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# *Housing Authority of the City of Vineland*

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



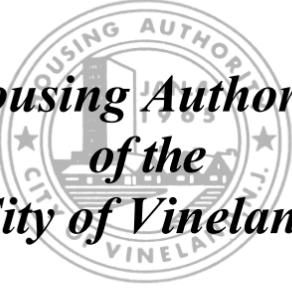
*Board of Commissioners'*

*Meeting*

*June 19, 2025*

*6 p.m.*

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



***Housing Authority  
of the  
City of Vineland***

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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June 12, 2025


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

Dear Commissioner:

The Regular Meeting for the Housing Authority of the City of Vineland will be held in person on Thursday, June 19, 2025 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, June 19, 2025

6:00 p.m.

1. Open Meeting
2. Roll Call
3. Reading of the "Sunshine Law Statement"
4. Approval of Minutes of the Regular Meeting conducted on May 15, 2025
5. Fee Accountant's Report
6. Executive Director's Report
7. Committee Reports
8. Old Business
9. New Business
10. Resolutions:
  - # 2025-28 Monthly Expenses (**updated**)
  - # 2025-29 Approve Transfer of Ownership of Authority Owned Vehicle to OCHA
  - # 2025-30 Approving Construction Renovations at D'Orazio Terrace – Bldg. #2 & #4
  - # 2025-31 Budget 2025-2026 (Operating and Capital Budget)
  - # 2025-32 PHA Certification of Compliance Annual Plan (2025-2029)
  - # 2025-33 2025 Capital Fund Program Award
  - # 2025-34 Appoint Broker of Record - Group Health Benefits
  - # 2025-35 Authorization to Join Southern Coastal Regional Employee Benefits Fund
  - # 2025-36 Approve Indemnity and Trust Agreement with Southern Coastal Regional Employee Benefits Fund
  - # 2025-37 Appoint Fund Commissioner – Southern Coastal Regional Employee Benefits Fund
  - # 2025-38 Granting Official Leave of Absence
- Executive Session if required*
11. Comments from the press and/or public (*limited to 2 minutes for each speaker*)
12. Comments from Board Members
- The Board may act upon or discuss any other matters or resolutions deemed necessary to carry out Authority operations or required by law.*
13. Adjournment

# **Housing Authority of the City of Vineland**

***REGULAR MEETING***  
**Thursday, May 15, 2025**  
**6:04 p.m.**

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairperson Ruiz-Mesa on Thursday, May 15, 2025, at 6:00 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

The following Commissioners were present:

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

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

Chairperson Ruiz-Mesa read the Sunshine Law.

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

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

## **Fee Account's Report:**

Chairperson Ruiz-Mesa called for the Financial Report from the Fee Accountant. Linda Cavallo reviewed the Financial Report for the seven months ending April 30, 2025.

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

Chairperson Ruiz-Mesa requested the Executive Administrative Report. Mrs. Jones requested an update from Ron Miller on the construction renovation projects.

Ron reported the community room furniture at Kidston and Olivio is completed.

In regard to the Tarkiln Acres roof replacement a meeting scheduled with the architect next week and the VHA team to discuss the proposals received for this project and all current projects pending.

The Kidston Tower elevator refurbishment project is a little bit stuck. The elevator consultant came back out yesterday to do a punch list. They are not satisfied with the punch list. This is being pushed back to Otis who is the subcontractor of the general contractor. Evidently there

ARE some issues at Otis with a lot of turn-over recently. The elevators have been running pretty well.

The pumps have not been released from Grundfos for the Interior plumbing project.

In regard to the fire pump project, Siemens is the only that can manufacture the fueling station which is custom built for the building. Siemens has pushed manufacturing start date to July.

The scattered sites disposition homes were sold. RAD physical conditions assessment (RPCA) will be conducted on the scattered site homes that the VHA retained. There is a significant amount of paperwork associated with this project. The inspections are being started next week. Radon testing will be conducted in all the houses as part of the compliance with HUD. A report of RPCA will be prepared for each home.

D'Orazio Terrace Building 1 punch list is all that remains for this project. There are few minor issues remaining. Grass was seeded, trees were planted and some of the concrete was redone. The VHA is pretty satisfied overall with that project.

A meeting with the architect is scheduled for next week to discuss the D'Orazio Terrace Community Room as well as Asselta Acres building #3.

Kidston and Olivio Towers camera replacement submittals are due back next week along with the backgrounds on the building. Most of the equipment has been ordered due to tariffs. There are few parts remaining to be ordered.

There was a Community Outreach spring event with all the family sites. It was very successful and the attendance was up. Food was also distributed to all the families that attended and those that did not attend staff delivered the food door to door.

The VHA was notified that a tree at D'Orazio had fallen. Unfortunately, this tree went through two buildings. It went through Building #4 completely into the tenant space. Fortunately, there were no injuries. There are currently 2 units offline. The structural integrity of the building was inspected by the architect and it was advised not to occupy 2 of the units. A crane was brought in to remove the tree off the building. The tree was quite large. All the resources needed have been acquired. Tenants have been relocated to a hotel until at least Tuesday. This will allow time for the VHA to get back with the architect and get a plan together. It is anticipated to have reoccupy the building, but this is not promised. There is an emergency resolution on the agenda tonight and it will be discussed during the resolution section of the meeting.

Mrs. Jones stated Melrose Court receives an audit every year. The audit will be emailed to all Commissioners. The property is running and holding up well since 2014.

Mrs. Jones provided a report in regard to funding on what she is hearing in the industry and what to expect. The budget for this year 2025 has not been passed in Washington yet and it's on a continuing resolution. Two days ago the Authority received its Capital Fund notification. The amounts are the same as last year. The next issue is the subsidy. The Authority is being funded but not at the levels of last year. During a continuing resolution they will fund us at the lowest budget. If they agree to something by the end of the year they will make up the difference. The budgets are being written for all the Authorities. All of the budget are finished. They look good and are conservative as far as the money being received next year. It was lowered from what was received this year to make sure the Authority is okay. The budgets are normally brought to the Board in July, but this year Mrs. Jones would like to bring them to the Board in June. She will contact the budget committee to review the budgets prior to the June Board meeting. This year all of the budgets the VHA has shared services with will be reviewed. The reserve for replacement

information will be reviewed again and will be completed at the budget process to meet the requirement of the Board reviewing this data once a year.

The Audit is due June 30<sup>th</sup> and it is in motion. The Commissioners will be informed of any issues if any prior to the auditor presenting to the Board.

The budgets will be sent over to the accountants for them to review first. The only change in the budget may be a change in the health benefit number. There is a resolution tonight about the Authority's health benefits and notify the State of NJ that the VHA will be opting out of the program.

The Authority anticipates a move to the South Jersey Health Insurance Fund. The savings right now look to be about \$100,000 a year, which doesn't sound like a lot but Mrs. Jones is more concerned about the future. Ron was at a purchasing update class a couple of weeks ago and they are anticipating 30-35% increase on the State Health Benefits Program (SHBP). For 2025 the increase was 17%. This year they are moving to 30-35%. One of the reasons for this is many local agencies have left the SHBP system so it is costing more for those that remain. This is a good time for the VHA to move because the experience rating for the last 2 years is very good. This is the time to move not only because of the increase but what is going to happen in 2-3 years. It will get worse. Several years ago the State borrowed against the fund to really subsidize the premiums for local government. Now the money is due and they do not have the money. It is a concern that it will not be solvent. The savings, although not substantial right now, will also reduce the employee's contribution. If we do not make this move it will be that much more for the VHA and the employees.

**Committee Report:** None.

**Old Business:** None.

**New Business:** None.

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

**Resolution #2025-20**  
**Resolution to Approve Monthly Expenses**

Chairperson Ruiz-Mesa stated the bills have been reviewed and are recommended for payment in the sum of \$1,282,320.93. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

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

**Resolution #2025-21**

**Execution of Standard Bord Resolution for the Congregate Housing Services Program**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-21. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

**Resolution #2025-22**

**Granting Official Leave of Absence (FMLA)**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-22. Mrs. Jones provided an explanation. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

**Resolution #2025-23**

**Authorizing Use of Contract RFP#FY21-01 for Lead Based Paint & Asbestos-Containing Material (ACM) Testing**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-23. Ron Miller provided an explanation. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

**Resolution #2025-24**

**Awarding Cooperative Contract (Cintas – OMNIA Partners)**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-24. Ron Miller provided an explanation. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

**Resolution #2025-25**  
**Approving Job Descriptions / Revised Organizational Chart**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-25. Ron Miller provided an explanation along with a brief discussion. A motion was made by Commissioner Porter; seconded by Commissioner Asselta. The following vote was taken:

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

**Resolution #2025-26**  
**Authorizing Immediate Repair of Damaged Building Components  
at D'Orazio Terrace – Buildings #2 & #4**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-26. Ron Miller provided an explanation. A motion was made by Commissioner Asselta; seconded by Commissioner Chapman. The following vote was taken:

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

**Resolution #2025-27**  
**Authorizing the Termination of Participation in the SHBP**

Chairperson Ruiz-Mesa called for a motion to approve Resolution #2025-27. A motion was made by Commissioner Porter; seconded by Commissioner Chapman. The following vote was taken:

