Systems and related duties. Responsible for cybersecurity efforts, compliance, and training within the Authority.

Develops and implements the organization's risk management program in a manner that fulfills the mission and strategic goals of the organization while complying with State and Federal laws and accreditation standards related to safety and risk management. Directs appropriate staff to ensure Safety Data Sheets (SDS), NJ Right-to-Know, First Aid and Safety Stations are maintained on a routine schedule. Collects, evaluates, and maintains data concerning injury claims and other risk-related data. Actively participates in or facilitates committees related to risk management, safety, and quality improvement. Coordinates with the agency insurance provider to assure the Authority is in compliance with NJ MEL rules and regulations. Manages and coordinates with the local Fire, Police, OEM and EMS structure in the event of an emergency or other threatening situation, acts as the liaison between the VHA and local First Responders.

Works directly with the development of Affordable Housing Projects and LIHTC projects, assists the Executive Director and management consultants in the planning, budgeting, and construction of said projects. Acts on behalf of the Authority as a project manager with approval capacity to move forward planning documents, bids, submittals, and other development related activities.

Manages all aspects of HUD Capital funded projects, works directly with Authority Architect to develop and review plans and specifications. Makes recommendations based on the availability of funds for project award to Executive Director and Board of Commissioners. Prepares report and presents at meetings with the approval of the Executive Director and/or Assistant Executive Director. Ability and knowledge to conduct a public meeting with the prior approval of the Executive Director and/or Assistant Executive Director.

Directs maintenance operations by identifying requirements, forecasting resources, providing oversight for minor construction projects, capital improvement projects, and daily repair orders. Assure timely completion of all tasks by providing direction to supervisors, technicians, engineers, and vendors. Manages the maintenance department including staffing, buildings, grounds, inventory, and equipment. The Authority shall supply the necessary equipment to accommodate the needs of the role.

Acts on behalf of the Authority as the "Fleet Manager" responsible for the procurement, maintenance, inventory, and tracking of Authority owned vehicles. Includes long term planning, assignment of vehicles, recall notifications and preventative maintenance programs. Responsible for the "Fleet Card" p-card procurement system utilized for the purchase of fuel for vehicles.

Plans, organizes, and oversees the purchasing, bidding, and disposition of surplus material. Purchases items and services economically, efficiently and in accordance with established policies, procedures, guidelines, and maintains purchasing related records. Act as main contact to resolve purchasing problems with specific programs

Shall hold a valid Qualified Purchasing Agent (QPA) license from the State of New Jersey and conform to regulations of the Department of Community Affairs. Formally known as the Authority "Purchasing-Agent" pursuant to the definition found in N.J.S.A. 40A:11-2(30). Authorized by Board Resolution to act in this manner with the powers assigned to the QPA found in N.J.S.A 40A:11-9. Continuing Education Units (CEU's) shall be paid for and accommodated by the VHA to maintain valid QPA licensure. Shall comply with both NJ State procurement regulations and law and HUD regulations.

VHA shall provide information technology, tools, communication devices, or other necessary items required to complete job responsibilities. Training shall be reimbursed in accordance with the personnel policies and procedures.

ABILITY & EXAMPLES OF WORK:

Note: The examples of work for this title are for illustrative purposes only. Duties are not limited to the following examples:

1. Effectively purchase a variety of supplies, equipment and materials.
2. Interpret laws, rules and regulations as they affect the purchase of VHA supplies, equipment & contracts.
3. Work with incomplete or conflicting data.
4. Prepare clear and concise specifications.
5. Evaluate prices, terms, discounts and quantities to purchase items cost effectively.
6. Operate office equipment including computers and supporting software applications.
7. Understand and carry out oral and written directions.
8. Analyze situations accurately and adopt an effective course of action.
9. Plan and organize work to meet changing priorities and deadlines.
10. Maintain accurate records and files.
11. Manage computerized purchase order system, maintain associated records.
12. Supervise purchasing process and employees assigned to the purchasing process.
13. Stay current with cooperative purchasing trends (local and national) and how to participate in these contracts.
14. Stay current with NJ State Contracts and how to participate in these contracts.
15. Make arithmetic calculations quickly and accurately.
16. Work independently in the absence of supervision.
17. Manage the purchasing cycle from start to finish.
18. Meets and works with Auditor at the direction of Executive Director.
19. Prepare Invitations for Bid (IFB), Professional Service Request for Proposal (RFP), and formal quotations
20. Establish and maintain effective working relationships with those contracted in the course of work
21. Oversee access control systems throughout properties, update such systems as to keep them in good operational order.
22. Knowledge of current computer operating systems.
23. Knowledge of networking hardware.
24. Knowledge of popular network protocols including TCP/IP.
25. Knowledge of Microsoft Office applications.

