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*Housing Authority of the  
City of Vineland*

*191 W. Chestnut Ave. – Vineland, NJ 08360*



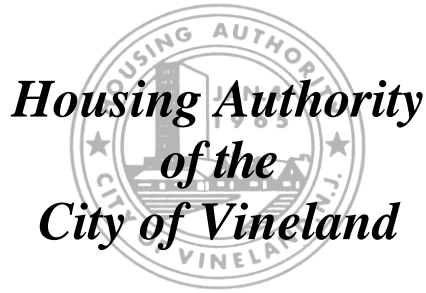
*Board of Commissioners'*

*Meeting*

*November 16, 2023*

*6 p.m.*

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



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

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

*Jacqueline S. Jones, Executive Director*

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November 9, 2023

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

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, November 16, 2023 at **6:00 p.m.** at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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

Sincerely,

Jacqueline S. Jones  
Executive Director

JSJ:gp

Enclosures

# **REVISED**

Housing Authority of the City of Vineland

## **AGENDA**

Thursday, November 16, 2023

6:00 p.m.

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on October 19, 2023
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report – Appoint Reorganization Committee
8. Old Business
9. New Business
10. Resolutions:

# 2023-58 Monthly Expenses **(updated)**

# 2023-59 Void Checks not presented for Payment

# 2023-60 Accounts Receivable Decead as Uncollectible **(updated)**

# 2023-61 Award Information Technology Services **(updated)**

# 2023-62 Entering into a Contract Agreement with Global Furniture Group – Dealer of Record Nickerson, NJ

*Executive Session if required*

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

# Housing Authority of the City of Vineland

*REGULAR MEETING*  
**Thursday, October 19, 2023**  
**6:00 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, October 19, 2023, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

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

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

Chairperson Ruiz-Mesa read the Sunshine Law.

Chairperson Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on September 21, 2023. A motion was made by Commissioner Asselta and seconded by Commissioner Chapman. The following vote was taken:

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

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the twelve months ending September 30, 2023.

## **Executive Director's Report:**

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones stated Ron Miller will update the Board on all the ongoing projects.

Ron stated there is no new update on the Tarklin roof project this month. The Kidston/Olivio elevator project is the same update as last month. The project is not expected to get started until 2024. The Kidston/Olivio Interior Renovation project is at the same punch list phase. A water conditioning system is being installed. The fire pump replacement at Kidston and Olivio will be discussed during the resolution section of the meeting.

Mrs. Jones updated the Board regarding the Scattered Sites. She referred to her chart in her written report. There are currently 8 Scattered Site homes sold, but there are 7 either listed or pending settlement. This would mean there are 19 remaining to sell. The Authority is reporting to HUD on this because it is part of the disposition application with Scattered Site Program. The

Authority and its consultant believe the remaining homes will all be sold by the second quarter of 2024 or sooner.

Mrs. Jones believes the Authority is at a comfortable place to start having some serious discussions about D'Orazio redevelopment which the Authority had started discussing before the pandemic. The Authority needs to sell all of the Scattered Site homes before the RAD conversion of D'Orazio because it is the Authority's last project to utilize all of those profits otherwise those funds from the Scattered Sites would have to be given back to HUD. The plan is for the Authority's consultant, Rick Ginnetti to attend next month's board meeting to discuss the redevelopment process for D'Orazio.

Last month the Board approved the resolution to begin to renovate the 10 units in the one building where a couple of the units were involved in a fire. This renovation is moving along. Ron Miller reported he met with the insurance adjustor. The MEL JIF does not meet again until December 6<sup>th</sup> for approval and the Authority anticipate settling the insurance claim before their meeting. Until then the construction on the insurance side cannot start.

Mrs. Jones reported there is one vacancy at Melrose Court. The project is healthy and looks good as it is maintained very well. The Authority received a score from NJHMFA similar to a high performer. This is good news. It means everything is going well and the inspections are good when they come down to inspect the units.

Mrs. Jones mentioned the Authority had a lot of new tenants move in the last fiscal year. There were a lot of vacancies from COVID and then the two risers were empty from the construction at Kidston/Olivio towers that had to be filled. There were 103 new residents in the public housing/RAD development in the last 12 months. In Section 8, there are 83 new families under contract. For the new fiscal year, Section 8 has already leased 24 new families. There is another group of families being leased up for November. This has to do with some of the additional funds that came from HUD and there is a little bit of reserves as well. The financial statement looks like we have a lot of money in Section 8 sitting there not being used, but it is being used. The Authority anticipated it could have 50 new lease ups before December 31<sup>st</sup>, but it is over halfway there. This means the Authority is helping every family that we can help as well as earning as much administrative fees as it can. For every resident that is under contract on the 1<sup>st</sup> of every month in Section 8 a fee is earned. This is important because if the funds are not used, HUD will take them back and the Authority's program will not grow. Part of the 83 that were leased this past year in Section 8, 15 were Emergency Housing Vouchers, which was a new program that HUD produced during the pandemic and some of these families/individuals were homeless or in a shelter. The Authority also had some administrative money to assist with security deposits, utility deposits and furniture. There were also 40 Mainstream Vouchers where someone in the family must be declared disabled. These vouchers were also leased up as of October as well.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2023-53**  
**Resolution to Approve Monthly Expenses**

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,392,087.13. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

**Resolution #2023-54**  
**Authorizing Contracts with National Contract Vendors**

Ron Miller explained resolutions 2023-54 and 2023-55 are done annually to reduce the burden on the procurement side. By using these contract vendors, it authorizes the Authority to purchase from them without receiving multiple quotes or going out to public bid. Chairperson Ruiz-Mesa called for a motion to approve Resolution #2023-54. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

**Resolution #2023-55**  
**Authorizing Contracts with State Contract Vendors**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2023-55. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

**Resolution #2023-56**  
**Awarding Fire Pump Replacement at Kidston & Olivio Towers**

Ron Miller reported the Authority went out to bid twice for the fire pump replacement. The first time no bids were received. The second time a single bid was received and it was over budget and rejected by the Board. The Board approved to negotiate with the vendor or other vendors to obtain a better price. The Authority negotiated with the sole bidder along with two other vendors who did not bid on the project. The single bidder that was originally rejected came in with the best price. The same schedule of values form was used for all three. It was reviewed by Mr.

Watson of Brown and Connery and a recommendation was made by the staff and the architect to recommend to the Board to award the contract to J. H. Williams in the amount of \$558,900. Chairperson Ruiz-Mesa called for a motion to approve Resolution #2023-56. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

#### **Resolution #2023-57**

#### **Approval to Adopt Personnel Policy and Employee Manual**

Jose Calves of Brown and Connery explained this resolution is to update the Authority's employee manual and personnel policies. The Authority combines these into one document. The Authority's insurance recommends and incentivized the Authority to update every 2 years. Mr. Calves briefly summarized and explained the changes. Chairperson Ruiz-Mesa called for a motion to approve Resolution #2023-57. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:

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

There is no need for an Executive Session.

Chairperson Ruiz-Mesa asked for comments from the press, public or any Board Member. No comments.

With no further business to discuss, Chairperson Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:18 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE ONE MONTHS ENDED OCTOBER 31, 2023**

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU OCTOBER</u>	<u>ACTUAL THRU OCTOBER</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<b><u>INCOME</u></b>				
TENANT RENT	804,440	67,037	62,288	(4,749)
OTHER INCOME MISC.	8,140	678	(4)	(682)
PHA OPERATING SUBSIDY	404,810	33,734	34,121	387
HUD ASSET REPOSITIONING FEE	29,150	2,429	8,807	6,378
SECTION 8 ADMIN. FEE INCOME	1,092,000	91,000	86,283	(4,717)
CAPITAL FUNDS	762,740	63,562	0	(63,562)
FSS GRANT-PH	101,820	8,485	8,485	0
CSP-CONGREGATE SERVICES INCOME	83,880	6,990	242	(6,748)
INVESTMENT INCOME	1,910	159	0	(159)
CF MANAGEMENT FEE	60,170	5,014	0	(5,014)
MGMT FEE-PH	155,160	12,930	11,110	(1,820)
MGMT FEE-SEC 8	138,240	11,520	11,520	0
MGMT FEE-MELROSE	10,200	850	850	0
MGMT FEE-RAD	450,000	37,500	21,250	(16,250)
BOOKKEEPING FEE	13,910	1,159	1,035	(124)
BOOKKEEPING FEE-SEC 8	86,400	7,200	7,200	0
ASSET MGMT FEE	19,680	1,640	1,640	0
SHOP RENT	64,800	5,400	5,401	1
INCOME FROM OTHER AUTHORITIES	330,000	27,500	34,825	7,325
SERVICE INCOME FROM MELROSE	55,000	4,583	0	(4,583)
FRAUD RECOVERY	11,840	987	690	(297)
MISCELLANEOUS INCOME	9,650	804	244	(560)
<b>TOTAL INCOME</b>	<b>4,693,940</b>	<b>391,162</b>	<b>295,987</b>	<b>(95,175)</b>
<b><u>EXPENSES</u></b>				
<b>ADMINISTRATION:</b>				
ADMINISTRATIVE SALARIES	1,266,000	105,500	85,629	(19,871)
PAYROLL TAXES	111,500	9,292	6,532	(2,760)
HEALTH BENEFITS	360,700	30,058	23,769	(6,289)
PENSION EXPENSE	141,950	11,829	11,794	(35)
CRIMINAL BACKGROUND CHECKS	8,910	743	0	(743)
TNT/EMPL SCREENING	18,600	1,550	8,135	6,585
LEGAL-GENERAL	29,750	2,479	0	(2,479)
LEGAL-OTHER	6,500	542	0	(542)
STAFF TRAINING	11,000	917	175	(742)
TRAVEL	3,750	313	0	(313)
ACCOUNTING	85,000	7,083	7,083	(0)
AUDITING	50,580	4,215	4,215	0
PORT OUT ADMIN FEES	2,400	200	65	(135)
MANAGEMENT FEES	293,400	24,450	22,291	(2,159)
BOOKKEEPING FEES	100,310	8,359	8,235	(124)
ASSET MGMT FEES	19,680	1,640	1,640	0
CF MANAGEMENT FEES	47,500	3,958	0	(3,958)



**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE ONE MONTHS ENDED OCTOBER 31, 2023**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU OCTOBER</b>	<b>ACTUAL THRU OCTOBER</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>CONSULTANTS</b>	11,900	992	1,200	208
<b>IT CONSULTANTS</b>	46,270	3,856	3,098	(758)
<b>CONSULTANTS-RAD</b>	8,000	667	0	(667)
<b>RAD CONVERSION EXPENSES</b>	6,000	500	0	(500)
<b>MEMBERSHIP DUES/FEES</b>	6,800	567	308	(259)
<b>PUBLICATIONS</b>	1,500	125	0	(125)
<b>ADVERTISING</b>	5,000	417	386	(31)
<b>OFFICE SUPPLIES</b>	11,500	958	1,438	480
<b>PAPER</b>	4,000	333	0	(333)
<b>COMPUTER &amp; SOFTWARE EXPENSES</b>	164,410	13,701	19,251	5,550
<b>FUEL-ADMIN</b>	3,000	250	0	(250)
<b>TELEPHONE AND CELL</b>	36,100	3,008	2,599	(409)
<b>POSTAGE</b>	9,400	783	540	(243)
<b>COPIER SUPPLIES</b>	10,900	908	563	(345)
<b>INSPECTION FEES</b>	13,700	1,142	1,019	(123)
<b>COFFEE SUPPLIES</b>	1,200	100	107	7
<b>MISCELLANEOUS EXPENSES</b>	21,160	1,763	2,543	780
<b>TOTAL ADMINISTRATION EXPENSES</b>	<u>2,918,370</u>	<u>243,198</u>	<u>212,615</u>	<u>(30,583)</u>
<b>TENANT SERVICES:</b>				
<b>SALARIES-CONGREGATE SERVICES</b>	64,000	5,333	3,236	(2,097)
<b>PAYROLL TAXES</b>	5,640	470	246	(224)
<b>BENEFITS</b>	20,000	1,667	0	(1,667)
<b>FSS ESCROWS-PH</b>	6,890	574	0	(574)
<b>OTHER</b>	19,450	1,621	3,780	2,159
<b>TOTAL TENANT SERVICES</b>	<u>115,980</u>	<u>9,665</u>	<u>7,262</u>	<u>(2,403)</u>
<b>UTILITIES:</b>				
<b>WATER</b>	37,600	3,133	3,133	(0)
<b>ELECTRIC</b>	161,530	13,461	13,461	0
<b>GAS</b>	34,610	2,884	2,884	(0)
<b>GARBAGAE/TRASH REMOVAL</b>	19,500	1,625	1,625	0
<b>SEWER</b>	62,140	5,178	5,178	(0)
<b>TOTAL UTILITIES EXPENSE</b>	<u>315,380</u>	<u>26,281</u>	<u>26,281</u>	<u>0</u>
<b>ORDINARY MAINTENANCE AND OPERATIONS:</b>				
<b>MAINTENANCE LABOR</b>	349,000	29,083	24,840	(4,243)
<b>PAYROLL TAXES</b>	30,580	2,548	1,895	(653)
<b>HEALTH BENEFITS</b>	60,140	5,012	4,556	(456)
<b>PENSION EXPENSE</b>	37,940	3,162	3,197	35
<b>MAINTENANCE UNIFORMS</b>	2,210	184	248	64
<b>VEHICLE GAS, OIL, GREASE</b>	30,550	2,546	60	(2,486)
<b>MATERIALS</b>	116,300	9,692	11,338	1,646
<b>CONTRACT-COSTS</b>	146,080	12,173	8,108	(4,065)
<b>REPAIRS-VEHICLES</b>	9,780	815	159	(656)

