
*Housing Authority of the
City of Vineland*

191 W. Chestnut Ave. – Vineland, NJ 08360



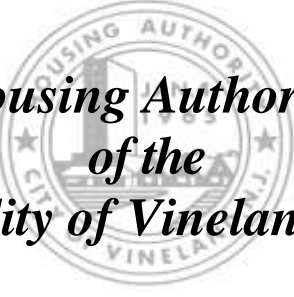
Board of Commissioners'

Meeting

December 15, 2022

6 p.m.

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



**Housing Authority
of the
City of Vineland**

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

Telephone: 856-691-4099
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Jacqueline S. Jones, Executive Director

December 9, 2022


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

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, December 15, 2022 at **6:00 p.m.** at the Administrative Building, 191 W. Chestnut Avenue, Vineland, NJ 08360.

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

Sincerely,



Jacqueline S. Jones
Executive Director

JSJ:gp

Enclosures

REVISED
Housing Authority of the City of Vineland
AGENDA
Thursday, December 15 , 2022
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 November 17, 2022
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Report
8. Old Business
9. New Business
10. Resolutions:
 - # 2022-80 Monthly Expenses (**updated**)
 - # 2022-81 Approve 2023 Board Meeting Dates
 - # 2022-82 Appoint JIF Fund Commissioner
 - # 2022-83 Approving Change Orders #4 & #5 for Kidston & Olivio Towers – Exterior Renovations Project
 - # 2022-84 Approving Change Order #22 for Kidston & Olivio Towers Interior and Plumbing Renovations

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, November 17, 2022
6:00 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Ruiz-Mesa on Thursday, November 17, 2022, 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
Commissioner Brian Asselta
Commissioner Michael Green
Commissioner Albert Porter
Chairman Mario Ruiz-Mesa

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

Chairman Ruiz-Mesa read the Sunshine Law.

Chairman Ruiz-Mesa entertained a motion to approve the minutes of the Regular Meeting held on October 20, 2022. A motion was made by Commissioner Porter and seconded by Commissioner Asselta. The following vote was taken:

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

Chairman Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the one month ending October 31, 2022. Brief discussion regarding the HUD reserve line item. Mrs. Jones explained the HUD reserve funds are included in the report because these are funds that HUD is holding for the Authority for Section 8 Subsidy. Some funds are held locally, and some funds are held by HUD. Including the reserve funds in the report most accurately reflects the Authority's financial position.

Executive Director's Report:

Chairman Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones reported the Authority is still working on some specs for Olivio Towers elevator renovations. The Authority has a consultant who specializes in this.

The Kidston Towers project, which mainly involved the plumbing project is coming to an end. There are two risers that are under construction now that are the last two to be completed. The very last riser should be completed in early January. There will be eighteen units to rent, and the Authority is ramping up now to find applicants to lease these units. There is a resolution tonight for a group of change orders for this project. Some are positive and some are negative.

Regarding the Scattered Sites, there was a settlement on October 30th and there is another scheduled for November. The Authority continues to work on the project to keep about thirty-five of the scattered site homes. A conference call was held with HUD's Special Application Center in Chicago. During this call, the HUD representatives provided some direction on what to do next. Rick Ginnetti and Mrs. Jones are working on this plan to bring back to the board either next month or at the January meeting. The other issue is selling the homes that are on the outskirts of Vineland, which are the properties that have wells and septic tanks. The Authority is working on replacing some of the septic tanks.

Committee Report: Chairman Ruiz-Mesa stated a committee will need to be appointed for Re-Organization for the coming year for the election of officers. The committee will consist of Commissioners Chapman, Asselta and himself. The Committee will report to the Board next month.

Old Business: None.

New Business: None.

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

Resolution #2022-77
Resolution to Approve Monthly Expenses

Chairman Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,162,282.23. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

Resolution #2022-78
Approving Change Order #14 – #21
for Kidston & Olivio Towers Interior and Plumbing Renovations

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-78. A motion was made by Commissioner Asselta; seconded by Commissioner Green. Mrs. Jones briefly discussed the change orders. The following vote was taken:

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

Resolution #2022-79
Resolution Awarding Information Technology Services Contract

Chairman Ruiz-Mesa called for a motion to approve Resolution #2022-79. A motion was made by Commissioner Chapman; seconded by Commissioner Asselta. The following vote was taken:


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

There is no need for Executive Session.

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

With no further business to discuss, Chairman Ruiz-Mesa entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:16 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TWO MONTHS ENDED NOVEMBER 30, 2022

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU NOVEMBER</u>	<u>ACTUAL THRU NOVEMBER</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
<u>INCOME</u>				
TENANT RENT	802,860	133,810	127,989	(5,821)
OTHER INCOME MISC.	9,770	1,628	1,153	(475)
PHA OPERATING SUBSIDY	375,760	62,627	61,190	(1,437)
HUD ASSET REPOSITIONING FEE	82,000	13,667	49,851	36,184
SECTION 8 ADMIN. FEE INCOME	925,930	154,322	173,788	19,466
CAPITAL FUNDS	849,030	141,505	0	(141,505)
FSS GRANT-PH	95,000	15,833	15,833	(0)
CSP-CONGREGATE SERVICES INCOME	98,000	16,333	14,307	(2,026)
INVESTMENT INCOME	2,720	453	95	(358)
CF MANAGEMENT FEE	57,700	9,617	0	(9,617)
MGMT FEE-PH	142,000	23,667	22,803	(864)
MGMT FEE-SEC 8	135,070	22,512	21,756	(756)
MGMT FEE-MELROSE	10,200	1,700	850	(850)
MGMT FEE-RAD	311,000	51,833	59,124	7,291
BOOKKEEPING FEE	13,350	2,225	2,235	10
BOOKKEEPING FEE-SEC 8	84,420	14,070	13,598	(472)
ASSET MGMT FEE	20,640	3,440	3,320	(120)
SHOP RENT	64,800	10,800	10,800	0
INCOME FROM OTHER AUTHORITIES	326,000	54,333	58,631	4,298
SERVICE INCOME FROM MELROSE	47,000	7,833	3,734	(4,099)
MISCELLANEOUS INCOME	5,030	838	7,385	6,547
TOTAL INCOME	4,458,280	743,047	648,442	(94,605)
<u>EXPENSES</u>				
ADMINISTRATION:				
ADMINISTRATIVE SALARIES	1,031,000	171,833	154,628	(17,205)
PAYROLL TAXES	87,300	14,550	11,837	(2,713)
HEALTH BENEFITS	338,840	56,473	45,614	(10,859)
PENSION EXPENSE	96,800	16,133	20,054	3,921
CRIMINAL BACKGROUND CHECKS	11,910	1,985	127	(1,858)
TNT/EMPL SCREENING	14,500	2,417	3,478	1,061
LEGAL-GENERAL	30,250	5,042	2,783	(2,259)
LEGAL-OTHER	8,500	1,417	0	(1,417)
STAFF TRAINING	11,000	1,833	0	(1,833)
TRAVEL	3,750	625	0	(625)
ACCOUNTING	85,000	14,167	14,167	0
AUDITING	34,400	5,733	5,733	(0)
PORT OUT ADMIN FEES	4,500	750	517	(233)
MANAGEMENT FEES	276,990	46,165	44,560	(1,605)
BOOKKEEPING FEES	97,770	16,295	15,832	(463)
ASSET MGMT FEES	20,640	3,440	3,320	(120)
CONSULTANTS	10,000	1,667	0	(1,667)
IT CONSULTANTS	82,000	13,667	8,858	(4,809)

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TWO MONTHS ENDED NOVEMBER 30, 2022