Commissioner Chris Chapman	(Yes)
Commissioner Brian Asselta	(Yes)
Commissioner Albert Porter	(Yes)
Commissioner Iris Acosta-Jimenez	(Yes)
Commissioner Elizabeth Viera	(Yes)
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 Asselta; seconded by Commissioner Chapman. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 6:27 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE EIGHT MONTHS ENDED MAY 31, 2025**

	<b><u>ANNUAL BUDGET</u></b>	<b><u>BUDGET THRU MAY</u></b>	<b><u>ACTUAL THRU MAY</u></b>	<b><u>FROM BUDGET (+OVER/-UNDER)</u></b>
<b><u>INCOME</u></b>				
TENANT RENT	678,010	452,007	474,181	22,174
OTHER INCOME MISC.	11,090	7,393	3,689	(3,704)
PHA OPERATING SUBSIDY	398,660	265,773	223,361	(42,412)
SECTION 8 ADMIN. FEE INCOME	1,320,000	880,000	806,922	(73,078)
CAPITAL FUNDS	655,000	436,667	283,958	(152,709)
FSS GRANT-PH	106,920	71,280	71,280	0
CSP-CONGREGATE SERVICES INCOME	50,820	33,880	19,870	(14,010)
INVESTMENT INCOME	17,830	11,887	24,165	12,278
CF MANAGEMENT FEE	60,000	40,000	60,360	20,360
MGMT FEE-PH	130,260	86,840	84,740	(2,100)
MGMT FEE-SEC 8	146,450	97,633	98,340	707
MGMT FEE-MELROSE	12,090	8,060	8,063	3
MGMT FEE-RAD	450,000	300,000	267,500	(32,500)
BOOKKEEPING FEE	12,130	8,087	7,822	(265)
BOOKKEEPING FEE-SEC 8	91,530	61,020	61,463	443
ASSET MGMT FEE	16,680	11,120	11,300	180
SHOP RENT	61,420	40,947	40,952	5
INCOME FROM OTHER AUTHORITIES	481,500	321,000	459,437	138,437
SERVICE INCOME FROM MELROSE	69,390	46,260	41,650	(4,610)
FRAUD RECOVERY	15,000	10,000	59,047	49,047
MISCELLANEOUS INCOME	1,200	800	33,949	33,149
<b>TOTAL INCOME</b>	<b>4,785,980</b>	<b>3,190,653</b>	<b>3,142,049</b>	<b>(48,604)</b>
<b><u>EXPENSES</u></b>				
<b>ADMINISTRATION:</b>				
ADMINISTRATIVE SALARIES	1,386,650	924,433	1,033,686	109,253
PAYROLL TAXES	124,800	83,200	81,106	(2,094)
HEALTH BENEFITS	520,780	347,187	216,723	(130,464)
CRIMINAL BACKGROUND CHECKS	6,500	4,333	6,142	1,809
TNT/EMPL SCREENING	22,490	14,993	25,765	10,772
LEGAL-GENERAL	24,510	16,340	7,463	(8,877)
LEGAL-OTHER	4,500	3,000	3,899	899
STAFF TRAINING	7,000	4,667	7,847	3,180
TRAVEL	3,000	2,000	1,238	(762)
ACCOUNTING	87,550	58,367	58,367	0
AUDITING	47,780	31,853	31,853	(0)
PORT OUT ADMIN FEES	2,400	1,600	4,440	2,840
MANAGEMENT FEES	273,150	182,100	183,080	980
BOOKKEEPING FEES	103,010	68,673	68,829	156
ASSET MGMT FEES	16,680	11,120	11,300	180
CF MANAGEMENT FEES	60,000	40,000	60,360	20,360
CONSULTANTS	7,100	4,733	18,299	13,566
IT CONSULTANTS	33,680	22,453	21,423	(1,030)
CONSULTANTS-RAD	6,000	4,000	0	(4,000)
MEMBERSHIP DUES/FEES	4,900	3,267	3,205	(62)
PUBLICATIONS	1,300	867	0	(867)
ADVERTISING	4,800	3,200	1,324	(1,876)

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE EIGHT MONTHS ENDED MAY 31, 2025**

	<b>ANNUAL BUDGET</b>	<b>BUDGET THRU MAY</b>	<b>ACTUAL THRU MAY</b>	<b>FROM BUDGET (+OVER/-UNDER)</b>
<b>OFFICE SUPPLIES</b>	17,800	11,867	4,567	(7,300)
<b>PAPER</b>	4,000	2,667	1,133	(1,534)
<b>COMPUTER &amp; SOFTWARE EXPENSES</b>	158,290	105,527	152,076	46,549
<b>FUEL-ADMIN</b>	2,200	1,467	0	(1,467)
<b>TELEPHONE AND CELL</b>	39,500	26,333	22,137	(4,196)
<b>POSTAGE</b>	24,500	16,333	7,245	(9,088)
<b>COPIER SUPPLIES</b>	8,400	5,600	3,898	(1,702)
<b>INTERNET</b>	7,000	4,667	3,018	(1,649)
<b>GPS VEHICLE TRACKING</b>	1,400	933	951	18
<b>INSPECTION FEES</b>	10,730	7,153	7,133	(20)
<b>COFFEE SUPPLIES</b>	1,500	1,000	514	(486)
<b>MISCELLANEOUS EXPENSES</b>	18,700	12,467	27,336	14,869
<b>TOTAL ADMINISTRATION EXPENSES</b>	<u>3,042,600</u>	<u>2,028,400</u>	<u>2,076,357</u>	<u>47,957</u>
<b>TENANT SERVICES:</b>				
<b>SALARIES-CONGREGATE SERVICES</b>	26,080	17,387	29,190	11,803
<b>PAYROLL TAXES</b>	2,350	1,567	2,290	723
<b>TENANT CONTRACT SERVICES</b>	9,500	6,333	7,878	1,545
<b>OTHER</b>	6,000	4,000	4,706	706
<b>TOTAL TENANT SERVICES</b>	<u>43,930</u>	<u>29,287</u>	<u>44,064</u>	<u>14,777</u>
<b>UTILITIES:</b>				
<b>WATER</b>	29,590	19,727	17,345	(2,382)
<b>ELECTRIC</b>	155,610	103,740	127,067	23,327
<b>GAS</b>	24,000	16,000	25,542	9,542
<b>GARBAGAE/TRASH REMOVAL</b>	10,900	7,267	7,594	327
<b>SEWER</b>	55,350	36,900	38,175	1,275
<b>TOTAL UTILITIES EXPENSE</b>	<u>275,450</u>	<u>183,633</u>	<u>215,723</u>	<u>32,091</u>
<b>ORDINARY MAINTENANCE AND OPERATIONS:</b>				
<b>MAINTENANCE LABOR</b>	386,610	257,740	132,455	(125,285)
<b>PAYROLL TAXES</b>	34,790	23,193	10,392	(12,801)
<b>HEALTH BENEFITS</b>	111,670	74,447	47,238	(27,209)
<b>MAINTENANCE UNIFORMS</b>	2,270	1,513	2,402	889
<b>VEHICLE GAS, OIL, GREASE</b>	19,740	13,160	12,715	(445)
<b>MATERIALS</b>	94,190	62,793	45,477	(17,316)
<b>CONTRACT-COSTS</b>	105,910	70,607	74,014	3,407
<b>REPAIRS-VEHICLES</b>	7,610	5,073	6,437	1,364
<b>RENT EXPENSE</b>	15,190	10,127	10,128	1
<b>EXTERMINATION</b>	6,460	4,307	5,672	1,365
<b>TRASH REMOVAL</b>	8,890	5,927	6,526	599
<b>TOTAL ORDINARY MAINT. &amp; OPERATIONS EXP.</b>	<u>793,330</u>	<u>528,887</u>	<u>353,456</u>	<u>(175,431)</u>

**HOUSING AUTHORITY OF THE CITY OF VINELAND**  
**FINANCIAL REPORT FOR THE EIGHT MONTHS ENDED MAY 31, 2025**

	<b><u>ANNUAL BUDGET</u></b>	<b><u>BUDGET THRU MAY</u></b>	<b><u>ACTUAL THRU MAY</u></b>	<b><u>FROM BUDGET (+OVER/-UNDER)</u></b>
<b>GENERAL EXPENSES:</b>				
BAD DEBTS	5,980	3,987	3,987	0
COMPENSATED ABSENCES	14,000	9,333	9,333	(0)
FSS ESCROWS-SEC 8	72,000	48,000	29,990	(18,010)
INSURANCE	199,000	132,667	116,833	(15,834)
PAYMENTS IN LIEU OF TAXES	44,940	29,960	29,288	(672)
PENSION - ANNUAL PAYMENT	167,750	111,833	111,833	(0)
REPLACEMENT RESERVES	95,000	63,333	63,333	(0)
RETIREE HEALTH BENEFITS	97,260	64,840	43,181	(21,659)
<b>TOTAL GENERAL EXPENSES</b>	<b>695,930</b>	<b>463,953</b>	<b>407,778</b>	<b>(56,175)</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>4,851,240</b>	<b>3,234,160</b>	<b>3,097,378</b>	<b>(136,781)</b>
<b>PROFIT (LOSS) EXCLUDING HAP</b>	<b>(65,260)</b>	<b>(43,507)</b>	<b>44,671</b>	<b>88,177</b>
<b>HAP REVENUES</b>	<b>8,241,000</b>	<b>5,494,000</b>	<b>6,625,962</b>	<b>1,131,962</b>
<b>HAP EXPENSES</b>	<b>8,169,000</b>	<b>5,446,000</b>	<b>6,608,277</b>	<b>1,162,277</b>
<b>NET HAP (LOSS)</b>	<b>72,000</b>	<b>48,000</b>	<b>17,685 *</b>	<b>(30,315)</b>
<b>GRAND TOTAL PROFIT (LOSS)</b>	<b>6,740</b>	<b>4,493</b>	<b>62,356</b>	<b>57,862</b>
<b>UNRECONCILED HUD HELD RESERVES AT 05/31/25</b>			<b>104,883</b>	
<b>GRAND TOTAL PROFIT (LOSS) AFTER HUD HELD RESERVES</b>			<b>167,239</b>	