26. Knowledge of router configuration to share an Internet connection as well as provide remote site access to centralized resources.
27. Knowledge of local and network printer installation, configuration and operation.
28. Must have the ability to identify causes of computer malfunctioning and confer with appropriate individuals for resolution.
29. Must be able to determine correct procedure when program or equipment stoppage occurs and resolve issue.
30. Ability to work harmoniously with staff members and others.
31. Ability to communicate effectively in writing and verbally with ability to clearly instruct staff in computer operation and convey information to others on their level of understanding of computer/program operation.
32. Ability to work in adverse weather conditions
33. Shall be on-call, with the ability to go on-site when/where needed without advance notice.
34. Ability to work with computer hardware application vendors to resolve on-site problems.
35. Ability to organize assigned work and develop work methods to correct maintenance repairs.
36. Manage and execute facility maintenance program to include assessments, preventative maintenance, repair and minor construction projects.
37. Manage extensive renovations throughout facility; saving the facility substantial expense through internal project management and completion within time and budget.
38. Considerable knowledge of the rules and regulations concerning the eligibility of applicants and continued occupancy for Public Housing/Rental Assistance Demonstration program residents. Knowledge of the techniques used in interviewing, and of investigational techniques.
39. Knowledge of state and federal housing regulations and laws as they relate to low rent housing programs and assisted housing programs.
40. Demonstrates skills and ability to analyze housing regulations and policy;
41. Demonstrates analytical skills in planning agency activities.

REQUIREMENTS:

EDUCATION

Two- or Four-year college degree. Completion of mandatory Rutgers Public Purchasing classes including: introduction to Public Purchasing, Municipal Finance, Public Purchasing I, II, III, and Green Purchasing. Has passed QPA Exam and obtained a license from the State of New Jersey Division of Local Government Services. Shall meet all requirements of NJSA 40A:11-9 et seq. QPA Shall complete the required CEU's as required by State Law.

NAHRO Certified Public Housing Manager, or the ability to obtain certification within one (1) year of employment; Shall pass the NJ Qualified Purchasing examination and hold a valid Qualified Purchasing License within 2-years of employment.

Possess and maintain a valid New Jersey driver's license.

1. Performs a variety of duties involved in the acquisition of supplies, equipment, materials, and services for VHA departments and operations; assists and make recommendations on products and services; ensures all purchasing activities comply with policies, procedures, rules, laws, and regulations.
2. Conduct purchasing in accordance with HUD prescribed procedures, State of NJ purchasing laws, and procedures established by the VHA.
3. Prepare purchase orders.
4. Develops bid documents and specifications for supplies, equipment and services; establishes dates for legal advertisement of bid openings, job walks, pre-bid conferences and preconstruction job walks; receives and reviews bids; makes recommendation for award of bid; maintains bid documents for compliance with legal and audit requirements
5. Provides information and assistance to staff regarding purchase of materials, equipment, and supplies; resolves problems or complaints between suppliers, manufacturers, and the VHA.
6. Reviews requisitions for proper budget and audits for proper coding; determines if requests are in compliance with VHA policy and other legal requirements.
7. Explores alternative sources where major cost savings can be obtained.
8. Recommend and prepare agenda items to be consider by the Board of Commissioners
9. Supervises the sale of surplus property; reports the surplus of equipment for all sites for Board approval.
10. Conducts interviews with vendors regarding purchasing materials, and review specifications.
11. Maintains necessary records and reports.
12. Supervise staff necessary to complete job function.
13. Performs related duties as required.
14. Knowledge of Fire Department procedures and protocols.
15. Knowledge of safe working conditions.
16. Knowledge of OSHA and PEOSHA regulations.
17. Knowledge of building and construction codes.
18. Knowledge of the PHA's dealings with residents including all aspects relating to their safety while living on PHA property.
19. Knowledge of report and policy writing.
20. Ability to work harmoniously with staff members and others.
21. Ability to communicate effectively in writing and in oral communications with ability to clearly instruct staff on safe working conditions and convey information to others on their level of understanding of safety procedures.
22. Ability to work with vendors to resolve on-site problems.
23. Ability to establish and maintain records and files on incidents reported to the office.