	ANNUAL BUDGET	BUDGET THRU NOVEMBER	ACTUAL THRU NOVEMBER	FROM BUDGET (+OVER/-UNDER)
CONSULTANTS-RAD	8,000	1,333	0	(1,333)
RAD CONVERSION EXPENSES	6,000	1,000	0	(1,000)
MEMBERSHIP DUES/FEES	6,800	1,133	308	(825)
PUBLICATIONS	1,500	250	0	(250)
ADVERTISING	5,000	833	556	(277)
OFFICE SUPPLIES	15,500	2,583	640	(1,943)
COMPUTER & SOFTWARE EXPENSES	150,900	25,150	16,809	(8,341)
FUEL-ADMIN	3,000	500	0	(500)
PHONE AND INTERNET	42,400	7,067	5,390	(1,677)
POSTAGE	9,400	1,567	1,093	(474)
COPIER SUPPLIES	10,100	1,683	470	(1,213)
INSPECTION FEES	13,700	2,283	2,063	(220)
MISCELLANEOUS EXPENSES	22,360	3,727	2,279	(1,448)
TOTAL ADMINISTRATION EXPENSES	<u>2,539,810</u>	<u>423,302</u>	<u>361,116</u>	<u>(62,186)</u>
TENANT SERVICES:				
SALARIES-CONGREGATE SERVICES	45,860	7,643	4,756	(2,887)
PAYROLL TAXES	4,030	672	364	(308)
MEALS	44,000	7,333	0	(7,333)
FSS ESCROWS-PH	6,890	1,148	0	(1,148)
OTHER	66,450	11,075	1,203	(9,872)
TOTAL TENANT SERVICES	<u>167,230</u>	<u>27,872</u>	<u>6,323</u>	<u>(21,549)</u>
UTILITIES:				
WATER	38,630	6,438	5,408	(1,030)
ELECTRIC	168,190	28,032	18,507	(9,525)
GAS	35,130	5,855	2,988	(2,867)
GARBAGAE/TRASH REMOVAL	20,200	3,367	2,787	(580)
SEWER	59,920	9,987	10,015	28
TOTAL UTILITIES EXPENSE	<u>322,070</u>	<u>53,678</u>	<u>39,705</u>	<u>(13,973)</u>
ORDINARY MAINTENANCE AND OPERATIONS:				
MAINTENANCE LABOR	441,000	73,500	37,793	(35,707)
PAYROLL TAXES	31,300	5,217	2,893	(2,324)
HEALTH BENEFITS	63,360	10,560	6,819	(3,741)
PENSION EXPENSE	70,100	11,683	7,764	(3,919)
MAINTENANCE UNIFORMS	1,810	302	509	207
VEHICLE GAS, OIL, GREASE	30,550	5,092	2,368	(2,724)
MATERIALS	159,340	26,557	7,051	(19,506)
CONTRACT-COSTS	169,150	28,192	19,686	(8,506)
REPAIRS-VEHICLES	7,880	1,313	668	(645)
RENT EXPENSE	18,570	3,095	3,096	1
EXTERMINATION	8,800	1,467	0	(1,467)
TRASH REMOVAL	9,200	1,533	1,224	(309)
TOTAL ORDINARY MAINT. & OPERATIONS EXP.	<u>1,011,060</u>	<u>168,510</u>	<u>89,871</u>	<u>(78,639)</u>

HOUSING AUTHORITY OF THE CITY OF VINELAND
FINANCIAL REPORT FOR THE TWO MONTHS ENDED NOVEMBER 30, 2022

	<u>ANNUAL BUDGET</u>	<u>BUDGET THRU NOVEMBER</u>	<u>ACTUAL THRU NOVEMBER</u>	<u>FROM BUDGET (+OVER/-UNDER)</u>
GENERAL EXPENSES:				
BAD DEBTS	28,300	4,717	4,717	0
COMPENSATED ABSENCES	25,800	4,300	4,300	0
FSS ESCROWS-SEC 8	30,000	5,000	7,537	2,537
INSURANCE	156,430	26,072	27,919	1,847
OTHER GENERAL EXPENSES	1,500	250	250	0
PAYMENTS IN LIEU OF TAXES	53,140	8,857	9,414	557
PORT-IN HAP EXPENSE	500	83	0	(83)
REPLACEMENT RESERVES	95,000	15,833	15,833	(0)
RETIREE HEALTH BENEFITS	50,320	8,387	10,106	1,719
TOTAL GENERAL EXPENSES	440,990	73,498	80,076	6,578
TOTAL OPERATING EXPENSES	4,481,160	746,860	577,091	(169,769)
PROFIT (LOSS) EXCLUDING HAP	(22,880)	(3,813)	71,351	75,164
		0		
HAP REVENUES	6,700,000	1,116,667	1,194,200	77,533
HAP EXPENSES	6,670,000	1,111,667	1,243,036	131,369
NET HAP (LOSS)	30,000	5,000	(48,836) *	(53,836)
GRAND TOTAL PROFIT (LOSS)	7,120	1,187	22,515	21,328
UNRECONCILED HUD HELD RESERVES AT 11/30/22			410,376	
GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES			432,891	

Housing Authority of the City of Vineland

Administrative Report

DATE: December 6, 2022

TO: Board of Commissioners, Vineland Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for November 2022)

PERIOD: November 18, 2022 to December 5, 2022

COVID-19 Pandemic – Operating Status

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

The “COVID Rooms” at the Authority’s Administrative offices are being used by staff for face-to-face meetings. These rooms are designed as separate rooms with walls with a window installed between the two rooms. The applicant/resident room has an outdoor entrance.

Rental Assistance Demonstration (RAD) Conversions - Status

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

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

Renovation Projects – Complete or On Hold

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

Kidston & Olivio Towers – Renovation Projects - Active

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

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

Kidston & Olivio Towers – Renovation Projects - Active

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

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

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

<u>Kidston & Olivio Towers – Renovation Projects – Active</u>	Work Status	Comments
<p style="text-align: center;">Scope of Work</p> <p>KT – Interior Plumbing Renovations (Replacement of plumbing stacks; domestic water filtration system; new fire-rated access panels; complete unit bathroom replacements; accessibility upgrades communal area restrooms; domestic water filtration system; domestic water pump; Accessibility upgrades to communal area restrooms;</p>	<p>July-August 2021 Award Anticipated</p>	<p>Continued from above:</p> <p>6/2022 Update: E & F risers are complete; Work on J & K risers is in process; Remaining risers are A,B,C,D & I.</p> <p>7/2022 Update: J & K risers are complete; Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>8/2022 Update: Work on C & D risers is in process; Remaining risers are A, B & I.</p> <p>9/2/022 Update: Work on A & C risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p>10/2022 Update: Work on A & B risers is in process; The final riser is I; Working towards a 12/2022 completion date;</p> <p>11/2022 Update: Positive and Negative plumbing change orders for board meeting resolution; Two risers left to complete – B & I risers are in process; B wrapping up in 2 weeks; still working towards a 12/2022 completion; main supply line replacements to be done with water service interruption expected to be a maximum of 8 hours;</p> <p><i>12/2022 Update: B riser is complete; I riser is in process and is the last riser to be repaired; targeted completion date for all risers is January 2023; the main supply line replacements to be done with water service interruption expected through out the project at certain intervals;</i></p>

Scattered Site Disposition – Status

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

<i>SCATTERED SITE HOMES STATUS SUMMARY</i>				
<i>DATE</i>	<i>UNDER CONTRACT</i>	<i>LISTED</i>	<i>SOLD</i>	<i>TOTAL HOMES</i>
				<i>72 Total</i>
				<i>-10 Not Selling</i>
				<i>62 Balance</i>
<i>May 14, 2022</i>	<i>1</i>	<i>2</i>	<i>-3</i>	<i>59 Balance</i>
<i>June 10, 2022</i>	<i>-1 (seller backed out)</i>	<i>3</i>	<i>-1</i>	<i>58 Balance</i>
<i>July 14, 2022</i>	<i>2 /-1 (seller backed out)</i>	<i>1</i>	<i>0</i>	<i>58 Balance</i>
<i>August 1, 2022</i>	<i>1</i>	<i>3</i>	<i>0</i>	<i>58 Balance</i>
<i>September 8, 2022</i>	<i>1</i>	<i>0</i>	<i>-1</i>	<i>57 Balance</i>
<i>September 30, 2022</i>			<i>-1</i>	<i>56 Balance</i>
<i>November 10, 2022</i>			<i>-1</i>	<i>55 Balance</i>
<i>December 8, 2022</i>	<i>4331 Roberts Dr</i>		<i>Waiting on HUD release of Declaration of Trust to schedule settlement;</i>	
			<i>7</i>	

D’Orazio Terrace – Redevelopment

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

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

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

Melrose Court

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

Board of Commissioners NJ Local Housing Authority Training Program Status

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

- **The Spring 2023 Schedule for the NJ Local Housing Authority and Redevelopment Training Program classes is yet to be published.**
- **The courses can be reviewed at: <https://cgs.rutgers.edu/programs/housing> NJ Local Housing Authority and Redevelopment Agency Training Program**

Please contact Gloria Pomales, Executive Assistant, to register for these classes – gpomales@vha.org or 856-691-4099 Ext 106. All classes are at the expense of the Authority.