# Housing Authority of the City of Vineland

## Administrative Report

**DATE:** June 12, 2025

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

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

**SUBJECT:** Monthly Report (Stats for May 2025)

**PERIOD:** May 7, 2025, to June 12, 2025

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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>Scattered Sites</b>	<b>7/24/2024</b>	<b>TBD</b>	<b>TBD</b>
<b>D’Orazio</b>	<b>12/07/2018 (Rescinded)</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 the close-out of the current construction project and the award of the fire-pump project.

*Community Room furniture has been received. Set-up of the furniture at both Kidston and Olivio Towers is complete. Project is finished.*

## Renovation Projects

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

<p align="center"><b>KT/OT – Elevator Refurbishment;</b></p> <p>07/2023 – Olivio Towers elevators are planned for a complete modernization including controllers, machine replacement, and cab interiors. Kidston Towers elevators are planned for machine replacement. The contract has been awarded and a pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <p>8/2023 – The elevator contract has been awarded. A pre-construction meeting has been scheduled with the Contractor and Professional Team.</p> <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>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.</p> <p>12/2023 - The project team is meeting to discuss the potential change order and overall project status on December 11, 2023, further updates may be available for discussion at the Board Meeting.</p> <p>1/2024 – A change order is needed to replace the rear door to one elevator in Kidston Towers along with the sill plate; The equipment for the elevator modernization has not been received.</p>	<p align="center"><b>Bid opening on 5/17/22</b></p> <p>2/2024 – Equipment for the modernization is pending delivery from the manufacturer.</p> <p>04/2024 – Equipment has been received but not yet delivered to the property. The subcontractor (OTIS) plans to begin with Olivio Towers – Car #2 within the next 2-3 weeks. The car is expected to be out-of-service for a period of 10-12 weeks. Once completed, work will begin on Car #1. Work at Kidston Towers has not yet been scheduled.</p> <p>05/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers – Car #2. One elevator car remains in service and operational at both buildings.</p> <p>6/2021 – No Update; 9/2021 – A&amp;E proposals received and under review; 12/2023- Project is in the planning stages with the architects; 1/2024 –Architect is preparing a proposal for this project; The plan is to move forward in 2024; 2/2024 – A project kickoff meeting was held with the architects; Bid documents are in process; 9/2024 – No change in project status; 06/2024 – Modernization work on elevators in both Kidston &amp; Olivio continues; One elevator remains in service at both buildings;</p> <p>7/2024 - – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers. Kidston Towers – Car #2 has been completed and returned to service, once the newly completed car has run successfully for a couple weeks Car #1 will be taken out of service for modernization. Olivio Towers – Car #2 is planned to be completed the last week in July 2024. One elevator car remains in service and operational at both buildings. A further explanation at the Board meeting regarding Kidston Towers.</p> <p>8/2024-Kidston Towers –Car #1 will be taken out of service for modernization starting mid-August. Olivio Towers – Car #2 is scheduled for completion and inspection at the end of August, once completed work will begin on elevator Car #1. One elevator car remains in service and operational at both buildings.</p>	<p>09/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers. Kidston Towers –Car #1 will be taken out of service for modernization once Car #2 is operational. Olivio Towers – Car #2 is delayed – the contractor is working to obtain fire alarm devices that are required for proper operation of the car. One elevator car remains in service and operational at both buildings.</p> <p>10/2024 - – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers. Kidston Towers –Car #1 is out of service for modernization. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at both buildings. A change order will be presented to request an extension in time to complete the project.</p> <p>11/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers. Kidston Towers –Car #1 was placed back in-service. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at Olivio Towers. Both elevator cars are operational at Kidston Towers.</p> <p>12/2024 – The subcontractor (OTIS) continues to simultaneously work on the modernization of both Kidston &amp; Olivio Towers. Kidston Towers –Car #1 was placed back in-service. Olivio Towers – Car #1 is out of service for modernization. One elevator car remains in service and operational at Olivio Towers. Both elevator cars are operational at Kidston Towers.</p> <p>1/2025- All elevator cars are operational at Kidston Towers &amp; Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly.</p> <p>2/2025 - All elevator cars are operational at Kidston Towers &amp; Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly.</p> <p>4/2025 - All elevator cars are operational at Kidston Towers &amp; Olivio Towers. This project is now in the punch-list phase, project closeout is anticipated to begin shortly. Update – punch-list work has been completed, waiting for confirmation from our professional team regarding the acceptance of the work. If accepted, we anticipate issuing substantial completion.</p> <p>5/2025- No update from previous month. we anticipate issuing substantial completion and continuing project closeout.</p> <p><i>6/2025 - Substantial completion has been issued; our team continues to pursue project closeout.</i></p>
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## **Kidston & Olivio Towers – Renovation Projects - Active**

Scope of Work		Comments
<p><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>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> <p>3/2023 Update: This plumbing project is complete with the exception of the items listed above on Page 4;  4/2023 Update:</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>5/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning.  Kidston/Olivio fire pump replacement is out for public bid; bids due June 1, 2023;  6/2023 Update: No status change;  7/2023 Update: No status change;  8/2023 Update: Water filtration system - Kidston – parts are backordered; Currently in final punch-list stage; Substantial Completion issued; Close-out process beginning.  Kidston/Olivio fire pump replacement initial bid was rejected; Project is out for public bid again;</p>

## Kidston & Olivio Towers – Renovation Projects – Active

Scope of Work		Comments
<p><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>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><b>11/2023 Update:</b> - 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.</p> <p><b>12/2023 Update</b> – Close-out process in motion; The water treatment system installation has been delayed; the system must be configured by the manufacturer, but the system was shipped without being configured; the system is being sent back to the manufacturer for configuration;</p>		<p><b>02/2024 Update</b> – Additional water testing has been ordered to compare the results of the test conducted in 2020 to conditions today; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p><b>04/2024 – Update:</b> - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; no further update is available. The Close-out process is currently in process, no further work is anticipated on this project.</p> <p><b>05/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</b></p> <p><b>06/2024 – New vendor for water filtration system on schedule for an on-site visit;</b></p> <p><b>7/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit. <u>No update.</u></b></p> <p><b>9/2024 - Team met with a new vendor for the water filtration system; no further update is available until the vendor completes an on-site visit.</b></p> <p><b>01/2025 – No update on this project.</b></p> <p><b>2/2025 – Update:</b> - Water filtration system – additional water testing has been received and reviewed; a flow test is being ordered to determine the best course of action; Update: Equipment was removed from the building by Gary F Gardner and sent out for configuration; once returned it will be re-installed and tested.</p> <p><b>3/2025 – Update</b> – The equipment is being reprogrammed and will be re-installed by South Jersey Water Conditioning when reprogramming is complete.</p> <p><b>4/2025 – No update from last month.</b></p> <p><b>5/2025 - no update from previous month. Pumps have not been released by Grundfos</b></p> <p><b>6/2025 - Pumps have been released by Grundfos and are scheduled for re-installation.</b></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 value engineering cost savings. Negotiations are ongoing, our team began collaborating with additional vendors to obtain more competitive pricing on this project.

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

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

12/2023 - Final contract has been received from the Contractor. The Team met to discuss the project, expectations were defined, and submittals are expected to be received for review. The Vineland Fire Department was made aware of the contract being awarded.

01/2024 - Final contract Underground utility infrastructure work is underway at the site. The construction team has been making regular site visits to inspect the work. The fire pump has been ordered but has not yet been shipped by the manufacturer.

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

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

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

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

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

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

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

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

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

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

02/2025 – No update on this project.

03/2025 – No update on this project.