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE ONE MONTHS ENDED OCTOBER 31, 2023**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU OCTOBER</b>	<b>ACTUAL THRU OCTOBER</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>RENT EXPENSE</b>	18,570	1,548	1,548	1
<b>EXTERMINATION</b>	7,800	650	700	50
<b>TRASH REMOVAL</b>	9,600	800	830	30
<b>TOTAL ORDINARY MAINT. &amp; OPERATIONS EXP.</b>	<u>818,550</u>	<u>68,213</u>	<u>57,479</u>	<u>(10,734)</u>
<b>GENERAL EXPENSES:</b>				
<b>BAD DEBTS</b>	18,900	1,575	1,575	0
<b>COMPENSATED ABSENCES</b>	14,000	1,167	1,167	0
<b>FSS ESCROWS-SEC 8</b>	30,000	2,500	2,730	230
<b>INSURANCE</b>	158,280	13,190	9,468	(3,722)
<b>OTHER GENERAL EXPENSES</b>	1,500	125	125	0
<b>PAYMENTS IN LIEU OF TAXES</b>	53,810	4,484	4,009	(475)
<b>PORT-IN HAP EXPENSE</b>	500	42	0	(42)
<b>REPLACEMENT RESERVES</b>	95,000	7,917	7,917	0
<b>RETIREE HEALTH BENEFITS</b>	93,520	7,793	6,964	(829)
<b>TOTAL GENERAL EXPENSES</b>	<u>465,510</u>	<u>38,793</u>	<u>33,955</u>	<u>(4,838)</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>4,633,790</u>	<u>386,148</u>	<u>337,592</u>	<u>(48,556)</u>
<b>PROFIT (LOSS) EXCLUDING HAP</b>	<u>60,150</u>	<u>5,014</u>	<u>(41,605)</u>	<u>(46,619)</u>
<b>HAP REVENUES</b>	7,824,000	652,000	653,694	1,694
<b>HAP EXPENSES</b>	7,794,000	649,500	671,012	21,512
<b>NET HAP (LOSS)</b>	<u>30,000</u>	<u>2,500</u>	<u>(17,318) *</u>	<u>(19,818)</u>
<b>GRAND TOTAL PROFIT (LOSS)</b>	<u>90,150</u>	<u>7,514</u>	<u>(58,923)</u>	<u>(66,437)</u>
<b>UNRECONCILED HUD HELD RESERVES AT 10/31/23</b>			<u>410,376</u>	
<b>GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES</b>			<u>351,453</u>	

# Housing Authority of the City of Vineland

## Administrative Report

**DATE:** November 8, 2023

**TO:** Board of Commissioners, Vineland Housing Authority

**FROM:** Jacqueline S. Jones, Executive Director

**SUBJECT:** Monthly Report (Stats for October 2023)

**PERIOD:** October 12, 2023 to November 7, 2023

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### **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.

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

### **Community Room Furniture**

The furniture in the Kidston and Olivio community rooms is in the process of being replaced. Authority staff are working with a State Contract vendor for this purchase. This project is on hold pending availability of funds after close-out of the current construction project and the award of the fire-pump project. **The status of this project has not changed as the cost of the fire-pump project has not been determined.**

## Renovation Projects

Scope of Work	Work Status	Comments
<b>Tarkiln Acres – Roof Replacements</b>	<b>In Planning Stage</b>	<p>6/2021 – No Update; 9/2021 – A&amp;E proposals received and under review;</p> <p><i>11/2023- Project is in the planning stages with the architects;</i></p>
<p style="text-align: center;"><b>KT/OT – Elevator Refurbishment;</b></p> <p>6/2021 – Project kickoff meetings scheduled with Architect; 8/2021 – Project scope has been determined, working with Professional Team on design documents;</p> <p>5/2022 update: Receiving bids on 5/17/22 for Modernization &amp; Maintenance of Elevators;</p> <p>4/2023 – With the near completion of the projects at Kidston and Olivio Towers, attention will now move to the refurbishment of the Olivio Towers elevators;</p> <p>05/2023 – The elevator bids are being rejected due to being over-budget. The project is being re-bid. Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement.</p> <p>06/2023 – This project was re-bid with a resolution recommending award included in the board packet;</p>	<p><b>Bid opening on 5/17/22</b></p> <hr style="width: 20%; margin: auto;"/> <p>07/2023 – Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.</p>	<p>9/2023 - Olivio Towers is planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers is planned for machine replacement. Contract has been awarded and signed, a pre-construction meeting was held with the Contractor and Professional Team. The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Currently, Olivio Towers elevator car #2 is out-of-service waiting on motor repairs to be completed.</p> <p>10/2023 - The contractor assumed regular maintenance of the elevators at both buildings as of August 1, 2023, the remainder of the project is currently in the submittals phase. Olivio Towers elevator car #2 has been repaired and is in service. The project remains in the submittals stage.</p> <p><i>11/2023 - The project continues in the submittals stage. One potential change order has been received and is under review by our professional team for reasonableness.</i></p>

## **Kidston & Olivio Towers – Renovation Projects**

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

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

# **Kidston & Olivio Towers – Renovation Projects**

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

Scope of Work	Work Status	Comments
<p><b>KT/OT Exterior Renovations (Façade caulking/sealing &amp; selective repointing);</b></p> <p><b>KT – New elevator lobby windows; stair tower window replacement;</b></p> <p><b>OT – Complete window replacement in units &amp; communal areas; painting of A/C sleeves; replace window unit stools throughout;</b></p> <p><b><u>11/2022 Update Detail:</u></b></p> <ol style="list-style-type: none"> <li>1. A\C sleeves – this includes painting and new grills - 100% completed .</li> <li>2. The front canopy re-facing remains – not started yet.</li> <li>3. new domestic water pump replacement remains – not started yet.</li> <li>4. new OSY valve replacement remains – not started yet.</li> <li>5. new public restrooms – 50% complete.</li> <li>6. new kitchenette – to be removed from project.</li> <li>7. water filtration system - not started yet.</li> <li>8. Kidston Towers – Waiting on window delivery for elevator lobby windows.</li> <li>9. Olivio Towers – Waiting on letters for portico.</li> </ol> <p><b><u>12/2022 Update Detail:</u></b></p> <ol style="list-style-type: none"> <li>1. A\C sleeves – this includes painting and new grills - 100% completed.</li> <li>2. The front canopy re-facing remains – Final submittal received and approved; work not yet started;</li> <li>3. new domestic water pump replacement remains – Scheduled to begin 2/7/2023;</li> <li>4. new OSY valve replacement remains – Scheduled to begin 2/7/2023;</li> <li>5. new public restrooms – Kidston to be complete week of 12/19/22; Olivio to be complete week of 1/9/23;</li> <li>6. new kitchenette – removed from scope of project;</li> <li>7. water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23;</li> <li>8. Kidston Towers – Windows have been received, pending date from installer; Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed;</li> </ol>	<p><b>Contract Award Expected April 2021</b></p>	<p><b>Continued from above:</b></p> <p><b><u>1/2023 Update Detail:</u></b></p> <ol style="list-style-type: none"> <li>1. Olivio Towers - front canopy– Letters have been received; work not yet started;</li> <li>2. New domestic water pump replacement remains – Scheduled to begin 2/7/2023;</li> <li>3. New OSY valve replacement remains – Scheduled to begin 2/7/2023;</li> <li>4. New public restrooms – Kidston complete; Olivio to be complete week of 1/16/23;</li> <li>5. Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23;</li> <li>6. Kidston Towers – Windows have been received; Installation to be complete week of 1/11/23;</li> <li>7. Olivio Towers – Final submittal received and rejected; waiting for re-submission; lettering needs to be fabricated and then installed;</li> </ol> <p><b><u>2/2023 Update Detail:</u></b></p> <ol style="list-style-type: none"> <li>1. Olivio Towers - front canopy– Letters have been installed; complete;</li> <li>2. New domestic water pump replacement remains – Scheduled to begin 2/7/2023; this project is in process;</li> <li>3. New OSY valve replacement remains – Scheduled to begin 2/7/2023; this project is in process.</li> <li>4. New public restrooms – Kidston complete; Olivio to be complete in February;</li> <li>5. Water filtration system - not started yet. Olivio scheduled to begin 2/14/23; Kidston scheduled to begin 1/19/23; This project is in process;</li> <li>6. Kidston Towers – Windows have been received; Installation is complete;</li> </ol> <p><b><u>3/2023 Update Detail:</u></b></p> <p><b>This project is complete with the close-out process progressing;</b></p> <p><b><u>5/2023 Update Detail:</u></b></p> <p><b>This project is complete with the close-out process progressing;</b></p> <p><b><u>6/2023 Update Detail:</u></b></p> <p><b>This project is complete with the close-out process progressing;</b></p> <p><b><u>9/2023 Update Detail:</u></b></p> <p><b>This project is complete with the close-out process progressing;</b></p> <p><b><u>10/2023 Update Detail:</u></b></p> <p><b><i>This project is complete with the close-out process progressing;</i></b></p>

## **Kidston & Olivio Towers – Renovation Projects - Active**

Scope of Work	Work Status	Comments
<p style="text-align: center;"><b>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;</b></p>	<p style="text-align: center;"><b>July-August 2021 Award Anticipated</b></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 &amp; supports for wiring in first floor drop ceiling; eliminate an unneeded wiring; black off any junction boxes without covers; G &amp; H risers are almost complete; these will become the “hotel units” for temporary relocation; work on the next two risers is expected to begin in early April;          4/2022 Update: Change Order #4 is included on the Agenda for Code Official requested straps; G &amp; H risers are complete, and work continues on E &amp; F risers; Residents are temporarily relocating to G &amp; H;          5/2022 Update: Work on E &amp; F risers is in process; it is expected the work will be completed in four weeks &amp; residents can return to their units;</p>

## Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work	Work Status	Comments
<p style="text-align: center;"><b>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;</b></p> <hr/> <p><b>10/2022 Update:</b> Work on A &amp; B risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p><b>11/2022 Update:</b> Positive and Negative plumbing change orders for board meeting resolution; Two risers left to complete – B &amp; I risers are in process; B wrapping up in 2 weeks; still working towards a 12/2022 completion; main supply line replacements to be done with water service interruption expected to be a maximum of 8 hours;</p> <p><b>12/2022 Update:</b> B riser is complete; I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected throughout the project at certain intervals;</p> <p><b>1/2023 Update:</b> I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected through-out the project at certain intervals;</p>		<p><b>2/2023 Update:</b> All risers are complete; All residents have moved back into their units; The occupancy staff is in the process of leasing the two vacant risers;</p> <p><b>3/2023 Update:</b> This plumbing project is complete with the exception of the items listed above on Page 4;</p> <p><b>4/2023 Update:</b></p> <ul style="list-style-type: none"> <li>- New domestic water pump replacement – Complete;</li> <li>- Kidston mechanical room piping replacement – Complete;</li> <li>- Water filtration system - Olivio is complete; Kidston – parts are backordered;</li> </ul> <p><b>5/2023 Update:</b> Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning.</p> <p><b>Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023;</b></p> <p><b>6/2023 Update:</b> No status change;</p> <p><b>7/2023 Update:</b> No status change;</p> <p><b>8/2023 Update:</b> Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning.</p> <p><b>Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid again;</b></p> <p><b>9/2023 Update:</b> - Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of September. The team is evaluating the installation of the water treatment systems for both buildings and will be making the necessary changes, Kidston Towers water treatment system has not yet been installed.</p> <p><b>10/2023 Update:</b> - No update;</p> <p><i>11/2023 Update: - Water filtration system – systems in both buildings are now installed; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning. Final punch list work is in process and expected to be completed by the end of October. The team is evaluating the installation of the water treatment systems to ensure it is functioning properly.</i></p>