Program Statistics Report

10/2022 - 10/2023

Nov2022 Oct2022

Tenant Accounts Receivable		
Number of "non-payment of rent" cases referred to the solicitor	0	0
Unit Inspections		
Total number of units to be inspected in fiscal year	600	600
Number of inspections actually completed this month - all sites	24	18
Total number of units inspected year-to-date - all sites	42	18
City Inspections	44	58
Occupancy		
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	61	82
Annual Unit Turnaround Time (For Fiscal Year)	72	82
Monthly - Number of Vacancies Filled (this month)	9	3
Monthly - Average unit turnaround time in days for Lease Up	18	59
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	9	14
PIC Score	94.34%	94.34%
Occupancy Rate (excludes Kidston rehab units and Scattered Sites)	96.33%	95.00%
Public Housing & RAD Waiting List Applicants		
Families - All lists closed (0,1,2,4,5,6br lists open 11/21-12/5)	235	154
Elderly (Seniors - 62+)/Disabled - All lists closed (0,1,2,4,5,6br lists open 11/21-12/5)	247	231
Average work order turnaround time in days - Tenant Generated	0.13	0.02
Number of routine work orders written this month	533	652
Number of outstanding work orders from previous month	864	688
Total number of work orders to be addressed this month	1,397	1,340
Total number of work orders completed this month	496	476
Total number of work orders left outstanding	901	864
Number of emergency work orders written this month	1	1
Total number of work orders written year-to-date	7,771	7,238
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	5	11
Section 8		
Level of leased units of previous month was:	922	897
Level of leased units this month is:	924	922
Number of increased leased-units over last month	2	25
Total number of units inspected this month	23	41
Programs (Voucher):		
ABA Utilization %	107.02%	104.03%
Repayment Agreements	31	31
Total repayments due YTD	\$92,544	\$92,544
Total repayments received YTD	\$8,743	\$8,743
PIC Score (Oakview added 10/13)	93.52%	93.52%
Section 8 Housing Choice Voucher Waiting List Applicants - Closed 11/19/2021	2,191	2,201
Section 8 Project Based Waiting List Applicants- Oakview - OPEN	237	234
Section 8 Project Based Waiting List Applicants- Buena HA - CLOSED	174	178
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	65%/35%	57%/43%
Department of Social Services - FSS		
Family Self-Sufficiency - Public Housing and Section 8 Voucher Combined		
The number of residents that received "outreach" information about FSS	18	15
The number of residents signed on to the program. (FSS Contracts).	20	28
The number of FSS Participants with established escrow accounts.	12	22
Number of residents in need of employment skills (GED, DL, Job Training.)	3	3
The number of meetings, workshops and case management services	6	3
Congregate Services		

Program Statistics Report**10/2022 - 10/2023****Nov2022 Oct2022**

Number of clients on the Congregate Program	20	20
Number of clients on Meal Program	0	0
Number of clients on Homemaking Program	20	17
Number of clients on Laundry Services (This service is included in housekeeping)	17	13
Number of clients on Shopping Services (This service is included in housekeeping)	8	8
Registered Nurse		
Number of clients served this month	107	97
Blood Pressure Clinics (clinics) # of residents attending	0	0
Health Assessments/re-assessments	6	5
Meds Supervision	47	32
VHA - (FAMILY SW)		
Number of Residents on ROSS (Family)	25	25
Number of residents that received case management services	18	15
Number of Meetings	45	3
Number of residents enrolled in academic/employment workshops (FSS)	3	3
VHA - (MEDICAL)		
Number of residents received health assessment	6	5
Number of residents health activities of daily living assessments.	6	5
Resident's medicine monitoring/supervision for month	47	32
Self-sufficiency - improved living conditions.	6	5
Community Development Block Grant Program		
Clients Served		
Number of new clients served	0	0
Number of ongoing clients	64	68
Total clients currently being served this month	45	15
Income		
Median Family Income (MFI)	0	0
Moderate 80%-51% (MFI)	22%	26%
Low 50%-31% (MFI)	28%	26%
Very Low 30%-0% (MFI)	50%	47%
Total	100%	100%
Client Demographics		
White	7	10
Black	5	6
American Indian	0	0
Asian	0	0
Other	0	0
Hispanic	49	52
Non-Hispanic	15	16

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

RESOLUTION #2022-80

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 \$1,115,476.19.

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: December 15, 2022

MOVED/SECONDED:

Resolution moved by Commissioner *Asselta*
Resolution seconded by Commissioner *Porter*

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz Mesa
BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on December 15, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

HOUSING AUTHORITY OF THE CITY OF VINELAND
 BOARD MEETING
 LIST OF CHECKS
 12/15/22

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
	SECTION 8 HAP PROGRAM	\$ 633,850.00
3565 - 3592	LANDLORD/TENANT CHECKS AND OTHER	\$ 7,353.00
18491 - 18657	DIRECT DEPOSITS-LANDLORDS HAPS	\$ 626,497.00
	SECTION 8 ADM FEE ACCOUNT	193.36
670 - 672	COMPUTER CHECKS- Ocean First	\$ 193.36
-	COMPUTER CHECKS- BB&T	\$0.00
	SECTION 8 NHOP	
-	COMPUTER CHECKS	\$0.00 0.00
	NHOP INVESTMENTS	0.00
-	COMPUTER CHECKS- Ocean First	\$0.00
-	COMPUTER CHECKS- BB&T	\$0.00
	OCEAN FIRST BANK PH SECURITY DEPOSIT	
209 - 210	COMPUTER CHECKS	2,957.94
	OCEAN FIRST BANK FSS ESCROW	
-	COMPUTER CHECKS	0.00
	CAPITAL BANK GEN/FUND PH	
2483 - 2492	COMPUTER CHECKS	55,795.21
	COCC CASH ACCOUNT	
10775, 11439 - 11522	COMPUTER CHECKS	202,496.64
120822, 20221123, 20221209		
	COCC EXPENDITURES	
	PAYROLL	11/28/22 - 12/09/22 131,770.85
	PAYCHEX INVOICES	11/28/22 - 12/09/22 783.54
	PAYROLL TAX LIABILITY	11/28/22 - 12/09/22 23,820.81
	HEALTH BENEFITS PAID	Dec-22 52,963.38
	PENSION PAYMENTS	Nov-22 10,844.46
	TOTAL	\$ 1,115,476.19

Payment Summary

/050,hcv060,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	3565	0housin - VINELAND HOUSING AUTHORITY	9/30/2022	09-2022	2,719.00	11/30/2022
sec8hap - Section 8 HAP	3566	0caguas - CAGUAS OF MUNICIPALITY	12/2/2022	12-2022	488.00	
sec8hap - Section 8 HAP	3567	0millif - LIFESPRING OF MILLVILLE INC	12/2/2022	12-2022	577.00	
sec8hap - Section 8 HAP	3568	0osccos8 - OSCEOLA COUNTY HOUSING	12/2/2022	12-2022	960.00	
sec8hap - Section 8 HAP	3569	t0000624 - GUNN	12/2/2022	12-2022	104.00	
sec8hap - Section 8 HAP	3570	t0002385 - CARRION	12/2/2022	12-2022	42.00	
sec8hap - Section 8 HAP	3571	t0003357 - KENNEDY	12/2/2022	12-2022	64.00	
sec8hap - Section 8 HAP	3572	t0003585 - SCRUGGS	12/2/2022	12-2022	23.00	
sec8hap - Section 8 HAP	3573	t0004846 - ROTHMALLER	12/2/2022	12-2022	101.00	
sec8hap - Section 8 HAP	3574	t0005666 - BALDWIN	12/2/2022	12-2022	41.00	
sec8hap - Section 8 HAP	3575	t0005731 - HAROLD	12/2/2022	12-2022	8.00	
sec8hap - Section 8 HAP	3576	t0006020 - CARDONA	12/2/2022	12-2022	4.00	
sec8hap - Section 8 HAP	3577	t0006338 - SAEZ	12/2/2022	12-2022	3.00	
sec8hap - Section 8 HAP	3578	t0007057 - DESAI	12/2/2022	12-2022	63.00	
sec8hap - Section 8 HAP	3579	t0007113 - RIOS	12/2/2022	12-2022	4.00	
sec8hap - Section 8 HAP	3580	t0008553 - CARLO	12/2/2022	12-2022	240.00	
sec8hap - Section 8 HAP	3581	t0010026 - CARTER	12/2/2022	12-2022	14.00	
sec8hap - Section 8 HAP	3582	t0010166 - ORTIZ	12/2/2022	12-2022	195.00	
sec8hap - Section 8 HAP	3583	t0012270 - MERCADO	12/2/2022	12-2022	1.00	
sec8hap - Section 8 HAP	3584	t0012304 - MEDINA	12/2/2022	12-2022	36.00	
sec8hap - Section 8 HAP	3585	t0012395 - DAVIS	12/2/2022	12-2022	39.00	
sec8hap - Section 8 HAP	3586	t0013702 - Medina	12/2/2022	12-2022	73.00	
sec8hap - Section 8 HAP	3587	t0015625 - MACIN	12/2/2022	12-2022	73.00	
sec8hap - Section 8 HAP	3588	t0015636 - WILSON	12/2/2022	12-2022	36.00	
sec8hap - Section 8 HAP	3589	t0015850 - PURNELL	12/2/2022	12-2022	65.00	
sec8hap - Section 8 HAP	3590	t0015857 - PAYNE	12/2/2022	12-2022	41.00	
sec8hap - Section 8 HAP	3591	t0015908 - BEARDSLEY	12/2/2022	12-2022	41.00	
sec8hap - Section 8 HAP	3592	vf033 - SEMINOLE COUNTY	12/2/2022	12-2022	1,298.00	
sec8hap - Section 8 HAP	18491	0cackim - KIMBERLY A CACCHIOLI	11/22/2022	11-2022	510.00	
sec8hap - Section 8 HAP	18492	0cbrenta - C & B RENTAL	11/22/2022	11-2022	1,358.00	
sec8hap - Section 8 HAP	18493	0equacc - ACCUMULATING EQUITY PARTNERS LLC	11/22/2022	11-2022	1,741.00	
sec8hap - Section 8 HAP	18494	0oyojos - JOSE N OYOLA	11/22/2022	11-2022	320.00	
sec8hap - Section 8 HAP	18495	0pargle - GLEN PARK APARTMENTS LP	11/22/2022	11-2022	2,194.00	
sec8hap - Section 8 HAP	18496	0realbf - B & F REAL ESTATE HOLDINGS LLC	11/22/2022	11-2022	1,610.00	
sec8hap - Section 8 HAP	18497	0rpjpro - RPJ PROPERTIES LLC	11/22/2022	11-2022	374.00	
sec8hap - Section 8 HAP	18498	02llbtw - BTW 2 LLC	12/5/2022	12-2022	690.00	
sec8hap - Section 8 HAP	18499	0537grap - 529-537 GRAPE STREET,LLC	12/5/2022	12-2022	386.00	
sec8hap - Section 8 HAP	18500	0abobab - BABATUNDE O ABORISADE	12/5/2022	12-2022	699.00	
sec8hap - Section 8 HAP	18501	0abrawi - ABRAHAN & AWILDA HEREDIA	12/5/2022	12-2022	1,227.00	
sec8hap - Section 8 HAP	18502	0acojor - ACOSTA	12/5/2022	12-2022	1,614.00	
sec8hap - Section 8 HAP	18503	0ahcpv - AFFORDABLE HOUSING CORPORATION	12/5/2022	12-2022	10,481.00	
sec8hap - Section 8 HAP	18504	0ahctaaa - AFFORDABLE HOUSING CORPORATION	12/5/2022	12-2022	91,954.00	
sec8hap - Section 8 HAP	18505	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	12/5/2022	12-2022	69,551.00	
sec8hap - Section 8 HAP	18506	0albreb - REBECCA C THOMPSON-ALBERT	12/5/2022	12-2022	89.00	