**04/2025 – No update on this project.**

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

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

## Scattered Site Disposition – Status

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

## SCATTERED SITE HOMES – STATUS SUMMARY

<i>Date</i>	<i>Addresses</i>	<i>Status</i>	<i>Total Homes</i>
			39 Keeping 33 Selling
<i>2022 Activity</i>	<i>4209 Marilyn Avenue</i>	<i>SOLD – 5/4/22</i>	
	<i>1441 Nylund Drive</i>	<i>SOLD – 05/10/22</i>	
	<i>612 Oxford Street</i>	<i>SOLD – 5/16/22</i>	
	<i>1137 East Elmer Rd</i>	<i>SOLD – 6/28/22</i>	
	<i>864 Columbia Avenue</i>	<i>SOLD – 9/30/22</i>	
	<i>1409 Brown Road</i>	<i>SOLD – 9/8/22</i>	
	<i>1745 Jackson Drive</i>	<i>SOLD – 11/10/22</i>	
	<i>4331 Robert Drive</i>	<i>SOLD – 2/12/22</i>	8 Sold in 2022
<i>2023 Activity</i>	<i>760 N. Mill Rd</i>	<i>SOLD – 12/1/23</i>	
	<i>1091 N. Mill Rd</i>	<i>SOLD – 10/31/23</i>	
	<i>1290 Old Lake Rd</i>	<i>SOLD – 12/29/23</i>	
	<i>930 Charles St</i>	<i>SOLD – 1/11/2024</i>	
	<i>30 Avon Place</i>	<i>SOLD – 1/31/2024</i>	
	<i>5578 High Ridge Rd</i>	<i>SOLD – 1/31/2024</i>	
	<i>1479 Brown Rd</i>	<i>SOLD – 2/21/2024</i>	
	<i>2174 Sunset Ave</i>	<i>SOLD – 4/04/2024</i>	
	<i>5599 Lodge Place</i>	<i>SOLD – 7/01/2024</i>	9 Sold in 2023
<i>2024 Activity</i>	<i>3188 Hance Bridge Rd</i>	<i>SOLD 4/22/2024</i>	
	<i>5633 High Ridge Rd</i>	<i>SOLD – 5/2024</i>	
	<i>721 S. Valley Ave</i>	<i>SOLD – 5/30/2024</i>	
	<i>2961 Athens Way</i>	<i>SOLD – 6/19/2024</i>	
	<i>4630 Bernard Rd</i>	<i>SOLD – 7/02/2024</i>	
	<i>1659 Venus Drive</i>	<i>SOLD – 6/20/2024</i>	
	<i>4509 Noel Drive</i>	<i>SOLD – 5/28/2024</i>	
	<i>38 Victory Lane</i>	<i>SOLD 7/17/24</i>	
	<i>4511 Robin Road</i>	<i>SOLD 8/30/24</i>	
	<i>1460 Neptune Terr</i>	<i>SOLD 9/20/24</i>	
	<i>2935 Athens Way</i>	<i>SOLD 9/16/24</i>	
	<i>1306 Brown Rd</i>	<i>SOLD – 9/30/24</i>	
	<i>1017 Alexander Dr</i>	<i>SOLD – 12/19/24</i>	
	<i>4486 Robin Road</i>	<i>SOLD 12/13/24</i>	14 Sold in 2024
	<i>2149 Berkley Dr</i>	<i>SOLD 2/28/25</i>	
	<i>5691 High Ridge Rd</i>	<i>SOLD 4/10/25</i>	2 Sold in 2025
		33 Houses being sold;	33 Houses Sold - End

## **D'Orazio Terrace – Redevelopment**

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

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

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

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

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

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

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

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

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

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

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

## **D'Orazio Terrace – Redevelopment - continued**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **D'Orazio Terrace – Community Room**

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

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

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

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

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

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

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

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

## **Asselta Acres – Building 3**

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

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

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

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

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

## **Kidston & Olivio Towers – Camera Replacement**

February 2025 - The team is working with the Architect and Electrical Engineer to develop plans for the replacement of security equipment at both Kidston & Olivio Towers. Preliminary information technology infrastructure work has been completed.

March 2025 - Update – pending receipt of A&E proposal.

April 2025 - Update – pending recommendation from our Electrical Engineer, further update to be provided at the meeting.

May 2025 - Submittals have been received, pending the start of cabling throughout the building. Equipment has been ordered.

*June 2025 - Project is substantially completed. Pending inspection by our Electrical Engineer.*

## **Melrose Court**

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

## **Community Outreach**

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

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

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

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

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

## Community Outreach

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

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

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

<b>Commissioner</b>	<b>Training Program Status</b>
<b>Brian Asselta</b>	Completed with Certificate
<b>Chris Chapman</b>	Completed with Certificate
<b>Mario Ruiz-Mesa</b>	Completed with Certificate
<b>Albert D. Porter</b>	Completed with Certificate
<b>Iris Acosta-Jimenez</b>	Completed with Certificate
<b>Elizabeth Viera</b>	<b>In Training</b>
<b>Vacant</b>	

# Program Statistics Report

10/2024 - 10/2025

May2025

Apr2025

Mar2025

<b>Tenant Accounts Receivable</b>			
Number of "non-payment of rent" cases referred to the solicitor	1	3	7
<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	46	7	44
Total number of units inspected year-to-date - all sites	532	486	479
City Inspections	0	0	40
<b>Occupancy</b>			
Monthly Unit Turnaround Time (Avg) (Down, Prep & Leasup Time)	23	25	24
Annual Unit Turnaround Time (For Fiscal Year)	28	29	30
Monthly - Number of Vacancies (at start of month)	7	6	7
Monthly - Number of Vacancies Filled (this month)	4	3	15
Monthly - Average unit turnaround time in days for Lease Up	5	5	16
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	12	18	10
Monthly - Annual Average Number of Vacancies (at start of month)	6	5	5
PIC Score	100.00	100.00	100.00
Occupancy Rate	98.93%	98.80%	99.31%
<b>Public Housing &amp; RAD Waiting List Applicants all lists closed 1/30/2025.</b>			
Families - With Local Preference	115	115	116
Families - Without Local Preference	362	362	362
Elderly (Seniors - 62+)/Disabled - With Local preference	127	163	169
Elderly (Seniors - 62+)/Disabled - Without Local preference	347	346	345
0/1 Bedroom	474	509	514
2 Bedroom	154	154	155
3 Bedroom	71	71	71
4 Bedroom	187	186	186
5 Bedroom	58	58	58
6 Bedroom	7	8	8
Success Rate	25%	25%	25%
Average work order turnaround time in days - Tenant Generated	0.09	0.12	0.13
Number of routine work orders written this month	628	639	551
Number of outstanding work orders from previous month	1,420	1,518	1,471
Total number of work orders to be addressed this month	2,048	2,157	2,022
Total number of work orders completed this month	561	737	504
Total number of work orders left outstanding	1,487	1,420	1,518
Number of emergency work orders written this month	17	4	3
Total number of work orders written year-to-date	4,519	3,891	3,252
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	2	2	1
<b>Section 8</b>			
Level of leased units of previous month was:	1026	1026	1026
Level of leased units this month is:	1024	1026	1026
Number of increased leased-units over last month	0	0	0
Total number of units inspected this month	29	19	23
<b>Programs (Voucher):</b>			
ABA Utilization %	96.85%	98.50%	100.63%
Repayment Agreements	52	51	50
Total repayments due YTD	\$163,869	\$165,846	\$165,967
Total repayments received YTD	\$18,303	\$15,243	\$12,650
PIC Score (Oakview added 10/13)	100.88%	101.77%	101.18%
Section 8 Housing Choice Voucher Waiting List Applicants - With Local Preference - <b>CLOSED</b>	632	632	632
Section 8 Housing Choice Voucher Waiting List Applicants - Without Local Preference - <b>CLOSED</b>	1213	1213	1213
Section 8 Project Based Waiting List Applicants- <b>Oakview - CLOSED</b>	785	778	755
Section 8 Project Based Waiting List Applicants- With Local Preference - <b>Buena HA - CLOSED</b>	24	19	16
Section 8 Project Based Waiting List Applicants- Without Local Preference - <b>Buena HA - CLOSED</b>	203	175	162
Section 8 - Percentage Housed Based on Income Limit - ELI vs VLI/LI	74%/26%	75%/25%	74%/26%
Section 8 - Choice Mobiltiy List	115	113	112
<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	15	26	26
The number of residents signed on to the program. (FSS Contracts).	26	27	27

**Program Statistics Report****10/2024 - 10/2025****May2025****Apr2025****Mar2025**

The number of FSS Participants with established escrow accounts.	15	16	15
Number of residents in need of employment skills (GED, DL, Job Training.)	3	3	3
The number of meetings, workshops and case management services	10	10	11
<b><u>Congregate Services</u></b>			
Number of clients on the Congregate Program	31	32	27
Number of clients on Meal Program	0	0	0
Number of clients on Housekeeping Program	16	16	15
Number of clients on Laundry Services	23	22	21
Number of clients on Shopping Services	7	7	5
<b><u>Registered Nurse</u></b>			
Number of clients served this month	108	119	91
Blood Pressure Clinics ( clinics) # of residents attending	1	0	1
Health Assessments/re-assessments	11	8	9
Meds Supervision	24	29	32
<b><u>VHA - (FAMILY SW)</u></b>			
Number of Residents on ROSS (Family)	0	0	0
Number of residents that received case management services	10	18	11
Number of Meetings	6	0	3
Number of residents enrolled in academic/employment workshops (FSS)	3	3	11
<b><u>VHA - (MEDICAL)</u></b>			
Number of residents received health assessment	11	8	9
Number of residents health activities of daily living assessments.	14	9	5
Resident's medicine monitoring/supervision for month	24	29	32
Self-sufficiency - improved living conditions.	1	5	7
<b><u>Community Development Block Grant Program</u></b>			
<b><u>Clients Served</u></b>			
Number of new clients served	0	0	0
Number of ongoing clients	64	64	64
Total clients currently being served this month	10	45	115
<b><u>Income</u></b>			
Median Family Income (MFI)			
Moderate 80%-51% (MFI)	15	15	15
Low 50%-31% (MFI)	18	18	18
Very Low 30%-0% (MFI)	31	31	31
<b>Total</b>	<b>64</b>	<b>64</b>	<b>64</b>
<b><u>Client Demographics</u></b>			
White	9	9	9
Black	7	7	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 #2025-28

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 \$ 2,315,508.72.