## **Kidston/Olivio Towers – Fire Pump Replacement**

### **9/2023 - Fire Pump Replacement**

**Project was bid on two occasions –**

**Round #1 – No Bids Received on June 1, 2023**

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

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

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

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

## 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 on a presentation for the board to consider, which will change the status of 35 homes from “disposition” to RAD conversion;**
- **A conference call was held in November 2022 with the HUD Special Applications Center (SAC) staff to discuss the concept of converting some of the Scattered Site homes to a RAD project. The SAC staff gave an initial “ok” to move forward with the plan; Some additional work on the project is needed prior to presenting the plan to the board for approval;**
- **The Authority staff and consultant are working on a plan to move residents from the houses that are to be sold into houses that are being kept; The financial plan for the program as well as the steps needed to complete this program are being formulated and will be presented to the board at the February meeting;**
- **Staff continues to work with residents to move them from houses that are going to be sold to homes that are not going to be sold;**
- *Staff continue to work with residents to move them from houses that are going to be sold to homes that are not going to be sold; homes are in the process of being vacated and appraised. Listings are active on several units. Please see the below chart for status details;*

**SCATTERED SITE HOMES  
STATUS SUMMARY**

<i>Date</i>	<i>Homes</i>	<i>Status</i>	<i>Total Homes</i>
			<b>38 Keeping</b>
<i>May 4, 2022</i>	<i>4209 Marilyn Avenue</i>	<i>SOLD</i>	<i>-1</i>
<i>May 11, 2022</i>	<i>1441 Nylund Drive</i>	<i>SOLD</i>	<i>-1</i>
<i>May 13, 2022</i>	<i>612 Oxford Street</i>	<i>SOLD</i>	<i>-1</i>
<i>June 28, 2022</i>	<i>1137 East Elmer Rd</i>	<i>SOLD</i>	<i>-1</i>
<i>Sept 8, 2022</i>	<i>1409 Brown Road</i>	<i>SOLD</i>	<i>-1</i>
<i>Sept 30, 2022</i>	<i>864 Columbia Avenue</i>	<i>SOLD</i>	<i>-1</i>
<i>Nov 16, 2022</i>	<i>1745 Jackson Drive</i>	<i>SOLD</i>	<i>-1</i>
<i>Dec 12, 2022</i>	<i>4331 Robert Drive</i>	<i>SOLD</i>	<i>-1</i>
<i>Total</i>	<i>(8 Sold)</i>		<i>26 Remaining</i>
<i>Aug-Sept 2023</i>	<i>760 N. Mill Rd</i>	<i>Pending Settlement- Nov 30, 2023</i>	<i>-1</i>
<i>Oct 31, 2023</i>	<i>1091 N. Mill Rd</i>	<i>SOLD</i>	<i>-1</i>
<i>Aug-Sept 2023</i>	<i>1290 Old Lake Rd</i>	<i>Pending Settlement</i>	<i>-1</i>
<i>Aug-Sept 2023</i>	<i>1479 Brown Rd</i>	<i>Pending Settlement</i>	<i>-1</i>
<i>Sept 2023</i>	<i>930 Charles St</i>	<i>Pending Settlement</i>	<i>-1</i>
<i>October 2023</i>	<i>30 Avon Place</i>	<i>Listed for Sale (10/10/23) Exit Realty</i>	<i>-1</i>
<i>Sept-Oct 2023</i>	<i>5578 High Ridge Rd</i>	<i>Listed for Sale (10/10/23) Vineland Realty</i>	<i>-1</i>
<i>November 2023</i>	<i>2174 Sunset Ave</i>	<i>Pending Appraisal</i>	<i>-1</i>
<i>November 2023</i>	<i>5599 Lodge Place</i>	<i>Pending Appraisal</i>	<i>-1</i>
<i>Total</i>			<i>17 Remaining</i>

## **D’Orazio Terrace – Redevelopment**

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

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

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

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

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

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

# Melrose Court

The property currently has one (1) vacancy and is financially sound. The waiting list is strong with applicants.

## Board of Commissioners NJ Local Housing Authority Training Program Status

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

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



## Center for Government Services

Housing Authority Commissioners

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

One Course can be an elective with the five (5) required courses listed below:

### Required Courses:

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

# Program Statistics Report

## 10/2022 - 10/2023

Oct2023

Sep2023

Aug2023

<b>Tenant Accounts Receivable</b>			
Number of "non-payment of rent" cases referred to the solicitor	0	4	0
<b>Unit Inspections</b>			
Total number of units to be inspected in fiscal year	600	600	600
Number of inspections actually completed this month - all sites	7	49	91
Total number of units inspected year-to-date - all sites	377	370	321
City Inspections	179	0	0
<b>Occupancy</b>			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	199	190	34
Annual Unit Turnaround Time (For Fiscal Year)	145	141	136
Monthly - Number of Vacancies Filled (this month)	3	4	5
Monthly - Average unit turnaround time in days for Lease Up	57	11	6
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	102	45	13
PIC Score	98.52	97.86%	98.58%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	97.50%	97.83%	97.67%
<b>Public Housing &amp; RAD Waiting List Applicants</b>			
Families - <b>All lists closed.</b>	318	329	331
Elderly (Seniors - 62+)/Disabled - <b>Lists closed 7/11/2023.</b>	96	103	105
Average work order turnaround time in days - Tenant Generated	0.1	0.09	0.08
Number of routine work orders written this month	783	530	717
Number of outstanding work orders from previous month	1495	1341	1064
Total number of work orders to be addressed this month	2278	1871	1781
Total number of work orders completed this month	736	376	440
Total number of work orders left outstanding	1542	1495	1341
Number of emergency work orders written this month	0	0	4
Total number of work orders written year-to-date	7,947	7,164	6,634
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	4	4	0
<b>Section 8</b>			
Level of leased units of previous month was:	968	966	961
Level of leased units this month is:	979	968	966
Number of increased leased-units over last month	11	2	5
Total number of units inspected this month	29	35	36
<b>Programs (Voucher):</b>			
ABA Utilization %	110.67%	100.29%	100.16%
Repayment Agreements	29	28	28
Total repayments due YTD	\$87,129.00	\$90,503	\$90,503
Total repayments received YTD	\$1,584.00	\$6,725	\$6,725
PIC Score (Oakview added 10/13)	99.59	99.27%	98.44%
Section 8 Housing Choice Voucher Waiting List Applicants - <b>OPEN 9/15/23 - 10/9/23</b>	1862	869	566
Section 8 Project Based Waiting List Applicants- <b>Oakview - OPEN</b>	287	284	249
Section 8 Project Based Waiting List Applicants- <b>Buena HA - CLOSED</b>	161	161	161
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	92%/8%	83%/17%	83%/17%
<b>Department of Social Services - FSS</b>			
<b>Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined</b>			
The number of residents that received "outreach" information about FSS	10	11	20
The number of residents signed on to the program. (FSS Contracts).	15	17	17
The number of FSS Participants with established escrow accounts.	16	16	16
Number of residents in need of employment skills (GED, DL, Job Training.)	3	3	2
The number of meetings, workshops and case management services	2	4	10
<b>Congregate Services</b>			

**Program Statistics Report****10/2022 - 10/2023**

Oct2023

Sep2023

Aug2023

Number of clients on the Congregate Program	23	23	19
Number of clients on Meal Program	0	0	0
Number of clients on Homemaking Program	19	19	19
Number of clients on Laundry Services (This service is included in housekeeping)	16	15	16
Number of clients on Shopping Services (This service is included in housekeeping)	6	6	5
<b>Registered Nurse</b>			
Number of clients served this month	141	138	142
Blood Pressure Clinics ( clinics) # of residents attending	0	0	0
Health Assessments/re-assessments	6	8	10
Meds Supervision	32	41	45
<b>VHA - (FAMILY SW)</b>			
Number of Residents on ROSS (Family)	40	40	80
Number of residents that received case management services	11	11	20
Number of Meetings	10	0	0
Number of residents enrolled in academic/employment workshops (FSS)	2	10	10
<b>VHA - (MEDICAL)</b>			
Number of residents received health assessment	6	8	10
Number of residents health activities of daily living assessments.	6	8	10
Resident's medicine monitoring/supervision for month	32	38	30
Self-sufficiency - improved living conditions.	6	3	4
<b>Community Development Block Grant Program</b>			
<b>Clients Served</b>			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	64
Total clients currently being served this month	64	64	80
<b>Income</b>			
Median Family Income (MFI)	0	0	0
Moderate 80%-51% (MFI)	22%	22%	22%
Low 50%-31% (MFI)	28%	28%	28%
Very Low 30%-0% (MFI)	50%	50%	50%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Client Demographics</b>			
White	6	6	9
Black	6	6	7
American Indian	0	0	0
Asian	0	0	0
Other	0	0	0
Hispanic	48	48	48
Non-Hispanic	16	16	16

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

RESOLUTION #2023-58

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 \$1,133,467.60.

**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:** November 16, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner

*Asselta*

Resolution seconded by Commissioner

*Chapman*

**VOTE:**

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

VINELAND HOUSING AUTHORITY

*Mario Ruiz Mesa*

BY: Mario Ruiz-Mesa, Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on November 16, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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



HOUSING AUTHORITY OF THE CITY OF VINELAND  
 BOARD MEETING  
 LIST OF CHECKS  
 11/16/23

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	<b>SECTION 8 HAP PROGRAM</b>	\$ 760,479.00
3998 - 4044	LANDLORD/TENANT CHECKS AND OTHER	\$ 9,893.00
20307-20665;500034-35	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 750,586.00
	<b>SECTION 8 ADM FEE ACCOUNT</b>	1,065.16
730 - 731	COMPUTER CHECKS- Ocean First	\$1,065.16
-	COMPUTER CHECKS- BB&T	\$0.00
	<b>SECTION 8 NEW HOMEOWNERSHIP</b>	0.00
-	COMPUTER CHECKS	\$0.00
	<b>NEW HOMEOWNERSHIP INVESTMENTS</b>	0.00
-	COMPUTER CHECKS- Ocean First	\$0.00
-	COMPUTER CHECKS- BB&T	\$0.00
	<b>OCEAN FIRST BANK PH SECURITY DEPOSIT</b>	621.50
222 - 223	COMPUTER CHECKS	
	<b>OCEAN FIRST BANK FSS ESCROW</b>	0.00
-	COMPUTER CHECKS	
	<b>CAPITAL BANK GEN/FUND PH</b>	19,891.64
2563 - 2567; 20232980426 & 27	COMPUTER CHECKS	
	<b>COCC CASH ACCOUNT</b>	182,123.79
12486 -12563 ; 563444, 1333045, 1335220, 10312023, 11032023, 31061951, 2023101801, 20232980433,-34, 20232980438 & 710210232023	COMPUTER CHECKS	
	<b>COCC EXPENDITURES</b>	
	PAYROLL	10/20/23 - 11/3/23 141,639.06
	PAYROLL TAX LIABILITY	10/20/23 - 11/3/23 27,647.45
	<b>TOTAL</b>	<b>\$ 1,133,467.60</b>