Payment Summary

/050,hcv060,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_

Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
sec8hap - Section 8 HAP	18507	0aljess - ALJESS LLC	12/5/2022	12-2022	905.00
sec8hap - Section 8 HAP	18508	0andcar - ANDUJAR	12/5/2022	12-2022	281.00
sec8hap - Section 8 HAP	18509	0andjon - JONATHAN ANDREOZZI	12/5/2022	12-2022	2,875.00
sec8hap - Section 8 HAP	18510	0andron - RONALD ANDRO	12/5/2022	12-2022	360.00
sec8hap - Section 8 HAP	18511	0aparab - AB APARTMENTS LLC	12/5/2022	12-2022	677.00
sec8hap - Section 8 HAP	18512	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS	12/5/2022	12-2022	8,085.00
sec8hap - Section 8 HAP	18513	0assind - INDEPENDENCE ASSOCIATES LLC	12/5/2022	12-2022	832.00
sec8hap - Section 8 HAP	18514	0behhar - HARRY & BARBARA BEHRENS	12/5/2022	12-2022	523.00
sec8hap - Section 8 HAP	18515	0beredw - EDWIN C & SAVALYN BERGAMO	12/5/2022	12-2022	1,083.00
sec8hap - Section 8 HAP	18516	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AF	12/5/2022	12-2022	4,378.00
sec8hap - Section 8 HAP	18517	0berobe - OBED BERMUDEZ	12/5/2022	12-2022	981.00
sec8hap - Section 8 HAP	18518	0betalp - ALPHA BETA CAMDEN LLC	12/5/2022	12-2022	1,440.00
sec8hap - Section 8 HAP	18519	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	12/5/2022	12-2022	783.00
sec8hap - Section 8 HAP	18520	0brewst - BREWSTER GARDEN APARTMENTS LLC	12/5/2022	12-2022	1,040.00
sec8hap - Section 8 HAP	18521	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	12/5/2022	12-2022	16,925.00
sec8hap - Section 8 HAP	18522	0bususa - USA BUSY BEE INC	12/5/2022	12-2022	911.00
sec8hap - Section 8 HAP	18523	0cackim - KIMBERLY A CACCHIOLI	12/5/2022	12-2022	957.00
sec8hap - Section 8 HAP	18524	0camnil - NILZA R CAMACHO	12/5/2022	12-2022	1,066.00
sec8hap - Section 8 HAP	18525	0carjos - CARVALHO	12/5/2022	12-2022	714.00
sec8hap - Section 8 HAP	18526	0carmar - SIMOES	12/5/2022	12-2022	1,685.00
sec8hap - Section 8 HAP	18527	0casros - CASTILLO	12/5/2022	12-2022	659.00
sec8hap - Section 8 HAP	18528	0cbrenta - C & B RENTAL	12/5/2022	12-2022	867.00
sec8hap - Section 8 HAP	18529	0cdgard - CD GARDENS INC.	12/5/2022	12-2022	2,744.00
sec8hap - Section 8 HAP	18530	0chainv - CHAAD INVESTMENTS LLC	12/5/2022	12-2022	621.00
sec8hap - Section 8 HAP	18531	0chajos - JOSEPH T CHAMBERS	12/5/2022	12-2022	950.00
sec8hap - Section 8 HAP	18532	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	12/5/2022	12-2022	5,257.00
sec8hap - Section 8 HAP	18533	0chuoks - OKSANA CHUMAK	12/5/2022	12-2022	1,575.00
sec8hap - Section 8 HAP	18534	0colmac - MACY A COLLINS	12/5/2022	12-2022	654.00
sec8hap - Section 8 HAP	18535	0corjua - CORTES	12/5/2022	12-2022	2,519.00
sec8hap - Section 8 HAP	18536	0cridan - DANA CRISS	12/5/2022	12-2022	622.00
sec8hap - Section 8 HAP	18537	0crofre - FREDDIE L CROSS	12/5/2022	12-2022	800.00
sec8hap - Section 8 HAP	18538	0damjos - DAMATO	12/5/2022	12-2022	899.00
sec8hap - Section 8 HAP	18539	0delsia - SIAN DELUCA	12/5/2022	12-2022	390.00
sec8hap - Section 8 HAP	18540	0dibwil - WILLIAM V DIBIASE	12/5/2022	12-2022	1,105.00
sec8hap - Section 8 HAP	18541	0dondel - DELROY T DONALDSON	12/5/2022	12-2022	603.00
sec8hap - Section 8 HAP	18542	0eas307 - 307 N EAST AVE LLC	12/5/2022	12-2022	1,055.00
sec8hap - Section 8 HAP	18543	0eas710 - 710 EAST ALMOND STREET ASSOCIATES LLC	12/5/2022	12-2022	721.00
sec8hap - Section 8 HAP	18544	0edwdip - EDWARD DIPALMA	12/5/2022	12-2022	809.00
sec8hap - Section 8 HAP	18545	0egbmar - MARY J EGBEH	12/5/2022	12-2022	1,534.00
sec8hap - Section 8 HAP	18546	0einmar - MARTIN JAY EINSTEIN	12/5/2022	12-2022	598.00
sec8hap - Section 8 HAP	18547	0equacc - ACCUMULATING EQUITY PARTNERS LLC	12/5/2022	12-2022	4,085.00
sec8hap - Section 8 HAP	18548	0estros - ESTATE OF LUIS A ROSADO-TORRES	12/5/2022	12-2022	507.00
sec8hap - Section 8 HAP	18549	0flodor - FLOWERS	12/5/2022	12-2022	907.00
sec8hap - Section 8 HAP	18550	0g.b.ltd - G B LTD OPER CO INC	12/5/2022	12-2022	552.00

Payment Summary

/050,hcv060,hcv061,hcv072,hcv100,hcv103,hcv119,hcv150,hcve01,hcve02,hcvh01,hcvms40,hcvp01,kidston,melrose,newhop,nhopinv,olivio,parkview,pbv_