- 24. Manages all aspects of Capital Funded projects
- 25. Works directly with Authority Architect
- 26. Assists with the development of Affordable Housing Projects and LIHTC Projects
- 27. Ability to read, writes, speak, understand, and communicate in English sufficiently to perform duties of this position. American Sign Language or Braille may also be considered as acceptable forms of communication.
- 28. Persons with mental or physical disabilities are eligible as long as they can perform essential functions of the job after reasonable accommodation is made to their known limitations. If the accommodation cannot be made because it would cause the employer undue hardship, such persons may not be eligible.
- 29. Work Schedule:
 - a. Flexible to accommodate scheduling of meetings and staff.
 - b. Permitted to work remotely as required
 - c. Permitted to work at remote offices as required
 - d. Attend Board of Commissioner Meetings as required

TABLE OF ORGANIZATION

{INSERT SUBORDINATE TREE HERE}

SITE MANAGER
Job Description

DEFINITION:

Under supervision, at direction or independently assist the Director of Affordable Housing – Asset Manager in the performance of a variety of tasks relating to property management and administrative activities of the Ocean City Housing Authority and other managed properties.

The Site Manager performs a wide variety of tasks related to the planning, development and preservation of affordable housing. The Site Manager serves as the conduit for property management of the Agency for specific properties. The Site Manager is responsible for the daily management, occupancy, operational and maintenance activities of the developments owned, operated or managed by Authority or affiliated partnerships and organizations involving Public Housing, Rental Assistance Demonstration, Scattered Sites and other programs.

The Site Manager position involves the oversight of property management with hands on activities in the execution of maintaining the real assets of the organization. The position is characterized by a high degree of responsibility, creativity, vision, accountability, technical aptitude and diplomacy.

REPORTS TO: Director of Affordable Housing - Asset Manager.

SUPERVISES: Maintenance Repairer

WORKS WITH:

Executive Director
Assistant Executive Director
Executive Assistant
Operations Assistant
Purchasing Clerk
Compliance Manager
Auditor
Attorney
Asset Management Staff
General Staffers

GENERAL DUTIES

Oversees site team responsible for the daily operations of the Authority's owned and managed assets; Operate and staff administrative office as directed; Answer office phones and greet residents, vendors and the general public at administrative office; Responsibilities include ensuring that buildings are well maintained by following maintenance schedules and ensuring repairs are performed promptly; Ensuring all buildings, units, common spaces and grounds are inspected according to regulations; Performs daily visual inspections of all properties while identifying and reporting maintenance issues; Identifying and reporting all tenant violations;

Investigate and resolve tenant complaints; Managing the leasing process for vacant units to ensure timely turnover timeframes are met; Collecting rent and all other fees from residents and posting to residents' accounts; Following rent collection policies, including charging late fees and eviction fees in a timely manner; Communicating with authority attorneys for prompt filing of eviction; Investigating and resolving property complaints and rental violations; Ensures compliance with Admissions and Continued Occupancy Plan and in compliance with Federal Regulations. Shall maintain current on all fair housing rules and regulations; Ensures all invoices for properties are entered for payment in a timely manner; Ensures all re-occurring invoices are monitored to ensure payment;

Ability to recommend staff for hire with the assistance of Director of Affordable Housing-Asset Manager.

Ability to lease up units, to perform annual and interim reevaluations by collecting appropriate documentation, verifying documentation, and preparing leases and lease addendums.

Ability to enforce lease and house rules. Issue cease notices and notices of possession for lease violations.

Ability to collaborate with contractors as needed and as directed.

Ability to communicate with staff, contractors, and residents through written and oral communication.

Ability to attend various trainings and to obtain certifications; Ability to maintain certifications through annual trainings.

Ability to analyze work order requirements and assign accordingly based on level of priority. Position requires after-hours on-call responsibility to direct maintenance staff and/or contractors outside of normal business hours. May require work in adverse weather conditions and/or response to the managed properties outside of normal business hours.

Shall assist with requests for Reasonable Accommodations requests; Ensures notices of contact information is clearly posted at all OCHA locations. Shall maintain current lists of accessible units by category. Shall maintain current lists of parking spaces with the number of handicapped parking at all OCHA locations.

In conjunction with executive and supervisory staff, may be called upon to read, review, and make suggestions to current policies for the purpose of updating policies to be compliant with New Jersey Local ordinances, State statutes and HUD rules and regulations.

As requested, or directed, attend resident meetings and/or meetings relating to financial/budgetary needs, Capital Fund meetings, Development and Re-development meetings, Occupancy meetings or other meetings as the need becomes necessary.