## Payment Summary

Bank=sec8hap AND mm/yy=10/2023-11/2023 AND Check Date=10/20/2023-11/16/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	3998	0housin - VINELAND HOUSING AUTHORITY	10/20/2023	10-2023	2,730.00
sec8hap - Section 8 HAP	3999	0saumar - SAUDERS	11/1/2023	11-2023	641.00
sec8hap - Section 8 HAP	4000	t0000613 - ALEJANDRO	11/1/2023	11-2023	79.00
sec8hap - Section 8 HAP	4001	t0000660 - COLON	11/1/2023	11-2023	101.00
sec8hap - Section 8 HAP	4002	t0001053 - MEDINA	11/1/2023	11-2023	93.00
sec8hap - Section 8 HAP	4003	t0002143 - CORDOVA	11/1/2023	11-2023	320.00
sec8hap - Section 8 HAP	4004	t0003357 - KENNEDY	11/1/2023	11-2023	81.00
sec8hap - Section 8 HAP	4005	t0004557 - RAMOS	11/1/2023	11-2023	24.00
sec8hap - Section 8 HAP	4006	t0004846 - ROTHMALLER	11/1/2023	11-2023	101.00
sec8hap - Section 8 HAP	4007	t0005188 - MELENDEZ	11/1/2023	11-2023	45.00
sec8hap - Section 8 HAP	4008	t0005231 - REDFERN	11/1/2023	11-2023	81.00
sec8hap - Section 8 HAP	4009	t0005288 - ROSADO	11/1/2023	11-2023	8.00
sec8hap - Section 8 HAP	4010	t0005571 - CARABALLO	11/1/2023	11-2023	22.00
sec8hap - Section 8 HAP	4011	t0005666 - BALDWIN	11/1/2023	11-2023	182.00
sec8hap - Section 8 HAP	4012	t0005731 - HAROLD	11/1/2023	11-2023	89.00
sec8hap - Section 8 HAP	4013	t0006338 - SAEZ	11/1/2023	11-2023	15.00
sec8hap - Section 8 HAP	4014	t0006704 - ORTIZ- RAMOS	11/1/2023	11-2023	37.00
sec8hap - Section 8 HAP	4015	t0006766 - MOSS	11/1/2023	11-2023	188.00
sec8hap - Section 8 HAP	4016	t0007057 - DESAI	11/1/2023	11-2023	63.00
sec8hap - Section 8 HAP	4017	t0008495 - CASTRO	11/1/2023	11-2023	40.00
sec8hap - Section 8 HAP	4018	t0008517 - LUGO	11/1/2023	11-2023	4.00
sec8hap - Section 8 HAP	4019	t0008553 - CARLO	11/1/2023	11-2023	141.00
sec8hap - Section 8 HAP	4020	t0010164 - RIVERA MARTINEZ	11/1/2023	11-2023	48.00
sec8hap - Section 8 HAP	4021	t0010166 - ORTIZ	11/1/2023	11-2023	195.00
sec8hap - Section 8 HAP	4022	t0012267 - ACKLEY	11/1/2023	11-2023	18.00
sec8hap - Section 8 HAP	4023	t0012269 - PEYTON	11/1/2023	11-2023	64.00
sec8hap - Section 8 HAP	4024	t0012270 - MERCADO	11/1/2023	11-2023	1.00
sec8hap - Section 8 HAP	4025	t0012280 - LOPEZ	11/1/2023	11-2023	2.00
sec8hap - Section 8 HAP	4026	t0012292 - ROSARIO	11/1/2023	11-2023	146.00
sec8hap - Section 8 HAP	4027	t0012529 - IRIZARRY	11/1/2023	11-2023	5.00
sec8hap - Section 8 HAP	4028	t0013692 - Rodriguez	11/1/2023	11-2023	55.00
sec8hap - Section 8 HAP	4029	t0013746 - Rodriguez	11/1/2023	11-2023	159.00
sec8hap - Section 8 HAP	4030	t0013888 - Scarborough	11/1/2023	11-2023	112.00
sec8hap - Section 8 HAP	4031	t0013930 - Quinones	11/1/2023	11-2023	41.00
sec8hap - Section 8 HAP	4032	t0014022 - Bonano	11/1/2023	11-2023	28.00
sec8hap - Section 8 HAP	4033	t0014378 - HAND	11/1/2023	11-2023	8.00
sec8hap - Section 8 HAP	4034	t0014727 - Rodriguez	11/1/2023	11-2023	197.00
sec8hap - Section 8 HAP	4035	t0015043 - Powell	11/1/2023	11-2023	133.00
sec8hap - Section 8 HAP	4036	t0015067 - QUILES	11/1/2023	11-2023	107.00
sec8hap - Section 8 HAP	4037	t0015625 - MACIN	11/1/2023	11-2023	73.00
sec8hap - Section 8 HAP	4038	t0015636 - WILSON	11/1/2023	11-2023	36.00
sec8hap - Section 8 HAP	4039	t0015851 - MIDDLETON	11/1/2023	11-2023	78.00
sec8hap - Section 8 HAP	4040	t0015857 - PAYNE	11/1/2023	11-2023	41.00
sec8hap - Section 8 HAP	4041	t0015908 - BEARDSLEY	11/1/2023	11-2023	119.00

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Bank	Check#	Vendor	Check	Post	Total
			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	4042	t0015929 - ALICEA	11/1/2023	11-2023	79.00
sec8hap - Section 8 HAP	4043	vf093 - ORANGE COUNTY HOUSING & C D	11/1/2023	11-2023	1,511.00
sec8hap - Section 8 HAP	4044	0dowter - DOWER	11/13/2023	11-2023	1,552.00
sec8hap - Section 8 HAP	20307	0537grap - 529-537 GRAPE STREET,LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20308	0abobab - BABATUNDE O ABORISADE	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20309	0acojor - ACOSTA	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20310	0ahcpv - AFFORDABLE HOUSING CORPORATION	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20311	0ahctaaa - AFFORDABLE HOUSING CORPORATION	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20312	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20313	0albreb - REBECCA C THOMPSON-ALBERT	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20314	0aljess - ALJESS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20315	0andcar - ANDUJAR	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20316	0andjon - JONATHAN ANDREOZZI	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20317	0andron - RONALD ANDRO	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20318	0aparab - AB APARTMENTS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20319	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20320	0assind - INDEPENDENCE ASSOCIATES LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20321	0behhar - BEHRENS	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20322	0beredw - EDWIN C & SAVALYN BERGAMO	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20323	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20324	0betalp - ALPHA BETA CAMDEN LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20325	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20326	0brewst - BREWSTER GARDEN APARTMENTS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20327	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20328	0bususa - USA BUSY BEE INC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20329	0cackim - KIMBERLY A CACCHIOLI	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20330	0camnil - NILZA R CAMACHO	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20331	0carjos - CARVALHO	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20332	0carmar - SIMOES	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20333	0casros - CASTILLO	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20334	0cbrenta - C & B RENTALS	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20335	0cdgard - CD GARDENS INC.	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20336	0chajos - JOSEPH T CHAMBERS	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20337	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20338	0chuoks - OKSANA CHUMAK	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20339	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20340	0corjua - CORTES	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20341	0crofre - FBF ASSOCIATES INC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20342	0damjos - DAMATO	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20343	0dejpaup - PAULINO S DEJESUS	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20344	0dejiyes - YESENIA DEJESUS	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20345	0delwil - WILSON ZUNUN DE LEON	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20346	0dibwil - WILLIAM V DIBIASE	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20347	0eas307 - 307 N EAST AVE LLC	11/3/2023	11-2023	0.00

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sec8hap - Section 8 HAP	20348	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20349	0edwdip - EDWARD DIPALMA	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20350	0egbmar - MARY J EGBEH	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20351	0einmar - MARTIN JAY EINSTEIN	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20352	0equacc - ACCUMULATING EQUITY PARTNERS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20353	0estros - ESTATE OF LUIS A ROSADO-TORRES	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20354	0famfai - Faiola Family LP	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20355	0famlp - FAIOLA FAMILY LP	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20356	0flodor - FLOWERS	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20357	0g.b.ltd - G B LTD OPER CO INC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20358	0garabn - ABNER GARCIA	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20359	0garsal - GARCIA	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20360	0garspr - SPRING GARDENS VINELAND LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20361	0garvin - VINELAND GARDENS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20362	0ghebre - BRENDAN G GHEEN	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20363	0gibjam - GRIBBLE JR	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20364	0gonabr - GONZALEZ JR	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20365	0groche - CHERRY GROUP LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20366	0gromad - MADHU GROUP LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20367	0gromic - MICHAEL D RUPPERT JR	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20368	0hagdan - DANIEL HAGEMAN JR	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20369	0hemtom - BTW 4 LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20370	0hereri - 123 SOUTH 4TH STREET LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20371	0hersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20372	0hfprop - HF PROPERTY MANAGEMENT	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20373	0holasm - ASM HOLDINGS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20374	0holvin - VINELAND 18 HOLDINGS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20375	0homhec - HECS HOMES LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20376	0homoa - O&A HOME RENTAL LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20377	0homsky - SKYLO HOMES LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20378	0homtar - TARKILN HOMES LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20379	0hougol - GOLD HOUSING PROVIDERS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20380	0houriv - RIVERGROVE HOUSING PARTNERS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20381	0howkev - KEVIN HOWARD	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20382	0iaplis - LISA A IAPALUCCI	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20383	0ingden - INGRALDI	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20384	0invegh - E. G. H. R. E. INVESTMENTS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20385	0invweb - WEBER INVESTMENT GROUP LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20386	0jerpri - PRIME JERSEY ESTATES	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20387	0kapala - PANDA REALTY GROUP LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20388	0katjay - JAY-KAT INVESTMENTS, LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20389	0klc1llc - KLC1 LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20390	0labfel - LABOY	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20391	0landic - LANDICINI 566 LLC	11/3/2023	11-2023	0.00

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			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	20392	0lanedw - EDWARD J LANG	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20393	0lebzai - LEBRON	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20394	0legmay - MAYERFELD LEGACY TRUST	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20395	0levgab - GABRIELLE LEVITT	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20396	0lhrent - L & H RENTALS	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20397	0linrob - ROBERT LINDNER	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20398	0lliciig - IIG-1 LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20399	0lckoo - KOONER LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20400	0lcsn2 - SN 22 LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20401	0locloc - LOCATION LOCATION & TIMING LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20402	0londav - DAVID LONGINI	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20403	0lopyad - YADIRA LOPEZ	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20404	0lospro - LOST PROPERTIES LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20405	0mapgre - GREENWOOD MAPLE JAY LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20406	0melrose - MELROSE COURT LP	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20407	0menbre - MENDEZ	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20408	0millvil - MILLVILLE REALTY CORPORATION	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20409	0miryar - MIRANDA	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20410	0monbry - BRYAN P. MONTEMURRO	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20411	0neddav - NEDER	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20412	0neeshr - SHREE NEEL LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20413	0negcar - CARLOS NEGRON JR	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20414	0ochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20415	0oyojos - JOSE N OYOLA	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20416	0paeast - EAST PARK APARTMENTS	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20417	0pagang - ANGEL L PAGAN	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20418	0panpar - PARESH PANCHAL	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20419	0parest - PARVIN ESTATES LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20420	0pargle - GLEN PARK APARTMENTS LP	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20421	0parkto - PARK TOWNE APTS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20422	0pasmar - PASTORE	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20423	0poisil - SILVER POINT MANAGEMENT LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20424	0proexc - EXCEL PROPERTY MANAGEMENT LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20425	0profam - FAM PROPERTY MANAGEMENT LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20426	0prolha - LHA PROPERTIES LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20427	0proter - TERRAVESTRA PROPERTY MANAGEMENT LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20428	0protim - TIMARIA PROPERTIES LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20429	0quilou - QUILES	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20430	0radoak - RADIANT OAKVIEW APARTMENTS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20431	0ramnic - NICHOLAS P RAMBONE	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20432	0raymar - RAYMOND HOLDINGS LLP	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20433	0reahen - REAL ESTATE	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20434	0reajba - JBAR REALTY LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20435	0realbf - B & F REAL ESTATE HOLDINGS LLC	11/3/2023	11-2023	0.00

## Payment Summary

Bank=sec8hap AND mm/yy=10/2023-11/2023 AND Check Date=10/20/2023-11/16/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	20436	Oreala - S & A REALTY ENTERPRISES LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20437	Oreatmat - MATURO REALTY INC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20438	Oreamil - MILLVILLE REALTY CORP	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20439	Oreasar - SARA REAVES	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20440	Oregche - REGENCY CHESTNUT COURT	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20441	Oregeas - REGENCY EAST LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20442	Oreisup - SUPERIOR RE INVESTMENTS LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20443	Orenaco - ACOSTA RENTAL LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20444	Orenokg - K G RENOVATIONS LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20445	Orivdie - DIEGO A RIVERA	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20446	Oriviri - IRIS J RIVERA	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20447	Orivvic - VICTORIANO RIVERA JR	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20448	Ormidprop - R MIDDLETON PROPERTIES LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20449	Orodhen - HENRY RODRIGUEZ	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20450	Orogluc - ROGERS	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20451	Orogsal - SALVATORE W ROGGIO	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20452	Orpjpro - RPJ PROPERTIES LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20453	Oruppab - RUPERTO	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20454	Osaiger - GERALD M SAINOT JR	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20455	Osaldasda - DAMIAN & ELAINE SALAS	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20456	Osauaud - SAUNDERS	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20457	Oschdan - SCHWARTZ	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20458	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20459	Osenbri - HOUSING PARTNERS LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20460	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20461	Oshabru - BRUCE D SHAW	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20462	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20463	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP I	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20464	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20465	Osotalb - ALBERTO SOTO	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20466	Osqulan - LANDIS SQUARE SR APTS	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20467	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20468	Oswaway - WAYNE SWANSON	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20469	Oswel01 - 101 S WEST LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20470	Otayver - TAYLOR	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20471	Othapau - ALBERTA A QUAIROLI ESTATE	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20472	Otimsus - SUSAN V TIMMRECK	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20473	Otorism - TORRES	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20474	Ovasdap - DAPHNE VASSALOTTI	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20475	Ovhosri - SRI VHOMES LLC	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20476	Ovinlan - VINELAND VILLAGE APTS	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20477	Ovirulou - LOUIS A VIRUJET	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20478	Ovitdor - VITALO	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	20479	Owalnut - WALNUT REALTY ASSOCIATES LLC	11/3/2023	11-2023	0.00	