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	18551	Ogarabn - ABNER GARCIA	12/5/2022	12-2022	492.00	
sec8hap - Section 8 HAP	18552	Ogaritz - ITZAMAR GARCIA	12/5/2022	12-2022	758.00	
sec8hap - Section 8 HAP	18553	Ogarsal - GARCIA	12/5/2022	12-2022	2,530.00	
sec8hap - Section 8 HAP	18554	Ogarspr - SPRING GARDENS VINELAND LLC	12/5/2022	12-2022	6,500.00	
sec8hap - Section 8 HAP	18555	Ogarvin - VINELAND GARDENS LLC	12/5/2022	12-2022	895.00	
sec8hap - Section 8 HAP	18556	Oghebre - BRENDAN G GHEEN	12/5/2022	12-2022	907.00	
sec8hap - Section 8 HAP	18557	Ogibjam - GRIBBLE JR	12/5/2022	12-2022	835.00	
sec8hap - Section 8 HAP	18558	Ogromad - MADHU GROUP LLC	12/5/2022	12-2022	2,200.00	
sec8hap - Section 8 HAP	18559	Ohagdan - DANIEL HAGEMAN JR	12/5/2022	12-2022	2,525.00	
sec8hap - Section 8 HAP	18560	Ohemtom - BTW 4 LLC	12/5/2022	12-2022	1,150.00	
sec8hap - Section 8 HAP	18561	Ohereri - 123 SOUTH 4TH STREET LLC	12/5/2022	12-2022	3,905.00	
sec8hap - Section 8 HAP	18562	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRE	12/5/2022	12-2022	2,201.00	
sec8hap - Section 8 HAP	18563	Ohfprop - HF PROPERTY MANAGEMENT	12/5/2022	12-2022	1,631.00	
sec8hap - Section 8 HAP	18564	Oholasm - ASM HOLDINGS LLC	12/5/2022	12-2022	455.00	
sec8hap - Section 8 HAP	18565	Oholvin - VINELAND 18 HOLDINGS LLC	12/5/2022	12-2022	579.00	
sec8hap - Section 8 HAP	18566	Ohomhec - HECS HOMES LLC	12/5/2022	12-2022	170.00	
sec8hap - Section 8 HAP	18567	Ohomoa - O&A HOME	12/5/2022	12-2022	711.00	
sec8hap - Section 8 HAP	18568	Ohomsky - SKYLO HOMES LLC	12/5/2022	12-2022	1,006.00	
sec8hap - Section 8 HAP	18569	Ohomtar - TARKILN HOMES LLC	12/5/2022	12-2022	5,725.00	
sec8hap - Section 8 HAP	18570	Ohormil - MILLVILLE HORIZON LLC	12/5/2022	12-2022	1,401.00	
sec8hap - Section 8 HAP	18571	Ohougol - GOLD HOUSING PROVIDERS LLC	12/5/2022	12-2022	420.00	
sec8hap - Section 8 HAP	18572	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	12/5/2022	12-2022	12.00	
sec8hap - Section 8 HAP	18573	Ohowkev - KEVIN HOWARD	12/5/2022	12-2022	2,966.00	
sec8hap - Section 8 HAP	18574	Oiaplis - LISA A IAPALUCCI	12/5/2022	12-2022	1,513.00	
sec8hap - Section 8 HAP	18575	Ointers - VINELAND ASSOCIATES LLC	12/5/2022	12-2022	561.00	
sec8hap - Section 8 HAP	18576	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	12/5/2022	12-2022	2,170.00	
sec8hap - Section 8 HAP	18577	Ojhorn - JOHN HORNER	12/5/2022	12-2022	33.00	
sec8hap - Section 8 HAP	18578	Okapala - PANDA REALTY GROUP LLC	12/5/2022	12-2022	1,293.00	
sec8hap - Section 8 HAP	18579	Okatjay - JAY-KAT INVESTMENTS, LLC	12/5/2022	12-2022	815.00	
sec8hap - Section 8 HAP	18580	Olandic - LANDICINI 566 LLC	12/5/2022	12-2022	1,038.00	
sec8hap - Section 8 HAP	18581	Olebzai - LEBRON	12/5/2022	12-2022	2,516.00	
sec8hap - Section 8 HAP	18582	Olegmay - MAYERFELD LEGACY TRUST	12/5/2022	12-2022	1,289.00	
sec8hap - Section 8 HAP	18583	Olhrent - L & H RENTALS	12/5/2022	12-2022	671.00	
sec8hap - Section 8 HAP	18584	Olinrob - ROBERT LINDNER	12/5/2022	12-2022	569.00	
sec8hap - Section 8 HAP	18585	Ollciig - IIG-1 LLC	12/5/2022	12-2022	893.00	
sec8hap - Section 8 HAP	18586	Olocloc - LOCATION LOCATION & TIMING LLC	12/5/2022	12-2022	810.00	
sec8hap - Section 8 HAP	18587	Olonlav - DAVID LONGINI	12/5/2022	12-2022	515.00	
sec8hap - Section 8 HAP	18588	Olopyad - YADIRA LOPEZ	12/5/2022	12-2022	625.00	
sec8hap - Section 8 HAP	18589	Olospro - LOST PROPERTIES LLC	12/5/2022	12-2022	1,774.00	
sec8hap - Section 8 HAP	18590	Omanmil - MILLVILLE MANOR LLC	12/5/2022	12-2022	572.00	
sec8hap - Section 8 HAP	18591	Omapgre - GREENWOOD MAPLE JAY LLC	12/5/2022	12-2022	975.00	
sec8hap - Section 8 HAP	18592	Omelrose - MELROSE COURT LP	12/5/2022	12-2022	20,586.00	
sec8hap - Section 8 HAP	18593	Omenbre - MENDEZ	12/5/2022	12-2022	304.00	
sec8hap - Section 8 HAP	18594	Omillvil - MILLVILLE REALTY CORPORATION	12/5/2022	12-2022	2,420.00	

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sec8hap - Section 8 HAP	18595	Omiryar - MIRANDA	12/5/2022	12-2022	4,156.00
sec8hap - Section 8 HAP	18596	Omonbry - BRYAN P. MONTEMURRO	12/5/2022	12-2022	1,450.00
sec8hap - Section 8 HAP	18597	Oneeshr - SHREE NEEL LLC	12/5/2022	12-2022	2,573.00
sec8hap - Section 8 HAP	18598	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	12/5/2022	12-2022	28,258.00
sec8hap - Section 8 HAP	18599	Oolilui - LUIS A OLIVERAS	12/5/2022	12-2022	670.00
sec8hap - Section 8 HAP	18600	Ooyojos - JOSE N OYOLA	12/5/2022	12-2022	320.00
sec8hap - Section 8 HAP	18601	Opaeast - EAST PARK APARTMENTS	12/5/2022	12-2022	5,391.00
sec8hap - Section 8 HAP	18602	Opagang - ANGEL L PAGAN	12/5/2022	12-2022	1,260.00
sec8hap - Section 8 HAP	18603	Oparest - PARVIN ESTATES LLC	12/5/2022	12-2022	66.00
sec8hap - Section 8 HAP	18604	Opargle - GLEN PARK APARTMENTS LP	12/5/2022	12-2022	1,097.00
sec8hap - Section 8 HAP	18605	Oparkto - PARK TOWNE APTS LLC	12/5/2022	12-2022	12,510.00
sec8hap - Section 8 HAP	18606	Opoisil - SILVER POINT MANAGEMENT LLC	12/5/2022	12-2022	241.00
sec8hap - Section 8 HAP	18607	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	12/5/2022	12-2022	1,086.00
sec8hap - Section 8 HAP	18608	Oprofai - FAIOLA PROPERTY MANAGEMENT AND MAINT	12/5/2022	12-2022	900.00
sec8hap - Section 8 HAP	18609	Oprofam - FAM PROPERTY MANAGEMENT LLC	12/5/2022	12-2022	1,280.00
sec8hap - Section 8 HAP	18610	Oprotim - TIMARIA PROPERTIES LLC	12/5/2022	12-2022	1,597.00
sec8hap - Section 8 HAP	18611	Opwn822 - 822 PLUM STREET LLC	12/5/2022	12-2022	1,260.00
sec8hap - Section 8 HAP	18612	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	12/5/2022	12-2022	142,305.00
sec8hap - Section 8 HAP	18613	Oramnic - NICHOLAS P RAMBONE	12/5/2022	12-2022	1,314.00
sec8hap - Section 8 HAP	18614	Orealbf - B & F REAL ESTATE HOLDINGS LLC	12/5/2022	12-2022	1,610.00
sec8hap - Section 8 HAP	18615	Orealsa - S & A REALTY ENTERPRISES LLC	12/5/2022	12-2022	668.00
sec8hap - Section 8 HAP	18616	Oreasar - SARA REAVES	12/5/2022	12-2022	631.00
sec8hap - Section 8 HAP	18617	Oregche - REGENCY CHESTNUT COURT	12/5/2022	12-2022	8,996.00
sec8hap - Section 8 HAP	18618	Oregeas - REGENCY EAST LLC	12/5/2022	12-2022	2,261.00
sec8hap - Section 8 HAP	18619	Orenaco - ACOSTA RENTAL LLC	12/5/2022	12-2022	675.00
sec8hap - Section 8 HAP	18620	Orenokg - K G RENOVATIONS LLC	12/5/2022	12-2022	1,009.00
sec8hap - Section 8 HAP	18621	Oriscam - CAMDEN RISING 2 LLC	12/5/2022	12-2022	1,117.00
sec8hap - Section 8 HAP	18622	Orivdie - DIEGO A RIVERA	12/5/2022	12-2022	442.00
sec8hap - Section 8 HAP	18623	Oriviri - IRIS J RIVERA	12/5/2022	12-2022	1,793.00
sec8hap - Section 8 HAP	18624	Orivvic - VICTORIANO RIVERA JR	12/5/2022	12-2022	328.00
sec8hap - Section 8 HAP	18625	Ormidprop - R MIDDLETON PROPERTIES LLC	12/5/2022	12-2022	848.00
sec8hap - Section 8 HAP	18626	Orodhen - HENRY RODRIGUEZ	12/5/2022	12-2022	781.00
sec8hap - Section 8 HAP	18627	Orogsal - SALVATORE W ROGGIO	12/5/2022	12-2022	745.00
sec8hap - Section 8 HAP	18628	Oromvic - VICTOR M ROMAN	12/5/2022	12-2022	881.00
sec8hap - Section 8 HAP	18629	Orpjpro - RPJ PROPERTIES LLC	12/5/2022	12-2022	11,718.00
sec8hap - Section 8 HAP	18630	Osaiger - GERALD M SAINSOT JR	12/5/2022	12-2022	1,404.00
sec8hap - Section 8 HAP	18631	Osalasda - DAMIAN & ELAINE SALAS	12/5/2022	12-2022	797.00
sec8hap - Section 8 HAP	18632	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	12/5/2022	12-2022	758.00
sec8hap - Section 8 HAP	18633	Osenbri - BRIDGETON SENIOR HOUSING PARTNERS LLC	12/5/2022	12-2022	467.00
sec8hap - Section 8 HAP	18634	Oshabru - BRUCE D SHAW	12/5/2022	12-2022	1,251.00
sec8hap - Section 8 HAP	18635	Osimseb - SIMONE	12/5/2022	12-2022	554.00
sec8hap - Section 8 HAP	18636	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	12/5/2022	12-2022	1,284.00
sec8hap - Section 8 HAP	18637	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	12/5/2022	12-2022	444.00
sec8hap - Section 8 HAP	18638	Ototalb - ALBERTO SOTO	12/5/2022	12-2022	1,090.00