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: June 19, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Asse Ha


Resolution seconded by Commissioner

Acosta-Jimenez

VOTE:

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

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 June 19, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

  
Jacqueline S. Jones, Executive Director  
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF VINELAND  
BOARD MEETING  
LIST OF CHECKS  
6/19/25

<u>CHECK NO.</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
4981 - 5030	<b>SECTION 8 HAP PROGRAM</b> LANDLORD/TENANT CHECKS AND OTHER	\$ 839,713.00 \$27,551.00
24273 - 24470: 500074	DIRECT DEPOSITS-LANDLORDS HAPS	\$812,162.00
796 - 799; 20251350522, 20251400493, 20251400505, 20251620653	<b>SECTION 8 ADM FEE ACCOUNT</b> COMPUTER CHECKS- Ocean First	\$ 643,841.22 \$643,841.22
-	COMPUTER CHECKS- Truist	\$0.00
-	<b>SECTION 8 NEW HOMEOWNERSHIP</b> COMPUTER CHECKS	\$ 0.00 \$0.00
-	<b>NEW HOMEOWNERSHIP INVESTMENTS</b> COMPUTER CHECKS- Ocean First	\$ 2,453.43 \$0.00
136	COMPUTER CHECKS- Truist	\$2,453.43
20251530533	<b>OCEAN FIRST BANK PH SECURITY DEPOSIT</b> COMPUTER CHECKS	\$ 566.07 \$566.07
-	<b>OCEAN FIRST BANK FSS ESCROW</b> COMPUTER CHECKS	\$ 0.00 \$0.00
2665 - 2666; 5467482756, 20251350521, 20251400499, 20251400500, 20251400502, 20251560481, 20251560482, 202516250652	<b>CAPITAL BANK GEN/FUND PH</b> COMPUTER CHECKS	\$ 123,358.57
14150 - 14245, 687688, 752161, 1440402, 1442548, 1446537, 5162025, 5302025, 6012025, 6132025, 15321652, 5464174025	<b>COCC CASH ACCOUNT</b> COMPUTER CHECKS	\$ 407,027.93
	<b>COCC EXPENDITURES</b>	
	PAYROLL	05/16/25 - 06/13/25 \$ 245,919.46
	PAYROLL TAX LIABILITY	05/16/25 - 06/13/25 \$ 52,629.04
	<b>TOTAL</b>	<b>\$ 2,315,508.72</b>

## Payment Summary

Bank=sec8hap AND mm/yy=05/2025-06/2025 AND Check Date=05/16/2025-06/19/2025 AND All Checks=Yes AND Include Volds=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	4981	0apabar - BARCLAY APARTMENTS VENTURES LP	6/2/2025	06-2025	1,388.00	
sec8hap - Section 8 HAP	4982	0betaip - ALPHA BETA CAMDEN LLC	6/2/2025	06-2025	1,425.00	
sec8hap - Section 8 HAP	4983	0cbrenta - C & B RENTALS	6/2/2025	06-2025	1,767.00	
sec8hap - Section 8 HAP	4984	0coryol - CORTES	6/2/2025	06-2025	1,892.00	
sec8hap - Section 8 HAP	4985	0lnvfai - INVESTMENT GROUP LLC	6/2/2025	06-2025	1,890.00	
sec8hap - Section 8 HAP	4986	0osccos8 - OSCEOLA COUNTY HOUSING	6/2/2025	06-2025	1,239.00	
sec8hap - Section 8 HAP	4987	t0000066 - CORTES	6/2/2025	06-2025	56.00	
sec8hap - Section 8 HAP	4988	t0000388 - RODRIGUEZ	6/2/2025	06-2025	112.00	
sec8hap - Section 8 HAP	4989	t0000627 - BRAGG	6/2/2025	06-2025	1.00	
sec8hap - Section 8 HAP	4990	t0001073 - PETERSON	6/2/2025	06-2025	5.00	
sec8hap - Section 8 HAP	4991	t0003894 - HANDY	6/2/2025	06-2025	50.00	
sec8hap - Section 8 HAP	4992	t0004557 - RAMOS	6/2/2025	06-2025	68.00	
sec8hap - Section 8 HAP	4993	t0004893 - BALL	6/2/2025	06-2025	165.00	
sec8hap - Section 8 HAP	4994	t0005231 - REDFERN	6/2/2025	06-2025	65.00	
sec8hap - Section 8 HAP	4995	t0005455 - CESARIO	6/2/2025	06-2025	398.00	
sec8hap - Section 8 HAP	4996	t0005562 - GASKINS	6/2/2025	06-2025	170.00	
sec8hap - Section 8 HAP	4997	t0005715 - VAZQUEZ	6/2/2025	06-2025	134.00	
sec8hap - Section 8 HAP	4998	t0006492 - MOORE	6/2/2025	06-2025	50.00	
sec8hap - Section 8 HAP	4999	t0007021 - SHIELDS	6/2/2025	06-2025	6.00	
sec8hap - Section 8 HAP	5000	t0007057 - DESAI	6/2/2025	06-2025	78.00	
sec8hap - Section 8 HAP	5001	t0008077 - PEREZ	6/2/2025	06-2025	104.00	
sec8hap - Section 8 HAP	5002	t0008553 - CARLO	6/2/2025	06-2025	53.00	
sec8hap - Section 8 HAP	5003	t0010166 - ORTIZ	6/2/2025	06-2025	60.00	
sec8hap - Section 8 HAP	5004	t0012269 - PEYTON	6/2/2025	06-2025	17.00	
sec8hap - Section 8 HAP	5005	t0012296 - TYSHCHENKO	6/2/2025	06-2025	3.00	
sec8hap - Section 8 HAP	5006	t0013692 - RODRIGUEZ	6/2/2025	06-2025	138.00	
sec8hap - Section 8 HAP	5007	t0013742 - Thomas	6/2/2025	06-2025	33.00	
sec8hap - Section 8 HAP	5008	t0013765 - Samuel	6/2/2025	06-2025	83.00	
sec8hap - Section 8 HAP	5009	t0013870 - Harris	6/2/2025	06-2025	1.00	
sec8hap - Section 8 HAP	5010	t0013888 - SCARBROUGH	6/2/2025	06-2025	223.00	
sec8hap - Section 8 HAP	5011	t0013995 - VIERA	6/2/2025	06-2025	90.00	
sec8hap - Section 8 HAP	5012	t0014175 - Chavez	6/2/2025	06-2025	15.00	
sec8hap - Section 8 HAP	5013	t0014378 - HAND	6/2/2025	06-2025	52.00	
sec8hap - Section 8 HAP	5014	t0014727 - Rodriguez	6/2/2025	06-2025	140.00	
sec8hap - Section 8 HAP	5015	t0014784 - ARNOLD	6/2/2025	06-2025	159.00	
sec8hap - Section 8 HAP	5016	t0014786 - RIVERA VIRUET	6/2/2025	06-2025	96.00	
sec8hap - Section 8 HAP	5017	t0015043 - POWELL	6/2/2025	06-2025	154.00	
sec8hap - Section 8 HAP	5018	t0015601 - LLOYD	6/2/2025	06-2025	13.00	
sec8hap - Section 8 HAP	5019	t0015625 - MACIN	6/2/2025	06-2025	108.00	
sec8hap - Section 8 HAP	5020	t0015634 - DICKS	6/2/2025	06-2025	52.00	
sec8hap - Section 8 HAP	5021	t0015636 - WILSON	6/2/2025	06-2025	106.00	
sec8hap - Section 8 HAP	5022	t0015850 - PURNELL	6/2/2025	06-2025	92.00	
sec8hap - Section 8 HAP	5023	t0015908 - BEARDSLEY	6/2/2025	06-2025	103.00	
sec8hap - Section 8 HAP	5024	t0015929 - ALICEA	6/2/2025	06-2025	121.00	
sec8hap - Section 8 HAP	5025	t0016087 - BROWNLOW	6/2/2025	06-2025	34.00	
sec8hap - Section 8 HAP	5026	t0018174 - TURNER	6/2/2025	06-2025	27.00	
sec8hap - Section 8 HAP	5027	vnj093 - ORANGE COUNTY HOUSING & C D	6/2/2025	06-2025	1,931.00	
sec8hap - Section 8 HAP	5028	vnj058 - SALEM HOUSING AUTHORITY	6/2/2025	06-2025	977.00	
sec8hap - Section 8 HAP	5029	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	6/2/2025	06-2025	7,902.00	