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			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	20480	Owassey - SEYMOUR WASSERSTRUM	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20481	Owhebri - WHEELER SR	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20482	Owolpro - WOLF PROPERTY HOLDINGS LLC	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20483	Owrialf - WRIGHT	11/3/2023	11-2023	0.00
sec8hap - Section 8 HAP	20484	O537grap - 529-537 GRAPE STREET,LLC	11/8/2023	11-2023	300.00
sec8hap - Section 8 HAP	20485	Oabobab - BABATUNDE O ABORISADE	11/8/2023	11-2023	877.00
sec8hap - Section 8 HAP	20486	Oacojor - ACOSTA	11/8/2023	11-2023	1,928.00
sec8hap - Section 8 HAP	20487	Oahcpv - AFFORDABLE HOUSING CORPORATION	11/8/2023	11-2023	11,702.00
sec8hap - Section 8 HAP	20488	Oahctaaa - AFFORDABLE HOUSING CORPORATION	11/8/2023	11-2023	99,404.00
sec8hap - Section 8 HAP	20489	Oahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	11/8/2023	11-2023	75,118.00
sec8hap - Section 8 HAP	20490	Oalbreb - REBECCA C THOMPSON-ALBERT	11/8/2023	11-2023	301.00
sec8hap - Section 8 HAP	20491	Oaljess - ALJESS LLC	11/8/2023	11-2023	641.00
sec8hap - Section 8 HAP	20492	Oandcar - ANDUJAR	11/8/2023	11-2023	555.00
sec8hap - Section 8 HAP	20493	Oandjon - JONATHAN ANDREOZZI	11/8/2023	11-2023	1,921.00
sec8hap - Section 8 HAP	20494	Oandron - RONALD ANDRO	11/8/2023	11-2023	73.00
sec8hap - Section 8 HAP	20495	Oaparab - AB APARTMENTS LLC	11/8/2023	11-2023	3,809.00
sec8hap - Section 8 HAP	20496	Oarbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	11/8/2023	11-2023	6,487.00
sec8hap - Section 8 HAP	20497	Oassind - INDEPENDENCE ASSOCIATES LLC	11/8/2023	11-2023	874.00
sec8hap - Section 8 HAP	20498	Obehhar - BEHRENS	11/8/2023	11-2023	350.00
sec8hap - Section 8 HAP	20499	Oberedw - EDWIN C & SAVALYN BERGAMO	11/8/2023	11-2023	230.00
sec8hap - Section 8 HAP	20500	Oberksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	11/8/2023	11-2023	3,915.00
sec8hap - Section 8 HAP	20501	Obetalp - ALPHA BETA CAMDEN LLC	11/8/2023	11-2023	1,440.00
sec8hap - Section 8 HAP	20502	Obretow - BRENTWOOD TOWERS HOLDINGS, LLC	11/8/2023	11-2023	783.00
sec8hap - Section 8 HAP	20503	Obrewst - BREWSTER GARDEN APARTMENTS LLC	11/8/2023	11-2023	982.00
sec8hap - Section 8 HAP	20504	Obuebor - BOROUGH OF BUENA HOUSING AUTHORITY	11/8/2023	11-2023	17,278.00
sec8hap - Section 8 HAP	20505	Obususa - USA BUSY BEE INC	11/8/2023	11-2023	930.00
sec8hap - Section 8 HAP	20506	Ocackim - KIMBERLY A CACCHIOLI	11/8/2023	11-2023	1,137.00
sec8hap - Section 8 HAP	20507	Ocamnil - NILZA R CAMACHO	11/8/2023	11-2023	1,066.00
sec8hap - Section 8 HAP	20508	Ocarjos - CARVALHO	11/8/2023	11-2023	702.00
sec8hap - Section 8 HAP	20509	Ocarmar - SIMOES	11/8/2023	11-2023	791.00
sec8hap - Section 8 HAP	20510	Ocasros - CASTILLO	11/8/2023	11-2023	637.00
sec8hap - Section 8 HAP	20511	Ocbrenta - C & B RENTALS	11/8/2023	11-2023	838.00
sec8hap - Section 8 HAP	20512	Ocdgard - CD GARDENS INC.	11/8/2023	11-2023	5,897.00
sec8hap - Section 8 HAP	20513	Ochajos - JOSEPH T CHAMBERS	11/8/2023	11-2023	950.00
sec8hap - Section 8 HAP	20514	Ocheshol - CHESTNUT SQUARE HOLDINGS LLC	11/8/2023	11-2023	4,728.00
sec8hap - Section 8 HAP	20515	Ochuoks - OKSANA CHUMAK	11/8/2023	11-2023	1,525.00
sec8hap - Section 8 HAP	20516	Oconpat - PATRIOT CONSTRUCTION SERVICES LLC	11/8/2023	11-2023	1,490.00
sec8hap - Section 8 HAP	20517	Ocorjua - CORTES	11/8/2023	11-2023	2,695.00
sec8hap - Section 8 HAP	20518	Ocrofre - FBF ASSOCIATES INC	11/8/2023	11-2023	800.00
sec8hap - Section 8 HAP	20519	Odamjos - DAMATO	11/8/2023	11-2023	879.00
sec8hap - Section 8 HAP	20520	Odejpa - PAULINO S DEJESUS	11/8/2023	11-2023	1,624.00
sec8hap - Section 8 HAP	20521	Odejy - YESENIA DEJESUS	11/8/2023	11-2023	1,700.00
sec8hap - Section 8 HAP	20522	Odelwil - WILSON ZUNUN DE LEON	11/8/2023	11-2023	648.00
sec8hap - Section 8 HAP	20523	Odibwil - WILLIAM V DIBIASE	11/8/2023	11-2023	1,191.00

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sec8hap - Section 8 HAP	20524	0eas307 - 307 N EAST AVE LLC	11/8/2023	11-2023	751.00	
sec8hap - Section 8 HAP	20525	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	11/8/2023	11-2023	677.00	
sec8hap - Section 8 HAP	20526	0edwdip - EDWARD DIPALMA	11/8/2023	11-2023	955.00	
sec8hap - Section 8 HAP	20527	0egbmar - MARY J EGBEH	11/8/2023	11-2023	1,534.00	
sec8hap - Section 8 HAP	20528	0einmar - MARTIN JAY EINSTEIN	11/8/2023	11-2023	676.00	
sec8hap - Section 8 HAP	20529	0equacc - ACCUMULATING EQUITY PARTNERS LLC	11/8/2023	11-2023	11,934.00	
sec8hap - Section 8 HAP	20530	0estros - ESTATE OF LUIS A ROSADO-TORRES	11/8/2023	11-2023	474.00	
sec8hap - Section 8 HAP	20531	0famfai - Faiola Family LP	11/8/2023	11-2023	221.00	
sec8hap - Section 8 HAP	20532	0famlp - FAIOLA FAMILY LP	11/8/2023	11-2023	1,339.00	
sec8hap - Section 8 HAP	20533	0flodor - FLOWERS	11/8/2023	11-2023	884.00	
sec8hap - Section 8 HAP	20534	0g.b.ltd - G B LTD OPER CO INC	11/8/2023	11-2023	1,063.00	
sec8hap - Section 8 HAP	20535	0garabn - ABNER GARCIA	11/8/2023	11-2023	478.00	
sec8hap - Section 8 HAP	20536	0garsal - GARCIA	11/8/2023	11-2023	2,546.00	
sec8hap - Section 8 HAP	20537	0garspr - SPRING GARDENS VINELAND LLC	11/8/2023	11-2023	7,776.00	
sec8hap - Section 8 HAP	20538	0garvin - VINELAND GARDENS LLC	11/8/2023	11-2023	264.00	
sec8hap - Section 8 HAP	20539	0ghebre - BRENDAN G GHEEN	11/8/2023	11-2023	960.00	
sec8hap - Section 8 HAP	20540	0gibjam - GRIBBLE JR	11/8/2023	11-2023	811.00	
sec8hap - Section 8 HAP	20541	0gonabr - GONZALEZ JR	11/8/2023	11-2023	1,484.00	
sec8hap - Section 8 HAP	20542	0groche - CHERRY GROUP LLC	11/8/2023	11-2023	1,550.00	
sec8hap - Section 8 HAP	20543	0gromad - MADHU GROUP LLC	11/8/2023	11-2023	2,620.00	
sec8hap - Section 8 HAP	20544	0gromic - MICHAEL D RUPPERT JR	11/8/2023	11-2023	887.00	
sec8hap - Section 8 HAP	20545	0hagdan - DANIEL HAGEMAN JR	11/8/2023	11-2023	2,761.00	
sec8hap - Section 8 HAP	20546	0hemtom - BTW 4 LLC	11/8/2023	11-2023	1,150.00	
sec8hap - Section 8 HAP	20547	0hereri - 123 SOUTH 4TH STREET LLC	11/8/2023	11-2023	3,539.00	
sec8hap - Section 8 HAP	20548	0hersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE!	11/8/2023	11-2023	2,391.00	
sec8hap - Section 8 HAP	20549	0hfprop - HF PROPERTY MANAGEMENT	11/8/2023	11-2023	1,683.00	
sec8hap - Section 8 HAP	20550	0holasm - ASM HOLDINGS LLC	11/8/2023	11-2023	487.00	
sec8hap - Section 8 HAP	20551	0holvin - VINELAND 18 HOLDINGS LLC	11/8/2023	11-2023	1,346.00	
sec8hap - Section 8 HAP	20552	0homhec - HECS HOMES LLC	11/8/2023	11-2023	962.00	
sec8hap - Section 8 HAP	20553	0homoa - O&A HOME RENTAL LLC	11/8/2023	11-2023	1,400.00	
sec8hap - Section 8 HAP	20554	0homsky - SKYLO HOMES LLC	11/8/2023	11-2023	631.00	
sec8hap - Section 8 HAP	20555	0homtar - TARKILN HOMES LLC	11/8/2023	11-2023	5,666.00	
sec8hap - Section 8 HAP	20556	0hopape - APEX HOPEWELL NJ LLC	11/8/2023	11-2023	610.00	
sec8hap - Section 8 HAP	20557	0hougol - GOLD HOUSING PROVIDERS LLC	11/8/2023	11-2023	1,250.00	
sec8hap - Section 8 HAP	20558	0houriv - RIVERGROVE HOUSING PARTNERS LLC	11/8/2023	11-2023	1,079.00	
sec8hap - Section 8 HAP	20559	0howkev - KEVIN HOWARD	11/8/2023	11-2023	4,084.00	
sec8hap - Section 8 HAP	20560	0iaplis - LISA A IAPALUCCI	11/8/2023	11-2023	1,479.00	
sec8hap - Section 8 HAP	20561	0ingden - INGRALDI	11/8/2023	11-2023	1,133.00	
sec8hap - Section 8 HAP	20562	0invbot - BOTA INVESTMENTS LLC	11/8/2023	11-2023	3,882.00	
sec8hap - Section 8 HAP	20563	0invegh - E. G. H. R. E. INVESTMENTS LLC	11/8/2023	11-2023	3,577.00	
sec8hap - Section 8 HAP	20564	0inweb - WEBER INVESTMENT GROUP LLC	11/8/2023	11-2023	6,150.00	
sec8hap - Section 8 HAP	20565	0jacgar - W JACK	11/8/2023	11-2023	3,482.00	
sec8hap - Section 8 HAP	20566	0jerpri - PRIME JERSEY ESTATES	11/8/2023	11-2023	4,267.00	
sec8hap - Section 8 HAP	20567	0kapala - PANDA REALTY GROUP LLC	11/8/2023	11-2023	1,271.00	