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sec8hap - Section 8 HAP	18639	Osqulan - LANDIS SQUARE SR APTS	12/5/2022	12-2022	1,565.00
sec8hap - Section 8 HAP	18640	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	12/5/2022	12-2022	454.00
sec8hap - Section 8 HAP	18641	Oswaway - WAYNE SWANSON	12/5/2022	12-2022	1,099.00
sec8hap - Section 8 HAP	18642	Otayver - TAYLOR	12/5/2022	12-2022	618.00
sec8hap - Section 8 HAP	18643	Othapau - ALBERTA A QUAIROLI ESTATE	12/5/2022	12-2022	1,126.00
sec8hap - Section 8 HAP	18644	Otimsus - SUSAN V TIMMRECK	12/5/2022	12-2022	815.00
sec8hap - Section 8 HAP	18645	Ovasdap - DAPHNE VASSALOTTI	12/5/2022	12-2022	704.00
sec8hap - Section 8 HAP	18646	Oveljon - JONATHAN VELEZ	12/5/2022	12-2022	1,398.00
sec8hap - Section 8 HAP	18647	Ovelmal - MALADA CRESPO VELEZ	12/5/2022	12-2022	739.00
sec8hap - Section 8 HAP	18648	Ovhosri - SRI VHOMES LLC	12/5/2022	12-2022	1,205.00
sec8hap - Section 8 HAP	18649	Ovinlan - VINELAND VILLAGE APTS	12/5/2022	12-2022	7,515.00
sec8hap - Section 8 HAP	18650	Ovirulou - LOUIS A VIRUET	12/5/2022	12-2022	916.00
sec8hap - Section 8 HAP	18651	Ovitdor - VITALO	12/5/2022	12-2022	924.00
sec8hap - Section 8 HAP	18652	Owalnut - WALNUT REALTY ASSOCIATES LLC	12/5/2022	12-2022	7,314.00
sec8hap - Section 8 HAP	18653	Owassey - SEYMOUR WASSERSTRUM	12/5/2022	12-2022	702.00
sec8hap - Section 8 HAP	18654	Owatrob - ROBERT H WATSON	12/5/2022	12-2022	1,400.00
sec8hap - Section 8 HAP	18655	Owhejon - WHEELER	12/5/2022	12-2022	494.00
sec8hap - Section 8 HAP	18656	Owolpro - WOLF PROPERTY HOLDINGS LLC	12/5/2022	12-2022	1,266.00
sec8hap - Section 8 HAP	18657	Owrialf - ALFRED WRIGHT	12/5/2022	12-2022	1,709.00
					633,850.00

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sec8admn - Section 8 Admi	670	Ocaguas - CAGUAS OF MUNICIPALITY	12/2/2022	12-2022	63.04
sec8admn - Section 8 Admi	671	Oosccos8 - OSCEOLA COUNTY HOUSING	12/2/2022	12-2022	65.16
sec8admn - Section 8 Admi	672	vfl033 - SEMINOLE COUNTY	12/2/2022	12-2022	65.16
					193.36

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Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
capsecdp - PH Sec Dep Acc	209	vha - HOUSING AUTHORITY CITY OF VINELAND	9/30/2022	09-2022	2,601.57
capsecdp - PH Sec Dep Acc	210	vha - HOUSING AUTHORITY CITY OF VINELAND	11/30/2022	11-2022	356.37
					2,957.94

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Bank	Check#	Vendor	Check Date	Post Month	Total Date Amount Reconciled
capgenfd - Public Housing C	2483	vmu - Vineland Municipal Utilities	11/18/2022	11-2022	623.39
capgenfd - Public Housing C	2484	t0003622 - OCASIO	11/18/2022	11-2022	301.15
capgenfd - Public Housing C	2485	vmu - Vineland Municipal Utilities	11/18/2022	11-2022	1,462.73
capgenfd - Public Housing C	2486	vmu - Vineland Municipal Utilities	11/23/2022	11-2022	9,009.95
capgenfd - Public Housing C	2487	landis - Landis Sewerage Authority	11/23/2022	11-2022	26,925.00
capgenfd - Public Housing C	2488	vha - HOUSING AUTHORITY CITY OF VINELAND	12/2/2022	12-2022	1,548.00
capgenfd - Public Housing C	2489	njdmv - NJ Motor Vehicle Commission	12/8/2022	12-2022	60.00
capgenfd - Public Housing C	2490	sjgas - South Jersey Gas Company	12/8/2022	12-2022	1,221.16

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capgenfd - Public Housing C	2491	vmu - Vineland Municipal Utilities	12/8/2022	12-2022	474.85
capgenfd - Public Housing C	2492	vha - HOUSING AUTHORITY CITY OF VINELAND	12/9/2022	12-2022	14,168.98
					55,795.21

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cocc - Central Office Cost	10775	getrai - G & E Trailer Sales LLC	11/21/2022	11-2022	-78.40
cocc - Central Office Cost	11439	getrai - G & E Trailer Sales LLC	11/21/2022	11-2022	78.40
cocc - Central Office Cost	11440	aflac - AFLAC	11/22/2022	11-2022	247.94
cocc - Central Office Cost	11441	axaequ - Equitable	11/22/2022	11-2022	2,545.00
cocc - Central Office Cost	11442	cwa - Communications Workers of America	11/22/2022	11-2022	237.86
cocc - Central Office Cost	11443	landis - Landis Sewerage Authority	11/23/2022	11-2022	1,114.00
cocc - Central Office Cost	11444	axaequ - Equitable	12/8/2022	12-2022	2,545.00
cocc - Central Office Cost	11445	sjgas - South Jersey Gas Company	12/8/2022	12-2022	455.93
cocc - Central Office Cost	11446	vha - HOUSING AUTHORITY CITY OF VINELAND	12/8/2022	12-2022	75.00
cocc - Central Office Cost	11447	vmu - Vineland Municipal Utilities	12/8/2022	12-2022	2,179.46
cocc - Central Office Cost	11448	aceplu - Ace Plumbing and Electrical Supplies Inc	12/8/2022	12-2022	172.77
cocc - Central Office Cost	11449	adcass - Advanced Cabinetry & Storage Systems LLC	12/8/2022	12-2022	297.00
cocc - Central Office Cost	11450	amacap - Amazon Capital Services Inc	12/8/2022	12-2022	167.72
cocc - Central Office Cost	11451	brooke - The Brooke Group LLC	12/8/2022	12-2022	5,920.00
cocc - Central Office Cost	11452	canfin - Canon Financial Services Inc	12/8/2022	12-2022	322.00
cocc - Central Office Cost	11453	ccia - Cumberland Co Improvement Auth	12/8/2022	12-2022	124.25
cocc - Central Office Cost	11454	coloni - Colonial Electrical Supply	12/8/2022	12-2022	139.83
cocc - Central Office Cost	11455	combus - COMCAST	12/8/2022	12-2022	343.35
cocc - Central Office Cost	11456	conser - County Conservation Company LLC	12/8/2022	12-2022	432.00
cocc - Central Office Cost	11457	hdsupp - HD Supply Facilities Maintenance LTD	12/8/2022	12-2022	1,148.28
cocc - Central Office Cost	11458	homest - HP Homestead Plumbing and Heating Inc	12/8/2022	12-2022	3,153.89
cocc - Central Office Cost	11459	hompro - The Home Depot Pro - SupplyWorks	12/8/2022	12-2022	2,456.27
cocc - Central Office Cost	11460	intsys - Integrated Systems Associates Inc	12/8/2022	12-2022	1,093.75
cocc - Central Office Cost	11461	jccupa - JC'S Custom Painting	12/8/2022	12-2022	1,315.00
cocc - Central Office Cost	11462	linard - A Corky Linardo Fire Safety Equipment	12/8/2022	12-2022	2,436.14
cocc - Central Office Cost	11463	lowes - Lowes Business Account	12/8/2022	12-2022	568.66
cocc - Central Office Cost	11464	mason - W B Mason Co Inc	12/8/2022	12-2022	198.95
cocc - Central Office Cost	11465	miles - Miles Technologies	12/8/2022	12-2022	4,145.62
cocc - Central Office Cost	11466	njfire - Div of Fire Safety	12/8/2022	12-2022	3,093.00
cocc - Central Office Cost	11467	omega - Omega Pest Management LLC	12/8/2022	12-2022	429.97
cocc - Central Office Cost	11468	pdq - PDQ Supply Inc	12/8/2022	12-2022	498.15
cocc - Central Office Cost	11469	quapri - Quality Printing	12/8/2022	12-2022	282.00
cocc - Central Office Cost	11470	sherwi - Sherwin Williams Company	12/8/2022	12-2022	464.55
cocc - Central Office Cost	11471	stinson - THOMAS STINSON	12/8/2022	12-2022	100.00
cocc - Central Office Cost	11472	totsec - Total Security Alarms, LLC.	12/8/2022	12-2022	688.00
cocc - Central Office Cost	11473	verivi - Verizon Wireless	12/8/2022	12-2022	1,225.17
cocc - Central Office Cost	11474	weaequ - Weaver Equipment Sales & Service	12/8/2022	12-2022	207.75
cocc - Central Office Cost	11475	wex - WEX Bank	12/8/2022	12-2022	2,612.06
cocc - Central Office Cost	11476	acehar - Vineland Ace Hardware East	12/15/2022	12-2022	46.89
cocc - Central Office Cost	11477	aceplu - Ace Plumbing and Electrical Supplies Inc	12/15/2022	12-2022	1,017.31
cocc - Central Office Cost	11478	ahcvktot - AFFORDABLE HOUSING CORPORATION	12/15/2022	12-2022	11,420.00
cocc - Central Office Cost	11479	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	12/15/2022	12-2022	1,875.00
cocc - Central Office Cost	11480	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	12/15/2022	12-2022	10,317.00