## Payment Summary

Bank=sec8hap AND mm/yy=05/2025-06/2025 AND Check Date=05/16/2025-06/19/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	5030	0housin - VINELAND HOUSING AUTHORITY	6/3/2025	06-2025	3,705.00	
sec8hap - Section 8 HAP	24273	0537grap - 529-537 GRAPE STREET,LLC	6/4/2025	06-2025	2,363.00	
sec8hap - Section 8 HAP	24274	0abobab - BABATUNDE O ABORISADE	6/4/2025	06-2025	1,479.00	
sec8hap - Section 8 HAP	24275	0abrawl - ABRAHAN HEREDIA	6/4/2025	06-2025	747.00	
sec8hap - Section 8 HAP	24276	0acojol - ACOSTA III	6/4/2025	06-2025	840.00	
sec8hap - Section 8 HAP	24277	0acojor - ACOSTA	6/4/2025	06-2025	2,278.00	
sec8hap - Section 8 HAP	24278	0ahcpv - AFFORDABLE HOUSING CORPORATION	6/4/2025	06-2025	14,979.00	
sec8hap - Section 8 HAP	24279	0ahctaaa - AFFORDABLE HOUSING CORPORATION	6/4/2025	06-2025	95,619.00	
sec8hap - Section 8 HAP	24280	0ahcvktot - AFFORDABLE HOUSING CORP OF VINELAND	6/4/2025	06-2025	85,359.00	
sec8hap - Section 8 HAP	24281	0aljess - ALJESS LLC	6/4/2025	06-2025	847.00	
sec8hap - Section 8 HAP	24282	0andcar - ANDUJAR	6/4/2025	06-2025	1,145.00	
sec8hap - Section 8 HAP	24283	0andjon - JONATHAN ANDREOZZI	6/4/2025	06-2025	1,725.00	
sec8hap - Section 8 HAP	24284	0aparab - AB APARTMENTS LLC	6/4/2025	06-2025	3,800.00	
sec8hap - Section 8 HAP	24285	0apgava - VALLEY GARDEN APARTMENTS LLC	6/4/2025	06-2025	361.00	
sec8hap - Section 8 HAP	24286	0apsnew - NEWCOMB SENIOR APARTMENTS PH 2	6/4/2025	06-2025	256.00	
sec8hap - Section 8 HAP	24287	0arbors - ROSEMAR PROPERTIES III LLC/THE ARBORS C	6/4/2025	06-2025	7,898.00	
sec8hap - Section 8 HAP	24288	0assind - INDEPENDENCE ASSOCIATES LLC	6/4/2025	06-2025	992.00	
sec8hap - Section 8 HAP	24289	0asslop - LOPEZ & ASSOCIATES LLC	6/4/2025	06-2025	814.00	
sec8hap - Section 8 HAP	24290	0augdav - DAVID AUGUSTINE	6/4/2025	06-2025	1,888.00	
sec8hap - Section 8 HAP	24291	0behant - ANTHONY BEHRENS	6/4/2025	06-2025	742.00	
sec8hap - Section 8 HAP	24292	0beredw - EDWIN C & SAVALYN BERGAMO	6/4/2025	06-2025	322.00	
sec8hap - Section 8 HAP	24293	0berksh - ROSEMAR PROPERTIES IV LLC / CAMELOT AP	6/4/2025	06-2025	4,319.00	
sec8hap - Section 8 HAP	24294	0biaent - BIA ENTERPRISES LLC	6/4/2025	06-2025	633.00	
sec8hap - Section 8 HAP	24295	0borsac - BORRERO	6/4/2025	06-2025	1,909.00	
sec8hap - Section 8 HAP	24296	0bretow - BRENTWOOD TOWERS HOLDINGS, LLC	6/4/2025	06-2025	1,031.00	
sec8hap - Section 8 HAP	24297	0brewst - BREWSTER GARDEN APARTMENTS LLC	6/4/2025	06-2025	1,076.00	
sec8hap - Section 8 HAP	24298	0buebor - BOROUGH OF BUENA HOUSING AUTHORITY	6/4/2025	06-2025	19,922.00	
sec8hap - Section 8 HAP	24299	0bususa - USA BUSY BEE INC	6/4/2025	06-2025	937.00	
sec8hap - Section 8 HAP	24300	0cackim - KIMBERLY A CACCHIOLI	6/4/2025	06-2025	2,168.00	
sec8hap - Section 8 HAP	24301	0camnil - NILZA R CAMACHO	6/4/2025	06-2025	1,057.00	
sec8hap - Section 8 HAP	24302	0carjos - CARVALHO	6/4/2025	06-2025	811.00	
sec8hap - Section 8 HAP	24303	0carmar - SIMOES	6/4/2025	06-2025	773.00	
sec8hap - Section 8 HAP	24304	0casros - CASTILLO	6/4/2025	06-2025	747.00	
sec8hap - Section 8 HAP	24305	0cdgard - CD GARDENS INC.	6/4/2025	06-2025	3,194.00	
sec8hap - Section 8 HAP	24306	0chajos - JOSEPH T CHAMBERS	6/4/2025	06-2025	950.00	
sec8hap - Section 8 HAP	24307	0cheshol - CHESTNUT SQUARE HOLDINGS LLC	6/4/2025	06-2025	5,148.00	
sec8hap - Section 8 HAP	24308	0chuoks - OKSANA CHUMAK	6/4/2025	06-2025	1,632.00	
sec8hap - Section 8 HAP	24309	0clafir - FIRST CLASS RENTAL PROPERTIES LLC	6/4/2025	06-2025	1,394.00	
sec8hap - Section 8 HAP	24310	0comfar - ESTATE	6/4/2025	06-2025	519.00	
sec8hap - Section 8 HAP	24311	0conpat - PATRIOT CONSTRUCTION SERVICES LLC	6/4/2025	06-2025	1,861.00	
sec8hap - Section 8 HAP	24312	0damjos - DAMATO	6/4/2025	06-2025	883.00	
sec8hap - Section 8 HAP	24313	0decant - ANTHONY P DECESERO	6/4/2025	06-2025	587.00	
sec8hap - Section 8 HAP	24314	0dejyes - YESENIA DEJESUS	6/4/2025	06-2025	1,850.00	
sec8hap - Section 8 HAP	24315	0delwil - WILSON ZUNUN DE LEON	6/4/2025	06-2025	673.00	
sec8hap - Section 8 HAP	24316	0docmay - MAY DOCK APARTMENTS LLC	6/4/2025	06-2025	886.00	
sec8hap - Section 8 HAP	24317	0dowter - DOWER	6/4/2025	06-2025	1,850.00	
sec8hap - Section 8 HAP	24318	0eas307 - 307 N EAST AVE LLC	6/4/2025	06-2025	599.00	
sec8hap - Section 8 HAP	24319	0edwdip - EDWARD DIPALMA	6/4/2025	06-2025	1,047.00	
sec8hap - Section 8 HAP	24320	0egbmar - MARY J EGBEH	6/4/2025	06-2025	1,336.00	