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			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	20568	Okatjay - JAY-KAT INVESTMENTS, LLC	11/8/2023	11-2023	885.00	
sec8hap - Section 8 HAP	20569	Okic1llc - KLC1 LLC	11/8/2023	11-2023	1,270.00	
sec8hap - Section 8 HAP	20570	Olabfel - LABOY	11/8/2023	11-2023	1,712.00	
sec8hap - Section 8 HAP	20571	Olandic - LANDICINI 566 LLC	11/8/2023	11-2023	335.00	
sec8hap - Section 8 HAP	20572	Olanedw - EDWARD J LANG	11/8/2023	11-2023	1,300.00	
sec8hap - Section 8 HAP	20573	Olebzai - LEBRON	11/8/2023	11-2023	1,711.00	
sec8hap - Section 8 HAP	20574	Olegmay - MAYERFELD LEGACY TRUST	11/8/2023	11-2023	1,002.00	
sec8hap - Section 8 HAP	20575	Olevgab - GABRIELLE LEVITT	11/8/2023	11-2023	850.00	
sec8hap - Section 8 HAP	20576	Olhrent - L & H RENTALS	11/8/2023	11-2023	792.00	
sec8hap - Section 8 HAP	20577	Olinrob - ROBERT LINDNER	11/8/2023	11-2023	446.00	
sec8hap - Section 8 HAP	20578	Ollciig - IIG-1 LLC	11/8/2023	11-2023	871.00	
sec8hap - Section 8 HAP	20579	Ollckoo - KOONER LLC	11/8/2023	11-2023	1,707.00	
sec8hap - Section 8 HAP	20580	Ollcsn2 - SN 22 LLC	11/8/2023	11-2023	1,931.00	
sec8hap - Section 8 HAP	20581	Olocloc - LOCATION LOCATION & TIMING LLC	11/8/2023	11-2023	956.00	
sec8hap - Section 8 HAP	20582	Olonlav - DAVID LONGINI	11/8/2023	11-2023	471.00	
sec8hap - Section 8 HAP	20583	Olopyad - YADIRA LOPEZ	11/8/2023	11-2023	603.00	
sec8hap - Section 8 HAP	20584	Olospro - LOST PROPERTIES LLC	11/8/2023	11-2023	2,949.00	
sec8hap - Section 8 HAP	20585	Omapgre - GREENWOOD MAPLE JAY LLC	11/8/2023	11-2023	874.00	
sec8hap - Section 8 HAP	20586	Omelrose - MELROSE COURT LP	11/8/2023	11-2023	20,461.00	
sec8hap - Section 8 HAP	20587	Omenbre - MENDEZ	11/8/2023	11-2023	245.00	
sec8hap - Section 8 HAP	20588	Omillvil - MILLVILLE REALTY CORPORATION	11/8/2023	11-2023	1,813.00	
sec8hap - Section 8 HAP	20589	Omiryar - MIRANDA	11/8/2023	11-2023	2,218.00	
sec8hap - Section 8 HAP	20590	Omonbry - BRYAN P. MONTEMURRO	11/8/2023	11-2023	622.00	
sec8hap - Section 8 HAP	20591	Oneddav - NEDER	11/8/2023	11-2023	2,784.00	
sec8hap - Section 8 HAP	20592	Oneeshr - SHREE NEEL LLC	11/8/2023	11-2023	2,425.00	
sec8hap - Section 8 HAP	20593	Onegcar - CARLOS NEGRON JR	11/8/2023	11-2023	766.00	
sec8hap - Section 8 HAP	20594	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	11/8/2023	11-2023	31,638.00	
sec8hap - Section 8 HAP	20595	Ooyojos - JOSE N OYOLA	11/8/2023	11-2023	536.00	
sec8hap - Section 8 HAP	20596	Opaeast - EAST PARK APARTMENTS	11/8/2023	11-2023	7,618.00	
sec8hap - Section 8 HAP	20597	Opagang - ANGEL L PAGAN	11/8/2023	11-2023	1,400.00	
sec8hap - Section 8 HAP	20598	Opanpar - PARESH PANCHAL	11/8/2023	11-2023	1,940.00	
sec8hap - Section 8 HAP	20599	Oparest - PARVIN ESTATES LLC	11/8/2023	11-2023	46.00	
sec8hap - Section 8 HAP	20600	Opargle - GLEN PARK APARTMENTS LP	11/8/2023	11-2023	762.00	
sec8hap - Section 8 HAP	20601	Oparkto - PARK TOWNE APTS LLC	11/8/2023	11-2023	12,134.00	
sec8hap - Section 8 HAP	20602	Opasmar - PASTORE	11/8/2023	11-2023	3,263.00	
sec8hap - Section 8 HAP	20603	Opoisil - SILVER POINT MANAGEMENT LLC	11/8/2023	11-2023	341.00	
sec8hap - Section 8 HAP	20604	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	11/8/2023	11-2023	644.00	
sec8hap - Section 8 HAP	20605	Oprofam - FAM PROPERTY MANAGEMENT LLC	11/8/2023	11-2023	1,280.00	
sec8hap - Section 8 HAP	20606	Oprolha - LHA PROPERTIES LLC	11/8/2023	11-2023	1,790.00	
sec8hap - Section 8 HAP	20607	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	11/8/2023	11-2023	9,864.00	
sec8hap - Section 8 HAP	20608	Oprotim - TIMARIA PROPERTIES LLC	11/8/2023	11-2023	1,186.00	
sec8hap - Section 8 HAP	20609	Oquilou - QUILES	11/8/2023	11-2023	374.00	
sec8hap - Section 8 HAP	20610	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	11/8/2023	11-2023	159,038.00	
sec8hap - Section 8 HAP	20611	Oramnic - NICHOLAS P RAMBONE	11/8/2023	11-2023	1,224.00	

## Payment Summary

Bank=sec8hap AND mm/yy=10/2023-11/2023 AND Check Date=10/20/2023-11/16/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	20612	Oraymar - RAYMOND HOLDINGS LLP	11/8/2023	11-2023	1,106.00	
sec8hap - Section 8 HAP	20613	Oreahen - REAL ESTATE	11/8/2023	11-2023	1,545.00	
sec8hap - Section 8 HAP	20614	Oreajba - JBAR REALTY LLC	11/8/2023	11-2023	911.00	
sec8hap - Section 8 HAP	20615	Orealbf - B & F REAL ESTATE HOLDINGS LLC	11/8/2023	11-2023	1,684.00	
sec8hap - Section 8 HAP	20616	Orealsa - S & A REALTY ENTERPRISES LLC	11/8/2023	11-2023	628.00	
sec8hap - Section 8 HAP	20617	Oreamat - MATURO REALTY INC	11/8/2023	11-2023	1,585.00	
sec8hap - Section 8 HAP	20618	Oreamil - MILLVILLE REALTY CORP	11/8/2023	11-2023	4,168.00	
sec8hap - Section 8 HAP	20619	Oreasar - SARA REAVES	11/8/2023	11-2023	470.00	
sec8hap - Section 8 HAP	20620	Oregche - REGENCY CHESTNUT COURT	11/8/2023	11-2023	13,129.00	
sec8hap - Section 8 HAP	20621	Oregeas - REGENCY EAST LLC	11/8/2023	11-2023	2,479.00	
sec8hap - Section 8 HAP	20622	Oreisup - SUPERIOR RE INVESTMENTS LLC	11/8/2023	11-2023	1,800.00	
sec8hap - Section 8 HAP	20623	Orenaco - ACOSTA RENTAL LLC	11/8/2023	11-2023	2,000.00	
sec8hap - Section 8 HAP	20624	Orenokg - K G RENOVATIONS LLC	11/8/2023	11-2023	1,121.00	
sec8hap - Section 8 HAP	20625	Orivdie - DIEGO A RIVERA	11/8/2023	11-2023	2,302.00	
sec8hap - Section 8 HAP	20626	Oriviri - IRIS J RIVERA	11/8/2023	11-2023	1,091.00	
sec8hap - Section 8 HAP	20627	Orivvic - VICTORIANO RIVERA JR	11/8/2023	11-2023	522.00	
sec8hap - Section 8 HAP	20628	Ormidprop - R MIDDLETON PROPERTIES LLC	11/8/2023	11-2023	659.00	
sec8hap - Section 8 HAP	20629	Orodhen - HENRY RODRIGUEZ	11/8/2023	11-2023	881.00	
sec8hap - Section 8 HAP	20630	Orogluc - ROGERS	11/8/2023	11-2023	754.00	
sec8hap - Section 8 HAP	20631	Orogsal - SALVATORE W ROGGIO	11/8/2023	11-2023	702.00	
sec8hap - Section 8 HAP	20632	Orpjpro - RPJ PROPERTIES LLC	11/8/2023	11-2023	13,205.00	
sec8hap - Section 8 HAP	20633	Oruppab - RUPERTO	11/8/2023	11-2023	1,175.00	
sec8hap - Section 8 HAP	20634	Osaiger - GERALD M SAINOT JR	11/8/2023	11-2023	1,754.00	
sec8hap - Section 8 HAP	20635	Osaldasda - DAMIAN & ELAINE SALAS	11/8/2023	11-2023	3,457.00	
sec8hap - Section 8 HAP	20636	Osauaud - SAUNDERS	11/8/2023	11-2023	1,800.00	
sec8hap - Section 8 HAP	20637	Oschdan - SCHWARTZ	11/8/2023	11-2023	2,891.00	
sec8hap - Section 8 HAP	20638	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	11/8/2023	11-2023	736.00	
sec8hap - Section 8 HAP	20639	Osenbri - HOUSING PARTNERS LLC	11/8/2023	11-2023	404.00	
sec8hap - Section 8 HAP	20640	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	11/8/2023	11-2023	309.00	
sec8hap - Section 8 HAP	20641	Oshabru - BRUCE D SHAW	11/8/2023	11-2023	1,251.00	
sec8hap - Section 8 HAP	20642	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	11/8/2023	11-2023	2,344.00	
sec8hap - Section 8 HAP	20643	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP I	11/8/2023	11-2023	1,556.00	
sec8hap - Section 8 HAP	20644	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	11/8/2023	11-2023	1,740.00	
sec8hap - Section 8 HAP	20645	Ototalb - ALBERTO SOTO	11/8/2023	11-2023	1,069.00	
sec8hap - Section 8 HAP	20646	Osqulan - LANDIS SQUARE SR APTS	11/8/2023	11-2023	2,055.00	
sec8hap - Section 8 HAP	20647	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	11/8/2023	11-2023	1,695.00	
sec8hap - Section 8 HAP	20648	Oswaway - WAYNE SWANSON	11/8/2023	11-2023	607.00	
sec8hap - Section 8 HAP	20649	Oswel101 - 101 S WEST LLC	11/8/2023	11-2023	1,492.00	
sec8hap - Section 8 HAP	20650	Otayver - TAYLOR	11/8/2023	11-2023	637.00	
sec8hap - Section 8 HAP	20651	Othapau - ALBERTA A QUAIROLI ESTATE	11/8/2023	11-2023	1,082.00	
sec8hap - Section 8 HAP	20652	Otimsus - SUSAN V TIMMRECK	11/8/2023	11-2023	794.00	
sec8hap - Section 8 HAP	20653	Otorism - TORRES	11/8/2023	11-2023	1,794.00	
sec8hap - Section 8 HAP	20654	Ovasdap - DAPHNE VASSALOTTI	11/8/2023	11-2023	593.00	
sec8hap - Section 8 HAP	20655	Oveljon - JONATHAN VELEZ	11/8/2023	11-2023	77.00	

### Payment Summary

Bank=sec8hap AND mm/yy=10/2023-11/2023 AND Check Date=10/20/2023-11/16/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	20656	Ovhosri - SRI VHOMES LLC	11/8/2023	11-2023	1,650.00	
sec8hap - Section 8 HAP	20657	Ovinlan - VINELAND VILLAGE APTS	11/8/2023	11-2023	6,916.00	
sec8hap - Section 8 HAP	20658	Ovirulou - LOUIS A VIRUET	11/8/2023	11-2023	992.00	
sec8hap - Section 8 HAP	20659	Ovitdor - VITALO	11/8/2023	11-2023	885.00	
sec8hap - Section 8 HAP	20660	Owalnut - WALNUT REALTY ASSOCIATES LLC	11/8/2023	11-2023	9,635.00	
sec8hap - Section 8 HAP	20661	Owassey - SEYMOUR WASSERSTRUM	11/8/2023	11-2023	1,200.00	
sec8hap - Section 8 HAP	20662	Owhebri - WHEELER SR	11/8/2023	11-2023	472.00	
sec8hap - Section 8 HAP	20663	Owhihen - WHITE III	11/8/2023	11-2023	918.00	
sec8hap - Section 8 HAP	20664	Owolpro - WOLF PROPERTY HOLDINGS LLC	11/8/2023	11-2023	1,277.00	
sec8hap - Section 8 HAP	20665	Owrialf - WRIGHT	11/8/2023	11-2023	2,150.00	
sec8hap - Section 8 HAP	500034	Oabrawi - ABRAHAN HEREDIA	11/3/2023	11-2023	0.00	
sec8hap - Section 8 HAP	500035	Ochainv - CHAAD INVESTMENTS LLC	11/3/2023	11-2023	0.00	
					<b>760,479.00</b>	

### Payment Summary

Bank=sec8adm AND mm/yy=10/2023-11/2023 AND Check Date=10/20/2023-11/16/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8adm - Section 8 Admii	730	bhfurn - BH Furniture	11/3/2023	11-2023	1,000.00	
sec8adm - Section 8 Admii	731	vf1093 - ORANGE COUNTY HOUSING & C D	11/1/2023	11-2023	65.16	
					<b>1,065.16</b>	

### Payment Summary

Bank=capsecdp AND mm/yy=10/2023-11/2023 AND Check Date=10/20/2023-11/16/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capsecdp - PH Sec Dep Acc	222	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	10/31/2023	10-2023	162.19	
capsecdp - PH Sec Dep Acc	223	vha - HOUSING AUTHORITY CITY OF VINELAND	10/31/2023	10-2023	459.31	
					<b>621.50</b>	

### Payment Summary

Bank=capgenfd AND mm/yy=10/2023-11/2023 AND Check Date=10/20/2023-11/16/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
capgenfd - Public Housing C	2563	njdmv - NJ Motor Vehicle Commission	10/23/2023	10-2023	60.00	
capgenfd - Public Housing C	2564	t0000604 - ARBELO GONZALEZ	10/31/2023	10-2023	625.94	
capgenfd - Public Housing C	2565	b0003578 - ANDUJAR	10/31/2023	10-2023	1,150.00	
capgenfd - Public Housing C	2566	b0000830 - MOLINA	10/31/2023	10-2023	136.47	
capgenfd - Public Housing C	2567	Omalaug - MIKLAVCIC JR	11/13/2023	11-2023	2,925.00	
capgenfd - Public Housing C	20232980426	vha - HOUSING AUTHORITY CITY OF VINELAND	10/25/2023	10-2023	13,446.23	
capgenfd - Public Housing C	20232980427	vha - HOUSING AUTHORITY CITY OF VINELAND	10/25/2023	10-2023	1,548.00	
					<b>19,891.64</b>	