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cocc - Central Office Cost	11481	amacap - Amazon Capital Services Inc	12/15/2022	12-2022	72.74
cocc - Central Office Cost	11482	avena - Linda M Avena CPA	12/15/2022	12-2022	7,083.34
cocc - Central Office Cost	11483	blocklsi - TELESYSTEM	12/15/2022	12-2022	1,634.71
cocc - Central Office Cost	11484	bobaut - BOB'S AUTO SUPPLY, INC	12/15/2022	12-2022	331.69
cocc - Central Office Cost	11485	callexp - Call Experts New Jersey	12/15/2022	12-2022	409.64
cocc - Central Office Cost	11486	canbus - Canon Solutions America Inc	12/15/2022	12-2022	137.08
cocc - Central Office Cost	11487	ccia - Cumberland Co Improvement Auth	12/15/2022	12-2022	148.76
cocc - Central Office Cost	11488	chute - Chute Master Services Inc	12/15/2022	12-2022	790.00
cocc - Central Office Cost	11489	cintas - Cintas Corporation #100	12/15/2022	12-2022	497.51
cocc - Central Office Cost	11490	coloni - Colonial Electrical Supply	12/15/2022	12-2022	367.18
cocc - Central Office Cost	11491	cullig - South Jersey Culligan Water	12/15/2022	12-2022	66.00
cocc - Central Office Cost	11492	custom - Custom Graphics Inc	12/15/2022	12-2022	1,300.10
cocc - Central Office Cost	11493	daily - The Daily Journal	12/15/2022	12-2022	561.36
cocc - Central Office Cost	11494	delect - D Electric Motors, Inc.	12/15/2022	12-2022	1,912.00
cocc - Central Office Cost	11495	foruni - UNITED FORD LLC	12/15/2022	12-2022	53,520.00
cocc - Central Office Cost	11496	gabage - Eisenstat Gabage and Furman PC	12/15/2022	12-2022	1,391.67
cocc - Central Office Cost	11497	garhigh - Garden State Highway Products Inc.	12/15/2022	12-2022	30.20
cocc - Central Office Cost	11498	genelec - Gen X Electrical Contractors LLC	12/15/2022	12-2022	855.00
cocc - Central Office Cost	11499	gogogen - GOGO Generator LLC	12/15/2022	12-2022	13,605.97
cocc - Central Office Cost	11500	hdsupp - HD Supply Facilities Maintenance LTD	12/15/2022	12-2022	472.82
cocc - Central Office Cost	11501	himinha - DELSEA LAUNDROMAT	12/15/2022	12-2022	957.50
cocc - Central Office Cost	11502	homede - Home Depot Credit Services	12/15/2022	12-2022	1,461.83
cocc - Central Office Cost	11503	hompro - The Home Depot Pro - SupplyWorks	12/15/2022	12-2022	2,465.04
cocc - Central Office Cost	11504	jccupa - JC'S Custom Painting	12/15/2022	12-2022	6,625.00
cocc - Central Office Cost	11505	jdrcon - JDR Construction LLC	12/15/2022	12-2022	6,313.26
cocc - Central Office Cost	11506	mason - W B Mason Co Inc	12/15/2022	12-2022	762.17
cocc - Central Office Cost	11507	millgla - Millville Glass Center, LLC.	12/15/2022	12-2022	165.00
cocc - Central Office Cost	11508	natten - National Tenant Network	12/15/2022	12-2022	948.00
cocc - Central Office Cost	11509	riggin - Riggins Inc	12/15/2022	12-2022	83.39
cocc - Central Office Cost	11510	sherwi - Sherwin Williams Company	12/15/2022	12-2022	690.00
cocc - Central Office Cost	11511	shred - Shred-It USA LLC	12/15/2022	12-2022	70.33
cocc - Central Office Cost	11512	smigre - GREG SMITH TREE SERVICE LLC	12/15/2022	12-2022	1,950.00
cocc - Central Office Cost	11513	sosgro - SOS GROUP INC	12/15/2022	12-2022	1,675.00
cocc - Central Office Cost	11514	staadv - Staples, Inc.	12/15/2022	12-2022	162.42
cocc - Central Office Cost	11515	standard - Standard Elevator Corporation	12/15/2022	12-2022	2,748.00
cocc - Central Office Cost	11516	totsec - Total Security Alarms, LLC.	12/15/2022	12-2022	651.50
cocc - Central Office Cost	11517	upssto - The UPS Store 1314	12/15/2022	12-2022	15.06
cocc - Central Office Cost	11518	vann - Vann Dodge Chrysler LLC	12/15/2022	12-2022	739.80
cocc - Central Office Cost	11519	vercon - Verizon Connect Fleet USA LLC	12/15/2022	12-2022	366.45
cocc - Central Office Cost	11520	vha - HOUSING AUTHORITY CITY OF VINELAND	12/15/2022	12-2022	7,917.00
cocc - Central Office Cost	11521	wallac - Wallace Supply Co	12/15/2022	12-2022	612.13
cocc - Central Office Cost	11522	weaequ - Weaver Equipment Sales & Service	12/15/2022	12-2022	189.47
cocc - Central Office Cost	120822	pers - Public Employees Retirement System	12/8/2022	12-2022	10,844.46
cocc - Central Office Cost	2022112	paychex - Paychex of New York LLC	11/23/2022	11-2022	391.77
cocc - Central Office Cost	2022120	paychex - Paychex of New York LLC	12/9/2022	12-2022	391.77
					202,496.64

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

RESOLUTION #2022-81

A Resolution Approving Dates for 2023 Board Meetings

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Vineland officially meets on the third Thursday of each month at 6 p.m. unless otherwise noted below.; and,

WHEREAS, the list of dates below identifies those Thursdays throughout the year, 2023, on which Board meetings have been scheduled; and,

Thursday, January 19, 2023
Thursday, February 16, 2023
Thursday, March 16, 2023
Thursday, April 20, 2023
Thursday, May 18, 2023
Thursday, June 15, 2023
Thursday, July 20, 2023
Thursday, August 17, 2023
Thursday, September 21, 2023
Thursday, October 19, 2023
Thursday, November 16, 2023
Thursday, December 14, 2023 (second Thursday of the month)

WHEREAS, this list will be forwarded to the City of Vineland's Clerk and will be published in *The Daily Journal* and *The Press* well in advance of the January 2023 meetings.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby approves the schedule of dates as listed above for the year 2023.

ADOPTED: December 15, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Porter
green

Resolution seconded by Commissioner

VOTE:

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

VINELAND HOUSING AUTHORITY




BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on December 15, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:


Jacqueline S. Jones, Executive Director
Secretary/Treasurer

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

RESOLUTION #2022-82

Resolution Appointing Jacqueline S. Jones as the Housing Authority of the City of Vineland's Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund (JIF) for the Fund Year 2023

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

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a Fund Commissioner to represent and serve the Authority as its' representative to said Fund; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Vineland hereby appoints Jacqueline S. Jones as its Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2023.