In conjunction with administrative staff, may be called upon to read, review, and make suggestions to current policies for the purpose of updating policies to be compliant with HUD rules and regulations.

Shall assist with collection of property and resident data and the retention of records as directed;

Monitors Public Housing, Rental Assistance Demonstration, Scattered Site, Tax Credit and any other properties owned or managed by the Authority. Reviews program requirements, budgets, staffing and expenses.

Ensures properties are in compliance with HUD, State and Authority property inspections. Is certified in the inspection standards of Uniform Physical Compliance Standard (UPCS) inspections, Housing Quality Standard (HQS) inspections, INSPIRE and/or current regulations.

Possess a general or working knowledge of problems, procedures, and methods of operations regarding public housing operations, including public housing management, section 8, tax credit, affordable housing, capital program, procurement, personnel management, accounts receivable/payables, budget and finance, and cost analysis and related functions.

ABILITY:

Ability to read, write, speak, understand or communicate in English and Spanish sufficiently to perform the duties of the position. Ability to meet with tenants and deal effectively with problems; to work harmoniously with tenants, associates, superiors and others; to give suitable assignments and instructions; to prepare clear, sound, accurate and informative reports containing findings, conclusions and recommendations and to supervise the establishments and maintenance of suitable records and files.

Ability to conduct financial analysis of projects, assist in developing budgets and analyze information related to accounts receivable, accounts payable, procurement, personnel and generally carry out the principal administrative functions of a multi-program PHA, as directed by the Director of Affordable Housing-Asset Manager.

REQUIREMENTS

1. Five (5) years of experience in the hands-on management of real estate or public housing projects with knowledge in public housing modernization functions and/or experience in public housing operations, and;
2. NAHRO Certified Public Housing Manager, or the ability to obtain certification within one (1) year of employment;
3. Knowledge of methods and techniques of low rent housing development and management. Knowledge of the laws, regulations of the Federal, State and City governing the management and development of low-rent housing programs;
4. Knowledge of State and Federal housing regulations and laws as they relate to low rent housing programs and assisted housing programs;

5. Has demonstrated skills and ability to analyze housing regulations and policy; has demonstrated analytical skills in planning agency activities;
6. Has the ability to express him/herself clearly and concisely, orally and in writing. Has the ability to establish and maintain effective working relationships with others. Has the ability to plan, develop and coordinate the analysis of policy and policy revision as policy relates to housing law and regulation;
7. Possesses skills in effective techniques of administration, in the preparation of concise and objective reports, and in effective communication and public presentations
8. Ability to understand, remember, and carry out oral and written instructions, to learn quickly from oral and written explanations and from demonstrations, to take needed safety precautions in performing the work, and to take care of equipment, materials and supplies
9. Ability to communicate with and work harmoniously and effectively with resident individuals of varied backgrounds.
10. Ability to communicate with and work harmoniously and effectively with resident individuals of varied backgrounds.
11. Ability to gather information and otherwise prepare informational literature for use in community as public relations work.
12. Ability to speak in public before groups of various sizes.
13. Willingness to attend periodic professional training seminars at the expense of the Authority.
14. Knowledge of the problems likely to be encountered by tenants in a public housing setting.
15. Knowledge of problems involved in public housing management in the areas of tenant-management relationships.
16. Knowledge of and use of standard office computer programs – i.e. Microsoft Office or equal and knowledge to utilize programs in performance of duties.
17. Demonstrate a willingness to assume other responsibilities and duties as directed by the Executive Director or Assistant Executive Director/Asset Manager or Director of Affordable Housing/Asset Manager.
18. Must possess and maintain a valid New Jersey's driver's license

19. Good health and freedom from disabling physical and mental defects which would impair the proper performance of the required duties, or which might endanger the health and safety of oneself or others. Note: Persons with mental or physical disabilities are eligible if they can perform the essential functions of the job after reasonable accommodation is made to their known limitations. If the accommodation cannot be made because it would cause the employer undue hardship, such persons may not be eligible.

Note: This job description does not include a complete description of all job duties. Rather these are mere examples. Employees may not be limited to the specific examples listed above.

10/13/22

HOUSING AUTHORITY OF VINELAND - OCTOBER, 2022 - EVICTIONS

1. MELISSA DEJESUS

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference was scheduled for October 19, 2022 but we were advised by VHA that the tenant vacated the unit. This matter will be removed from the list.

2. FELICIA FORD

This matter was referred for eviction based on unpaid rent and a complaint will be filed with the Court when we receive the tenant ledger and all other necessary information from VHA.