### Payment Summary

Bank=cocc AND mm/yy=10/2023-11/2023 AND Check Date=10/20/2023-11/16/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	12486	cwa - Communications Workers of America	10/20/2023	10-2023	230.04	
cocc - Central Office Cost	12487	fazzalori - VILLA FAZZALORI	10/20/2023	10-2023	200.00	
cocc - Central Office Cost	12488	t0011253 - ROBLES CRUZ	10/23/2023	10-2023	0.00	
cocc - Central Office Cost	12489	t0013152 - SOLER	10/23/2023	10-2023	0.00	
cocc - Central Office Cost	12490	aceplu - Ace Plumbing and Electrical Supplies Inc	11/3/2023	11-2023	966.19	

## Payment Summary

Bank=sec8hap AND mm/yy=10/2023-11/2023 AND Check Date=10/20/2023-11/16/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
cocc - Central Office Cost	12491	acupri - Acu Print Corporation	11/3/2023	11-2023	11.79
cocc - Central Office Cost	12492	aprsup - APR SUPPLY CO	11/3/2023	11-2023	264.35
cocc - Central Office Cost	12493	barret - Barretta Plumbing Heating Cooling	11/3/2023	11-2023	178.50
cocc - Central Office Cost	12494	canbus - Canon Solutions America Inc	11/3/2023	11-2023	79.35
cocc - Central Office Cost	12495	carahsoft - Carahsoft Technology Corporation	11/3/2023	11-2023	8,134.88
cocc - Central Office Cost	12496	ccia - Cumberland Co Improvement Auth	11/3/2023	11-2023	268.22
cocc - Central Office Cost	12497	cdwgov - CDW Government Inc	11/3/2023	11-2023	522.19
cocc - Central Office Cost	12498	combust - COMCAST	11/3/2023	11-2023	398.35
cocc - Central Office Cost	12499	cullig - South Jersey Culligan Water	11/3/2023	11-2023	94.90
cocc - Central Office Cost	12500	fragri - US Electrical Services, Inc. dba/Yale Electric Sup	11/3/2023	11-2023	950.55
cocc - Central Office Cost	12501	gloind - Global Industries Inc	11/3/2023	11-2023	17,423.20
cocc - Central Office Cost	12502	hdsupp - HD Supply Facilities Maintenance LTD	11/3/2023	11-2023	1,897.30
cocc - Central Office Cost	12503	hompro - Home Depot Pro	11/3/2023	11-2023	209.99
cocc - Central Office Cost	12504	insgrp - Inspection Group Inc	11/3/2023	11-2023	2,850.00
cocc - Central Office Cost	12505	mall - MALL CHEVROLET INC	11/3/2023	11-2023	34,528.25
cocc - Central Office Cost	12506	mason - W B Mason Co Inc	11/3/2023	11-2023	213.17
cocc - Central Office Cost	12507	miles - Miles IT Company	11/3/2023	11-2023	2,808.41
cocc - Central Office Cost	12508	peters - Peterson Service Co Inc	11/3/2023	11-2023	128.00
cocc - Central Office Cost	12509	prinsol - Print Solutions Plus Inc	11/3/2023	11-2023	741.50
cocc - Central Office Cost	12510	sjappra - South Jersey Appraisal Associates LLC	11/3/2023	11-2023	600.00
cocc - Central Office Cost	12511	uline - Uline, Inc	11/3/2023	11-2023	648.23
cocc - Central Office Cost	12512	weaequ - Weaver Equipment Sales & Service	11/3/2023	11-2023	218.16
cocc - Central Office Cost	12513	adcass - Advanced Cabinetry & Storage Systems LLC	11/9/2023	11-2023	836.00
cocc - Central Office Cost	12514	bolste - Bolster Hardware II LLC	11/9/2023	11-2023	127.34
cocc - Central Office Cost	12515	browni - Browns Integrated Pest Management	11/9/2023	11-2023	250.00
cocc - Central Office Cost	12516	ccia - Cumberland Co Improvement Auth	11/9/2023	11-2023	136.83
cocc - Central Office Cost	12517	daily - The Daily Journal	11/9/2023	11-2023	385.80
cocc - Central Office Cost	12518	jccupa - JC'S Custom Painting	11/9/2023	11-2023	1,881.25
cocc - Central Office Cost	12519	johnmo - John and Sons Moving	11/9/2023	11-2023	900.00
cocc - Central Office Cost	12520	peters - Peterson Service Co Inc	11/9/2023	11-2023	1,087.61
cocc - Central Office Cost	12521	sermas - ServiceMaster Of The Shore Area	11/9/2023	11-2023	395.00
cocc - Central Office Cost	12522	shred - Shred-It USA LLC	11/9/2023	11-2023	72.88
cocc - Central Office Cost	12523	sjappra - South Jersey Appraisal Associates LLC	11/9/2023	11-2023	600.00
cocc - Central Office Cost	12524	totsec - Total Security Alarms, LLC.	11/9/2023	11-2023	213.00
cocc - Central Office Cost	12525	verivi - Verizon Wireless	11/9/2023	11-2023	1,029.18
cocc - Central Office Cost	12526	aei - AEI Consultants	11/16/2023	11-2023	950.00
cocc - Central Office Cost	12527	amacap - Amazon Capital Services Inc	11/16/2023	11-2023	353.25
cocc - Central Office Cost	12528	aprsup - APR SUPPLY CO	11/16/2023	11-2023	632.26
cocc - Central Office Cost	12529	avena - Linda M Avena CPA	11/16/2023	11-2023	7,083.34
cocc - Central Office Cost	12530	blocklsi - TELESYSTEM	11/16/2023	11-2023	2,033.50
cocc - Central Office Cost	12531	bobaut - BOB'S AUTO SUPPLY, INC	11/16/2023	11-2023	435.29
cocc - Central Office Cost	12532	bolste - Bolster Hardware II LLC	11/16/2023	11-2023	83.66
cocc - Central Office Cost	12533	callexp - Call Experts New Jersey	11/16/2023	11-2023	394.55
cocc - Central Office Cost	12534	canbus - Canon Solutions America Inc	11/16/2023	11-2023	203.90
cocc - Central Office Cost	12535	carahsoft - Carahsoft Technology Corporation	11/16/2023	11-2023	4,746.72
cocc - Central Office Cost	12536	ccia - Cumberland Co Improvement Auth	11/16/2023	11-2023	3,455.14
cocc - Central Office Cost	12537	cdwgov - CDW Government Inc	11/16/2023	11-2023	1,880.49
cocc - Central Office Cost	12538	cintas - Cintas Corporation #100	11/16/2023	11-2023	865.68
cocc - Central Office Cost	12539	cnasur - CNA SURETY	11/16/2023	11-2023	359.00
cocc - Central Office Cost	12540	coloni - Colonial Electrical Supply	11/16/2023	11-2023	96.94

## Payment Summary

Bank=sec8hap AND mm/yy=10/2023-11/2023 AND Check Date=10/20/2023-11/16/2023 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	12541	cullig - South Jersey Culligan Water	11/16/2023	11-2023	33.00	
cocc - Central Office Cost	12542	eldpes - ELDER PEST CONTROL, INC.	11/16/2023	11-2023	2,304.00	
cocc - Central Office Cost	12543	gabage - Eisenstat Gabage and Furman PC	11/16/2023	11-2023	435.00	
cocc - Central Office Cost	12544	grucci - GRUCCIO, PEPPER, DESANTO, & RUTH	11/16/2023	11-2023	1,515.21	
cocc - Central Office Cost	12545	hdsupp - HD Supply Facilities Maintenance LTD	11/16/2023	11-2023	1,069.10	
cocc - Central Office Cost	12546	hill - Ronald Hill	11/16/2023	11-2023	1,125.00	
cocc - Central Office Cost	12547	homest - HP Homestead Plumbing and Heating Inc	11/16/2023	11-2023	2,070.00	
cocc - Central Office Cost	12548	hompro - Home Depot Pro	11/16/2023	11-2023	10,768.71	
cocc - Central Office Cost	12549	jdrcon - JDR Construction LLC	11/16/2023	11-2023	1,999.00	
cocc - Central Office Cost	12550	johnmo - John and Sons Moving	11/16/2023	11-2023	770.41	
cocc - Central Office Cost	12551	mason - W B Mason Co Inc	11/16/2023	11-2023	626.76	
cocc - Central Office Cost	12552	miles - Miles IT Company	11/16/2023	11-2023	6,100.00	
cocc - Central Office Cost	12553	nanmck - Nan McKay and Associates Inc	11/16/2023	11-2023	478.00	
cocc - Central Office Cost	12554	natten - National Tenant Network	11/16/2023	11-2023	737.00	
cocc - Central Office Cost	12555	pomale - Gloria Pomales	11/16/2023	11-2023	2,000.00	
cocc - Central Office Cost	12556	riggin - Riggins Inc	11/16/2023	11-2023	97.99	
cocc - Central Office Cost	12557	rpmlan - RPM Landscape Contractor LLC	11/16/2023	11-2023	1,575.00	
cocc - Central Office Cost	12558	staadv - Staples, Inc.	11/16/2023	11-2023	279.98	
cocc - Central Office Cost	12559	tennan - Tennant Sales	11/16/2023	11-2023	519.81	
cocc - Central Office Cost	12560	ulbric - Ulbrich-Sculi Investigations LLC	11/16/2023	11-2023	3,775.05	
cocc - Central Office Cost	12561	vercon - Verizon Connect Fleet USA LLC	11/16/2023	11-2023	804.64	
cocc - Central Office Cost	12562	vhapet - Gloria Pomales	11/16/2023	11-2023	216.53	
cocc - Central Office Cost	12563	vlains - City of Vineland, Division of Code Enforcement	11/16/2023	11-2023	4,800.00	
cocc - Central Office Cost	563444	vmu - Vineland Municipal Utilities	11/13/2023	11-2023	2,242.96	
cocc - Central Office Cost	1333045	axaequ - Equitable	10/20/2023	10-2023	2,015.00	
cocc - Central Office Cost	1335220	axaequ - Equitable	11/3/2023	11-2023	2,015.00	
cocc - Central Office Cost	10312023	aflac - AFLAC	10/31/2023	10-2023	156.00	
cocc - Central Office Cost	11032023	paychex - Paychex of New York LLC	11/3/2023	11-2023	452.18	
cocc - Central Office Cost	31061951	pers - Public Employees Retirement System	11/7/2023	11-2023	14,220.07	
cocc - Central Office Cost	2023101801	paychex - Paychex of New York LLC	10/20/2023	10-2023	444.65	
cocc - Central Office Cost	20232980433	vha - HOUSING AUTHORITY CITY OF VINELAND	10/25/2023	10-2023	22.50	
cocc - Central Office Cost	20232980434	vha - HOUSING AUTHORITY CITY OF VINELAND	10/25/2023	10-2023	82.50	
cocc - Central Office Cost	20232980438	vha - HOUSING AUTHORITY CITY OF VINELAND	10/25/2023	10-2023	7,917.00	
cocc - Central Office Cost	710210232023	wex - WEX Bank	10/23/2023	10-2023	2,401.61	
					<b>182,123.79</b>	

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

**RESOLUTION #2023-59  
Resolution Voiding Checks not presented for payment  
as of September 30, 2023**

**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, 2023; 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, 2023;
3. A certified copy of this Resolution shall be filed with the Fee Accountant of the Housing Authority of the City of Vineland.

**ADOPTED:** November 16, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Chapman*

**VOTE:**

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

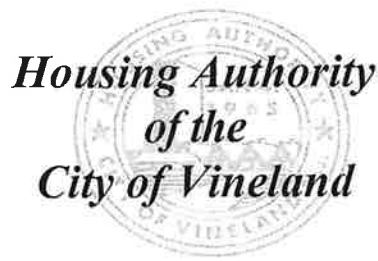
VINELAND HOUSING AUTHORITY

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

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on November 16, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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



List of Checks to be Voided as of 09/30/2023

<u>BANK</u>	<u>CHECK #'S</u>	<u>DATE ISSUED</u>	<u>PAYEE</u>	<u>AMOUNT</u>
GF	2493	12/16/2022	t0001124 William Santana	375.86
HAP	3227	1/3/2022	t0008517 Amanda Lugo	4.00
HAP	3253	2/1/2022	t0008517 Amanda Lugo	4.00
HAP	3281	3/1/2022	t0006020 Jessica Cardona	4.00
HAP	3285	3/1/2022	t0008517 Amanda Lugo	4.00
HAP	3315	4/1/2022	t0006020 Jessica Cardona	4.00
HAP	3319	4/1/2022	t0008517 Amanda Lugo	4.00
HAP	3348	5/2/2022	t0006020 Jessica Cardona	4.00
HAP	3352	5/2/2022	t0008517 Amanda Lugo	4.00
HAP	3381	6/1/2022	t0006020 Jessica Cardona	4.00
HAP	3412	7/1/2022	t0006020 Jessica Cardona	4.00
HAP	3413	7/1/2022	t0006338 Genesis Saez	3.00
HAP	3421	7/1/2022	t0012911 Rivera Nieves	22.00
HAP	3422	7/1/2022	t0015194 Lantigua Estevez	3.00
HAP	3440	8/1/2022	t0003326 Dorian Diaz	45.00
HAP	3446	8/1/2022	t0006020 Jessica Cardona	4.00
HAP	3447	8/1/2022	t0006338 Genesis Saez	3.00
HAP	3449	8/1/2022	t0007021 Aida M Shields	5.00
HAP	3455	8/1/2022	t0015636 Joy Wilson	3.00
HAP	3476	9/2/2022	t0006020 Jessica Cardona	4.00
HAP	3477	9/2/2022	t0006338 Genesis Saez	3.00
HAP	3479	9/2/2022	t0007021 Aida M Shields	5.00
HAP	3484	9/2/2022	t0015194 Lantigua Estevez	3.00
HAP	3485	9/2/2022	t0015636 Joy Wilson	36.00
HAP	3510	10/6/2022	t0006020 Jessica Cardona	4.00
HAP	3511	10/6/2022	t0006338 Genesis Saez	3.00
HAP	3520	10/6/2022	t0015194 Lantigua Estevez	3.00
HAP	3521	10/6/2022	t0015636 Joy Wilson	36.00
HAP	3542	11/1/2022	t0005731 Tiera L Harold	8.00
HAP	3543	11/1/2022	t0006020 Jessica Cardona	4.00
HAP	3544	11/1/2022	t0006338 Genesis Saez	3.00
HAP	3533	11/1/2022	t0015636 Joy Wilson	36.00
HAP	3556	11/1/2022	t0015908 Beardsley	41.00
HAP	3576	12/1/2022	t0006020 Jessica Cardona	4.00
HAP	3577	12/1/2012	t0006338 Genesis Saez	3.00
HAP	3583	12/1/2012	t0012270 Mercado	1.00
HAP	3588	12/1/2022	t0015636 Joy Wilson	36.00
<b>TOTAL</b>				<b>\$736.86</b>

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

RESOLUTION #2023-60

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 \$22,416.84.