ADOPTED: December 15, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Porter

Resolution seconded by Commissioner

Green

VOTE:

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

VINELAND HOUSING AUTHORITY




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 December 15, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:



Jacqueline S. Jones, Executive Director
Secretary/Treasurer

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

RESOLUTION #2022-83

**Approving Change Order #4 & #5 for
Kidston & Olivio Towers Exterior Renovations**

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

WHEREAS, the contract was negotiated with Gary F. Gardner, Inc. – 624 Gravelly Hollow Road; Medford, NJ 08055 in the amount of \$998,426; and

WHEREAS, the contract was awarded to Gary F. Gardner, Inc. with Resolution 2021-68 at the October 28, 2021 board meeting; and

WHEREAS, change order 004 is necessary for revisions to the lettering sizing at the front canopy of Olivio Towers (\$3,138.17); and

WHEREAS, change order 005 is necessary for additional lobby windows not included in the plans at Kidston Towers (\$4,792.46); and

WHEREAS, the aforementioned change orders are described and attached herein; and

WHEREAS, the aforementioned change orders shall not exceed \$7,930.63 and are described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners herby accepts the change orders of \$7,930.63 for the Kidston & Olivio Towers Exterior Renovations.

ADOPTED: December 15, 2022

MOVED/SECONDED:

Resolution moved by Commissioner

Asselta

Resolution seconded by Commissioner

green

VOTE:

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

VINELAND HOUSING AUTHORITY

Mario Ruiz-Mesa

BY: Mario Ruiz-Mesa, Chairman

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on December 15, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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



AIA Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
 18-036 Kidston and Olivio Towers
 Exterior Renovations
 1044 E Landis Ave.
 Vineland, NJ 08360

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: 11/01/2021

CHANGE ORDER INFORMATION:
 Change Order Number: 004
 Date: 11/29/2022

OWNER: *(Name and address)*
 Vineland Housing Authority
 191 W. Chestnut Ave.
 Vineland, NJ 08360

ARCHITECT: *(Name and address)*
 Donovan Architects, LLC
 9 Tanner Street, Suite 20
 Haddonfield, NJ 08033

CONTRACTOR: *(Name and address)*
 Gary F. Gardner, Inc.
 624 Gravelly Hollow Road
 Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

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

11/29/2022 - Olivio Tower canopy signage materials and instalation.

The original Contract Sum was	\$ 998,426.00
The net change by previously authorized Change Orders	\$ 17,415.71
The Contract Sum prior to this Change Order was	\$ 1,015,841.71
The Contract Sum will be increased by this Change Order in the amount of	\$ 3,138.17
The new Contract Sum including this Change Order will be	\$ 1,018,979.88

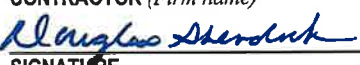
The Contract Time will be unchanged by Zero (0) days.
 The new date of Substantial Completion will be 12/31/2022

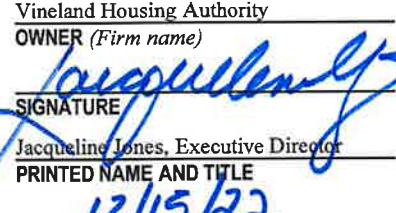
NOTE: ~~This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed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

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

Donovan Architects, LLC
 ARCHITECT *(Firm name)*

 SIGNATURE
 Michael R. Donovan, Principal
 PRINTED NAME AND TITLE
 11/29/2022
 DATE

Gary F. Gardner, Inc.
 CONTRACTOR *(Firm name)*

 SIGNATURE
 Douglas Shendock, Vice-President
 PRINTED NAME AND TITLE
 12/1/2022
 DATE

Vineland Housing Authority
 OWNER *(Firm name)*

 SIGNATURE
 Jacqueline Jones, Executive Director
 PRINTED NAME AND TITLE
 12/15/22
 DATE



AIA Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
 18-036 Kidston and Olivio Towers
 Exterior Renovations
 1044 E Landis Ave.
 Vineland, NJ 08360

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: 11/01/2021

CHANGE ORDER INFORMATION:
 Change Order Number: 005
 Date: 11/29/2022

OWNER: *(Name and address)*
 Vineland Housing Authority
 191 W. Chestnut Ave.
 Vineland, NJ 08360

ARCHITECT: *(Name and address)*
 Donovan Architects, LLC
 9 Tanner Street, Suite 20
 Haddonfield, NJ 08033

CONTRACTOR: *(Name and address)*
 Gary F. Gardner, Inc.
 624 Gravelly Hollow Road
 Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

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

11/29/2022 - Elevator Lobby Windows fixed panels, lite slider. Removal of existing and installation.

The original Contract Sum was	\$ 998,426.00
The net change by previously authorized Change Orders	\$ 20,553.88
The Contract Sum prior to this Change Order was	\$ 1,018,979.88
The Contract Sum will be increased by this Change Order in the amount of	\$ 4,792.46
The new Contract Sum including this Change Order will be	\$ 1,023,772.34


The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be 12/31/2022

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

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

Donovan Architects, LLC
 ARCHITECT *(Firm name)*

 SIGNATURE
 Michael R. Donovan, Principal
 PRINTED NAME AND TITLE
 11/29/2022
 DATE

Gary F. Gardner, Inc.
 CONTRACTOR *(Firm name)*

 SIGNATURE
 Douglas Shendock, Vice-President
 PRINTED NAME AND TITLE
 12/1/2022
 DATE

Vineland Housing Authority
 OWNER *(Firm name)*

 SIGNATURE
 Jacqueline Jones, Executive Director
 PRINTED NAME AND TITLE
 12/15/22
 DATE

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

RESOLUTION #2022-84

Approving Change Order #22 for
Kidston & Olivio Towers Interior and Plumbing Renovations

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

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

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

WHEREAS, change order 022 (\$865.28) is necessary for required electrical work to power an additional domestic hot water recirculating pump at Kidston Towers; and

WHEREAS, the aforementioned change orders shall not exceed \$865.28 and is described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners herby accepts the change orders of \$865.28 for the Kidston & Olivio Towers Interior and Plumbing Renovations.

ADOPTED: December 15, 2022

MOVED/SECONDED:

Resolution moved by Commissioner *Porter*
Resolution seconded by Commissioner *Green*

VOTE:

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

VINELAND HOUSING AUTHORITY

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

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on December 15, 2022 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

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

AIA Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 18-036 Kidston and Olivio Towers Interior and Plumbing Renovations 1044 E Landis Ave. Vineland, NJ 08360	CONTRACT INFORMATION: Contract For: General Construction Date: 07/15/2021	CHANGE ORDER INFORMATION: Change Order Number: 022 Date: 12/08/2022
OWNER: <i>(Name and address)</i> Vineland Housing Authority 191 W. Chestnut Ave. Vineland, NJ 08360	ARCHITECT: <i>(Name and address)</i> Donovan Architects, LLC 9 Tanner Street, Suite 20 Haddonfield, NJ 08033	CONTRACTOR: <i>(Name and address)</i> Gary F. Gardner, Inc. 624 Gravelly Hollow Road Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

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

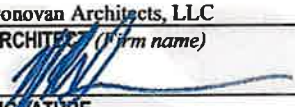
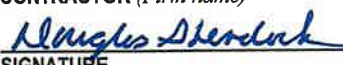
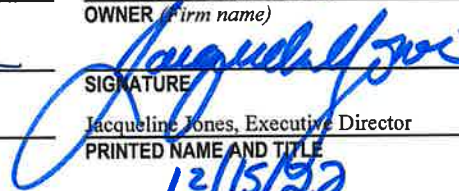
12/08/2022 - Recirculating pump to feed hot water of units A, C, D and B, furnish and install 120-volt dedicated circuit and 20 amp over current protection. Testing and Supervision.

The original Contract Sum was	\$ 2,747,981.00
The net change by previously authorized Change Orders	\$ 167,783.79
The Contract Sum prior to this Change Order was	\$ 2,915,764.79
The Contract Sum will be increased by this Change Order in the amount of	\$ 865.28
The new Contract Sum including this Change Order will be	\$ 2,916,630.07

The Contract Time will be unchanged by Zero (0) days.
 The new date of Substantial Completion will be

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

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

Donovan Architects, LLC ARCHITECT <i>(Firm name)</i> <hr/>  SIGNATURE <hr/> Michael R. Donovan, Principal PRINTED NAME AND TITLE <hr/> 12/08/2022 DATE	Gary F. Gardner, Inc. CONTRACTOR <i>(Firm name)</i> <hr/>  SIGNATURE <hr/> Douglas Shendock, Vice-President PRINTED NAME AND TITLE <hr/> DATE	Vineland Housing Authority OWNER <i>(Firm name)</i> <hr/>  SIGNATURE <hr/> Jacqueline Jones, Executive Director PRINTED NAME AND TITLE 12/15/22 <hr/> DATE
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12/8/22

HOUSING AUTHORITY OF VINELAND - DECEMBER, 2022 - EVICTIONS

1. FELICIA FORD

This matter was referred for eviction based on unpaid rent and a complaint was filed with the Court. A Case Management Conference took place on November 28, 2022. We are currently awaiting a trial date from the Court.