## Payment Summary

Bank=sec8hap AND mm/yy=05/2025-06/2025 AND Check Date=05/16/2025-06/19/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sec8hap - Section 8 HAP	24321	Oelnmar - MARTIN JAY EINSTEIN	6/4/2025	06-2025	718.00	
sec8hap - Section 8 HAP	24322	Oequacc - ACCUMULATING EQUITY PARTNERS LLC	6/4/2025	06-2025	7,001.00	
sec8hap - Section 8 HAP	24323	Oequsul - SULLIVAN EQUITIES LLC	6/4/2025	06-2025	1,041.00	
sec8hap - Section 8 HAP	24324	Oestjip - J.I.P ESTATES LLC	6/4/2025	06-2025	1,573.00	
sec8hap - Section 8 HAP	24325	Oestros - ESTATE OF LUIS A ROSADO-TORRES	6/4/2025	06-2025	479.00	
sec8hap - Section 8 HAP	24326	Ofamfal - Falola Family LP	6/4/2025	06-2025	225.00	
sec8hap - Section 8 HAP	24327	Ofamfp - FAIOLA FAMILY LP	6/4/2025	06-2025	1,379.00	
sec8hap - Section 8 HAP	24328	Ofiodor - FLOWERS	6/4/2025	06-2025	1,046.00	
sec8hap - Section 8 HAP	24329	Oforraf - RAFAEL EDUARDO DILONE FORTUNA	6/4/2025	06-2025	1,326.00	
sec8hap - Section 8 HAP	24330	Og.b.ltd - G B LTD OPER CO INC	6/4/2025	06-2025	1,055.00	
sec8hap - Section 8 HAP	24331	Ogarabn - ABNER GARCIA	6/4/2025	06-2025	436.00	
sec8hap - Section 8 HAP	24332	Ogarsal - GARCIA	6/4/2025	06-2025	2,982.00	
sec8hap - Section 8 HAP	24333	Ogarspr - SPRING GARDENS VINELAND LLC	6/4/2025	06-2025	7,910.00	
sec8hap - Section 8 HAP	24334	Ogarvin - VINELAND GARDENS LLC	6/4/2025	06-2025	578.00	
sec8hap - Section 8 HAP	24335	Ogibjam - GRIBBLE JR	6/4/2025	06-2025	954.00	
sec8hap - Section 8 HAP	24336	Ogolrob - ROBERT D GALBIATI	6/4/2025	06-2025	1,227.00	
sec8hap - Section 8 HAP	24337	Ogonabr - GONZALEZ JR	6/4/2025	06-2025	1,019.00	
sec8hap - Section 8 HAP	24338	Ogonlil - GONZALEZ	6/4/2025	06-2025	1,740.00	
sec8hap - Section 8 HAP	24339	Ogroche - CHERRY GROUP LLC	6/4/2025	06-2025	1,276.00	
sec8hap - Section 8 HAP	24340	Ogromad - MADHU GROUP LLC	6/4/2025	06-2025	2,783.00	
sec8hap - Section 8 HAP	24341	Ogromic - MICHAEL D RUPPERT JR	6/4/2025	06-2025	1,076.00	
sec8hap - Section 8 HAP	24342	Ogruedl - EDISON GRULLON	6/4/2025	06-2025	1,829.00	
sec8hap - Section 8 HAP	24343	Ohagdan - DANIEL HAGEMAN JR	6/4/2025	06-2025	1,098.00	
sec8hap - Section 8 HAP	24344	Ohemtom - BTW 4 LLC	6/4/2025	06-2025	582.00	
sec8hap - Section 8 HAP	24345	Ohenreu - HENDLER	6/4/2025	06-2025	2,000.00	
sec8hap - Section 8 HAP	24346	Oherei - 123 SOUTH 4TH STREET LLC	6/4/2025	06-2025	2,886.00	
sec8hap - Section 8 HAP	24347	Ohersof - SOFIA HEREDIA-TORRES AND RUBEN TORRES	6/4/2025	06-2025	3,698.00	
sec8hap - Section 8 HAP	24348	Ohfprop - HF PROPERTY MANAGEMENT	6/4/2025	06-2025	1,645.00	
sec8hap - Section 8 HAP	24349	Oholasm - ASM HOLDINGS LLC	6/4/2025	06-2025	774.00	
sec8hap - Section 8 HAP	24350	Oholgle - GLEN PARK OWNER LLC	6/4/2025	06-2025	2,686.00	
sec8hap - Section 8 HAP	24351	Oholvin - VINELAND 18 HOLDINGS LLC	6/4/2025	06-2025	1,627.00	
sec8hap - Section 8 HAP	24352	Ohomhec - HECS HOMES LLC	6/4/2025	06-2025	807.00	
sec8hap - Section 8 HAP	24353	Ohomsky - SKYLO HOMES LLC	6/4/2025	06-2025	772.00	
sec8hap - Section 8 HAP	24354	Ohomtar - TARKILN HOMES LLC	6/4/2025	06-2025	4,990.00	
sec8hap - Section 8 HAP	24355	Ohopape - APEX HOPEWELL NJ LLC	6/4/2025	06-2025	632.00	
sec8hap - Section 8 HAP	24356	Ohougol - GOLD HOUSING PROVIDERS LLC	6/4/2025	06-2025	1,479.00	
sec8hap - Section 8 HAP	24357	Ohouriv - RIVERGROVE HOUSING PARTNERS LLC	6/4/2025	06-2025	477.00	
sec8hap - Section 8 HAP	24358	Oingden - INGRALDI	6/4/2025	06-2025	1,078.00	
sec8hap - Section 8 HAP	24359	Oinvbot - BOTA INVESTMENTS LLC	6/4/2025	06-2025	4,159.00	
sec8hap - Section 8 HAP	24360	Oinvday - DAY INVESTMENTS LLP	6/4/2025	06-2025	483.00	
sec8hap - Section 8 HAP	24361	Oinvegh - E. G. H. R. E. INVESTMENTS LLC	6/4/2025	06-2025	6,032.00	
sec8hap - Section 8 HAP	24362	Oinvens - EMSIG INVESTMENTS LLC	6/4/2025	06-2025	951.00	
sec8hap - Section 8 HAP	24363	Oinvtra - T-RAY INVESTMENTS LLC	6/4/2025	06-2025	2,220.00	
sec8hap - Section 8 HAP	24364	Oinvweb - WEBER INVESTMENT GROUP LLC	6/4/2025	06-2025	3,983.00	
sec8hap - Section 8 HAP	24365	Oinvweb2 - WEBER INVESTMENT GROUP 2 LLC	6/4/2025	06-2025	1,672.00	
sec8hap - Section 8 HAP	24366	Ojacgar - W JACK	6/4/2025	06-2025	1,768.00	
sec8hap - Section 8 HAP	24367	Ojerpri - PRIME JERSEY ESTATES	6/4/2025	06-2025	9,205.00	
sec8hap - Section 8 HAP	24368	Ojrljrr - JJR JR LLC	6/4/2025	06-2025	926.00	
sec8hap - Section 8 HAP	24369	Okatjay - JAY-KAT INVESTMENTS, LLC	6/4/2025	06-2025	589.00	

## Payment Summary

Bank=sec8hap AND mm/yy=05/2025-06/2025 AND Check Date=05/16/2025-06/19/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
sec8hap - Section 8 HAP	24370	Okic1llc - KLC1 LLC	6/4/2025	06-2025	1,728.00	
sec8hap - Section 8 HAP	24371	Okorcou - COURTER-KORFF LLC	6/4/2025	06-2025	715.00	
sec8hap - Section 8 HAP	24372	Olabfel - LABOY	6/4/2025	06-2025	1,740.00	
sec8hap - Section 8 HAP	24373	Olandic - LANDICINI 566 LLC	6/4/2025	06-2025	734.00	
sec8hap - Section 8 HAP	24374	Olanedw - EDWARD J LANG	6/4/2025	06-2025	1,121.00	
sec8hap - Section 8 HAP	24375	Olebzai - LEBRON	6/4/2025	06-2025	2,823.00	
sec8hap - Section 8 HAP	24376	Olegmay - MAYERFELD LEGACY TRUST	6/4/2025	06-2025	152.00	
sec8hap - Section 8 HAP	24377	Olevgab - GABRIELLE LEVITT	6/4/2025	06-2025	473.00	
sec8hap - Section 8 HAP	24378	Olhrent - L & H RENTALS	6/4/2025	06-2025	798.00	
sec8hap - Section 8 HAP	24379	Olinkar - KAREN LINDNER	6/4/2025	06-2025	449.00	
sec8hap - Section 8 HAP	24380	Ollckoo - KOONER LLC	6/4/2025	06-2025	1,694.00	
sec8hap - Section 8 HAP	24381	Ollcsn2 - SN 22 LLC	6/4/2025	06-2025	2,041.00	
sec8hap - Section 8 HAP	24382	Olocloc - LOCATION LOCATION & TIMING LLC	6/4/2025	06-2025	1,068.00	
sec8hap - Section 8 HAP	24383	Olonrav - DAVID LONGINI	6/4/2025	06-2025	473.00	
sec8hap - Section 8 HAP	24384	Olopyad - YADIRA LOPEZ	6/4/2025	06-2025	702.00	
sec8hap - Section 8 HAP	24385	Olospiro - LOST PROPERTIES LLC	6/4/2025	06-2025	2,946.00	
sec8hap - Section 8 HAP	24386	Omalaug - MIKLAVCIC JR	6/4/2025	06-2025	1,081.00	
sec8hap - Section 8 HAP	24387	Omanarc - MANAGEMENT LLC	6/4/2025	06-2025	378.00	
sec8hap - Section 8 HAP	24388	Omanrub - RUBY MANAGEMENT	6/4/2025	06-2025	2,350.00	
sec8hap - Section 8 HAP	24389	Omapgre - GREENWOOD MAPLE JAY LLC	6/4/2025	06-2025	1,533.00	
sec8hap - Section 8 HAP	24390	Omelrose - MELROSE COURT LP	6/4/2025	06-2025	18,210.00	
sec8hap - Section 8 HAP	24391	Omenbre - MENDEZ	6/4/2025	06-2025	278.00	
sec8hap - Section 8 HAP	24392	Omillvii - MILLVILLE REALTY CORPORATION	6/4/2025	06-2025	2,287.00	
sec8hap - Section 8 HAP	24393	Omiryar - MIRANDA	6/4/2025	06-2025	2,386.00	
sec8hap - Section 8 HAP	24394	Omonbry - BRYAN P MONTEMURRO	6/4/2025	06-2025	618.00	
sec8hap - Section 8 HAP	24395	Omrang - RIVERA	6/4/2025	06-2025	846.00	
sec8hap - Section 8 HAP	24396	Omulqua - QUALITY MULTI BR RENTALS LLC	6/4/2025	06-2025	1,264.00	
sec8hap - Section 8 HAP	24397	Oneddav - NEDER	6/4/2025	06-2025	1,341.00	
sec8hap - Section 8 HAP	24398	Onesshr - SHREE NEEL LLC	6/4/2025	06-2025	3,400.00	
sec8hap - Section 8 HAP	24399	Onegcar - CARLOS NEGRON JR	6/4/2025	06-2025	774.00	
sec8hap - Section 8 HAP	24400	Onotop - TOP NOTCH REAL ESTATE LLC	6/4/2025	06-2025	498.00	
sec8hap - Section 8 HAP	24401	Oochabvsp - OCEAN CITY HSING AUTH- BVM/SPEITEL	6/4/2025	06-2025	34,647.00	
sec8hap - Section 8 HAP	24402	Opaeast - EAST PARK APARTMENTS	6/4/2025	06-2025	8,241.00	
sec8hap - Section 8 HAP	24403	Opanpar - PARESH PANCHAL	6/4/2025	06-2025	1,940.00	
sec8hap - Section 8 HAP	24404	Oparest - PARVIN ESTATES LLC	6/4/2025	06-2025	68.00	
sec8hap - Section 8 HAP	24405	Opasmar - PASTORE	6/4/2025	06-2025	1,282.00	
sec8hap - Section 8 HAP	24406	Ophabri - BRIDGETON PHASE IV ASSOCIATES LLC	6/4/2025	06-2025	7,181.00	
sec8hap - Section 8 HAP	24407	Oplacam - PHILLIP BLACK & KATHLEEN BLACK IRA	6/4/2025	06-2025	3,948.00	
sec8hap - Section 8 HAP	24408	Opoisl - SILVER POINT MANAGEMENT LLC	6/4/2025	06-2025	1,085.00	
sec8hap - Section 8 HAP	24409	Oproall - ALL PRO GROUP LLC	6/4/2025	06-2025	1,515.00	
sec8hap - Section 8 HAP	24410	Oproexc - EXCEL PROPERTY MANAGEMENT LLC	6/4/2025	06-2025	523.00	
sec8hap - Section 8 HAP	24411	Oprolha - LHA PROPERTIES LLC	6/4/2025	06-2025	1,618.00	
sec8hap - Section 8 HAP	24412	Opropar - PARTNERS PROPERTY MANAGEMENT LLC	6/4/2025	06-2025	718.00	
sec8hap - Section 8 HAP	24413	Oproter - TERRAVESTRA PROPERTY MANAGEMENT LLC	6/4/2025	06-2025	15,815.00	
sec8hap - Section 8 HAP	24414	Oprotim - TIMARIA PROPERTIES LLC	6/4/2025	06-2025	1,950.00	
sec8hap - Section 8 HAP	24415	Oquilou - QUILES	6/4/2025	06-2025	336.00	
sec8hap - Section 8 HAP	24416	Oradoak - RADIANT OAKVIEW APARTMENTS LLC	6/4/2025	06-2025	173,331.00	
sec8hap - Section 8 HAP	24417	Oramnic - NICHOLAS P RAMBONE	6/4/2025	06-2025	516.00	
sec8hap - Section 8 HAP	24418	Oraymar - RAYMOND HOLDINGS LLP	6/4/2025	06-2025	1,499.00	