This resolution shall take effect immediately.

**ADOPTED:** November 16, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner *Chapman*

Resolution seconded by Commissioner *Asselta*

**VOTE:**

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

VINELAND HOUSING AUTHORITY

*Mario Ruiz-Mesa*

BY: Mario Ruiz-Mesa, Chairman

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on November 16, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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



<b>VHA Year End Bad Debt Write Offs as of 9/30/2023</b>							
<b>Aged Receivables</b>							
Age As Of: 09/30/2023 Post To: 09/2023							
Property	Unit	Resident	Name	Security	Move Out	Balance	Reason
				Deposit	Date		Uncollectible
dorazio	0038	t0000694	REINALDO RODRIGUEZ (Past)	Y	8/14/2023	2,318.83	RELOCATED
dorazio	0045	t0010052	BERNARD FIELDS (Past)	Y	12/28/2022	278.15	RELOCATED
dorazio	0081	t0011297	JUSTO SANTOS (Past)	Y	9/6/2023	276.33	RELOCATED
<b>dorazio</b>						<b>2,873.31</b>	
scat005	0008	t0011379	MELISSA DEJESUS (Past)	Y	9/22/2022	6,424.18	RELOCATED
scat005	0025	t0000021	TANISHA MORI-CEDANO (Past)	Y	1/31/2023	369.48	RELOCATED
<b>scat005</b>						<b>6,793.66</b>	
scat018	0013	t0000540	ADRIANA DELGADO (Past)	Y	9/5/2023	3,159.65	EVICTED
scat018	0019	t0002401	CRYSTAL STOCKTON DAVIS (Past)	Y	5/1/2023	33.77	RELOCATED
<b>scat018</b>						<b>3,193.42</b>	
scat019	0017	t0002253	SHERRIE WILLIAMS (Past)	Y	6/16/2023	9,556.45	EVICTED
<b>scat019</b>						<b>9,556.45</b>	
<b>Total</b>						<b>22,416.84</b>	

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

RESOLUTION #2023-61

**Resolution Awarding Information Technology Services Contract**

**WHEREAS**, the Housing Authority of the City of Vineland recognizes the need for Information Technology services; and,

**WHEREAS**, the Housing Authority of the City of Vineland has solicited Requests for Proposals for Information Technology services; and,

**WHEREAS**, the Contract Committee was notified that two proposals were submitted; and,

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

**WHEREAS**, the Contract Committee agreed to recommend to its Board of Commissioners a contract to **Miles IT Inc.**, 100 Mount Holly Bypass; Lumberton, NJ 08048, to provide the Housing Authority of the City of Vineland with its Information Technology services commencing December 1, 2023 through November 30, 2024 for a total cost of **\$73,680**; and,

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

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes its executive director or his designee to prepare and execute the Information Technology services contract to **Miles IT Inc.**

**ADOPTED:** November 16, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Chapman

**VOTE:**

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

VINELAND HOUSING AUTHORITY

*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 November 16, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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

## CERTIFICATION

Funding is available for:

### INFORMATION TECHNOLOGY SERVICES CONTRACT

from the Operating Budget. The line item to be charged for the above expenditure is Account # 4182-01-000.

  
Wendy Hughes  
Certifying Financial Officer

11/16/23  
Date

Comparison of Information Technology Firms Submitting RFP 2023-24

Evaluation Factors	Vendor Name					
	Possible Points	Miles Technology	Digital Strategy Associates			
1. Capabilities of the Team or Firm: This criterion evaluates the capability of each respondent to assist the VHA in the above areas. This criterion will be scored based on the experience of each respondent.	35	32.00	29.33			
2. Knowledge and Skills of the Individuals to be Assigned: This criterion evaluates the knowledge and skills of the individuals who will actually be providing the various kinds of support and IT services. This criterion will be scored based on the resumes to be submitted for individuals to be assigned to provide the various kinds of Information Technology Services.	25	24.00	22.00			
3. References	15	15.00	15.00			
4. Experience with similar New Jersey Public Sector clients	15	13.00	13.33			
5. Proposed Terms: This criterion evaluates the fee for services provided.	10	7.67	5.33			
<b>Total</b>		91.67	85.00			

Cost Breakdown						
Monthly Rate for Managed Services		\$ 4,290.00	\$ 5,000.00			
Hourly Rate			\$ 85.00			
Portal Support		\$ 1,850.00				

**THE HOUSING AUTHORITY OF THE CITY OF VINELAND**

UNIT PRICING - VENDOR MUST FILL IN ALL FIELDS - DO NOT ALTER FORM  
INFORMATION TECHNOLOGY SERVICES  
UNIT PRICING TABLE PAGE 1 OF 1

CODE	DESCRIPTION	BILLING RATE	ESTIMATED QTY	TOTAL PRICE
MANAGED	Provide price per month for Managed Information Technology Services	4,290	12 (MONTHS)	51,480
HOURLY	Provide price per hour for support not covered under the monthly for Managed Information Technology Services fee		50 (HOURS)	
AUDIT	Provide price to conduct Network Audit as defined in the scope of work			
PORTAL	Provide price per month for Portal Support per specifications <u>VHA Portal</u>	1,850	12 (MONTHS)	22,200

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

Total Price of all rows \$ 73,680

Seventy Three Thousand Six Hundred and Eighty  
TOTAL PRICE IN WRITTEN WORD FORM

The bid price is to contain all direct and indirect costs, including out-of-pocket expenses.

Miles IT BY Robert Commack  
Firm Name

100 Mt Holly Bypass Lumberton NJ 08048  
Street, Town, State, Zip Code

856 439 0999 Telephone 856 712 1423 Fax

Sworn to and subscribed before me Bethany L Doohaluk  
30 day of October 2023

Signature of proposer if the proposer is an individual

Signature of partner if proposer is a partnership

Robert Commack Signature of officer if the proposer is a corporation

VP of IT Sales Title

Bethany L Doohaluk Notary Public (SEAL)

BETHANY L DOOHALUK  
Notary Public - State of New Jersey  
Commission # 50136809  
My Commission Expires Sep 9, 2025

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

RESOLUTION #2023-62

**A Resolution Authorizing Entering into a Contract Agreement  
with Global Furniture Group – Dealer of Record Nickerson, NJ**

**WHEREAS**, it is necessary for the proper conduct of the order of business that the Vineland Housing Authority enter into contract agreement with Global Furniture Group – Dealer of Record Nickerson, NJ; and,

**WHEREAS**, it is necessary for the Vineland Housing Authority to acquire furniture for its Administrative Offices; and,

**WHEREAS**, funds are available for the purpose of entering into a contract agreement with Global Furniture Group – Dealer of Record Nickerson, NJ; 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 #65MCECCPS; and,

**WHEREAS**, the Educational Services Commission of New Jersey awarded Bid #ESC NJ 22/23-08 to Global Furniture Group – Dealer of Record Nickerson, NJ on March 30, 2022; and,

**WHEREAS**, the Vineland Housing Authority finds it to be in the best interests of said Authority to enter into the Educational Services Commission of New Jersey Bid # ESCNJ 22/23-08 contract agreement with Global Furniture Group – Dealer of Record Nickerson, NJ for the purchase of furniture in the amount not to exceed \$20,200.82.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners to the Vineland Housing Authority authorizes the award of a contract agreement with Global Furniture Group – Dealer of Record Nickerson, NJ – 17 West Stow Road, PO Box 562; Marlton, NJ 08053.

**ADOPTED:** November 16, 2023

**MOVED/SECONDED:**

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Chapman

**VOTE:**

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

VINELAND HOUSING AUTHORITY

*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 November 16, 2023 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

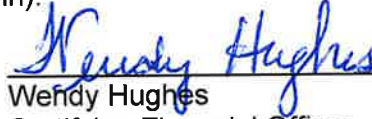
*Jacqueline S. Jones*  
Jacqueline S. Jones, Executive Director  
Secretary/Treasurer

**CERTIFICATION**

Funding is available for:

**PURCHASING ADMINISTRATIVE OFFICE**

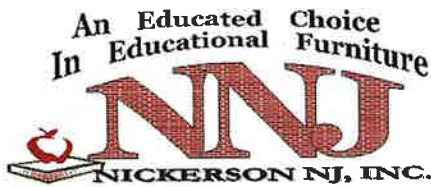
from the operating budget. The line item to be charged for the above expenditure is Account # 1400-08-000 (Furniture & Equipment – Admin).



Wendy Hughes  
Certifying Financial Officer



Date



515 Union Avenue  
 Union Beach, NJ 07735  
 732.721.0094 phone  
 732.721.0115 fax  
 www.nickersonnj.com



**PLEASE NOTE - ALL PO'S MUST BE MADE OUT TO MANUFACTURER - SEE BELOW FOR DETAILS**

November 11, 2023

Quote # 1017796

**Send To**

Ron Miller  
 Vineland Housing Authority  
 191 W. Chestnut Ave.  
 Vineland, NJ 08360  
[rmiller@vha.org](mailto:rmiller@vha.org)

**Ship To**

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

RE: Global Furniture Group

We are pleased to present you the following quotation:

Qty	Model	Item	Mfr	Description	List Price	Unit Price	Extended	
13	2670-4		Global	Accord High Back Tilter W/Loop Arms, Mesh Back - Black Gr 10 Fabric - Brio B053 Decode (11) -Boardroom (1) Ron (1) Jackie	\$ 2,217.00	\$ 1,285.86	\$ 16,716.18	
1	6322-3		Global	Vion Task Chair Mesh Medium Back - Black Gr 10 Fabric Brio B053 Decode, Black Base Tag - Gloria	\$ 1,420.00	\$ 823.60	\$ 823.60	
4	6325		Global	Vion Side Chair, W/Arms, Mesh Back, 4 Legs, No Casters - Gr 10 Fabric, Brio B053 Decode - Black Mesh, Black Legs Tag - Ron	\$ 1,147.00	\$ 665.26	\$ 2,661.04	
							<b>SUBTOTAL</b>	\$ 20,200.82
DOCK DELIVERY								
							<b>TOTAL</b>	\$ 20,200.82

Global Furniture Group prices are based off list pricing with the following discount per ESCNJ 22/23-08 Contract

42%

Returns will not be accepted without prior authorization and are subject to a restocking fee plus freight. Custom items may not be returned.

Lead-time approximately 6-8 weeks A/R/O and all color selections.

All prices are based on quantities listed above, should you change quantities please request a revised quote.

**\*Please note, due to the volatility of raw materials and transportation, lead times are subject to change.**

**Please make Purchase Order out to:**

*Global*  
*Dealer of Record Nickerson NJ*  
*17 West Stow Road*  
*PO Box 562*  
*Marlton, NJ 08053*

All Purchased Orders **MUST** be emailed to [Orders@Nickersonnj.com](mailto:Orders@Nickersonnj.com) and [Amazer@Nickersonnj.com](mailto:Amazer@Nickersonnj.com)  
 Any Purchased Orders sent directly to the manufacturers or mailed to Nickerson will not be honored

Please contact us with any questions or should you require additional information.

Sincerely,

*Anne Mazer*

Anne Mazer | Account Executive  
 P- 732-241-7118

Prepared by: Meaghan Hassard | Project Coordinator  
 P-732-721-0094 Ext 3 | F 732-721-0115