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			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	24419	Oreabrt - BRT REAL ESTATE LLC	6/4/2025	06-2025	728.00
sec8hap - Section 8 HAP	24420	Oreadcb - Realty LLC	6/4/2025	06-2025	1,174.00
sec8hap - Section 8 HAP	24421	Orealbf - B & F REAL ESTATE HOLDINGS LLC	6/4/2025	06-2025	2,000.00
sec8hap - Section 8 HAP	24422	Orealsa - S & A REALTY ENTERPRISES LLC	6/4/2025	06-2025	638.00
sec8hap - Section 8 HAP	24423	Oreamat - MATURO REALTY INC	6/4/2025	06-2025	2,331.00
sec8hap - Section 8 HAP	24424	Oreamil - MILLVILLE REALTY CORP	6/4/2025	06-2025	1,068.00
sec8hap - Section 8 HAP	24425	Oreasar - SARA REAVES	6/4/2025	06-2025	17.00
sec8hap - Section 8 HAP	24426	Oregche - REGENCY CHESTNUT COURT	6/4/2025	06-2025	12,848.00
sec8hap - Section 8 HAP	24427	Oregeas - REGENCY EAST LLC	6/4/2025	06-2025	3,231.00
sec8hap - Section 8 HAP	24428	Orenaco - ACOSTA RENTAL LLC	6/4/2025	06-2025	2,049.00
sec8hap - Section 8 HAP	24429	Orensup - SUPERIOR RENTALS LLC	6/4/2025	06-2025	1,417.00
sec8hap - Section 8 HAP	24430	Orivdie - RIVERA	6/4/2025	06-2025	2,409.00
sec8hap - Section 8 HAP	24431	Oriviri - RIVERA	6/4/2025	06-2025	1,293.00
sec8hap - Section 8 HAP	24432	Orodhen - HENRY RODRIGUEZ	6/4/2025	06-2025	885.00
sec8hap - Section 8 HAP	24433	Orogluc - ROGERS	6/4/2025	06-2025	795.00
sec8hap - Section 8 HAP	24434	Orogsal - SALVATORE W ROGGIO	6/4/2025	06-2025	1,082.00
sec8hap - Section 8 HAP	24435	Orpjpro - RPJ PROPERTIES LLC	6/4/2025	06-2025	12,713.00
sec8hap - Section 8 HAP	24436	Orunind - INDIAN RUN APARTMENTS LP	6/4/2025	06-2025	820.00
sec8hap - Section 8 HAP	24437	Oruppab - RUPERTO	6/4/2025	06-2025	1,233.00
sec8hap - Section 8 HAP	24438	Osaiger - GERALD M SAINOT JR	6/4/2025	06-2025	807.00
sec8hap - Section 8 HAP	24439	Osaldas - DAMIAN & ELAINE SALAS	6/4/2025	06-2025	2,322.00
sec8hap - Section 8 HAP	24440	Osauaud - SAUNDERS	6/4/2025	06-2025	1,800.00
sec8hap - Section 8 HAP	24441	Osaumar - SOUDERS	6/4/2025	06-2025	652.00
sec8hap - Section 8 HAP	24442	Oschdan - SCHWARTZ	6/4/2025	06-2025	2,000.00
sec8hap - Section 8 HAP	24443	Oseaves - VESTA-SEABROOK URBAN RENEWAL III LLC	6/4/2025	06-2025	736.00
sec8hap - Section 8 HAP	24444	Osenbri - HOUSING PARTNERS LLC	6/4/2025	06-2025	2,307.00
sec8hap - Section 8 HAP	24445	Osennew - NEWCOMB SENIOR APARTMENTS URBAN RE	6/4/2025	06-2025	157.00
sec8hap - Section 8 HAP	24446	Oshabru - BRUCE D SHAW	6/4/2025	06-2025	1,420.00
sec8hap - Section 8 HAP	24447	Oslinco - 1890 S LINCOLN ASSOCIATES LLC	6/4/2025	06-2025	2,265.00
sec8hap - Section 8 HAP	24448	Osolfin - FINANCIAL SOLUTIONS INVESTMENT GROUP L	6/4/2025	06-2025	1,048.00
sec8hap - Section 8 HAP	24449	Osolmay - MAY SOLUTIONS LLC	6/4/2025	06-2025	876.00
sec8hap - Section 8 HAP	24450	Osolpro - ASSURED PROPERTY SOLUTIONS LLC	6/4/2025	06-2025	864.00
sec8hap - Section 8 HAP	24451	Ootalb - ALBERTO SOTO	6/4/2025	06-2025	1,090.00
sec8hap - Section 8 HAP	24452	Osqulan - LANDIS SR URBAN RENEWAL PARTNERS LLC	6/4/2025	06-2025	2,172.00
sec8hap - Section 8 HAP	24453	Ostrassoc - STREAMWOOD ASSOCIATES/VINELAND LLC	6/4/2025	06-2025	1,283.00
sec8hap - Section 8 HAP	24454	Oswaway - WAYNE SWANSON	6/4/2025	06-2025	1,222.00
sec8hap - Section 8 HAP	24455	Oswe101 - 101 S WEST LLC	6/4/2025	06-2025	1,898.00
sec8hap - Section 8 HAP	24456	Otayver - TAYLOR	6/4/2025	06-2025	53.00
sec8hap - Section 8 HAP	24457	Othapau - LETITIA D SYNDER	6/4/2025	06-2025	1,341.00
sec8hap - Section 8 HAP	24458	Otorism - TORRES	6/4/2025	06-2025	1,548.00
sec8hap - Section 8 HAP	24459	Otowpar - PARK TOWNE APARTMENTS LLC	6/4/2025	06-2025	15,482.00
sec8hap - Section 8 HAP	24460	Ovasdap - DAPHNE VASSALOTTI	6/4/2025	06-2025	973.00
sec8hap - Section 8 HAP	24461	Ovashen - VASQUEZ	6/4/2025	06-2025	979.00
sec8hap - Section 8 HAP	24462	Ovhosri - SRI VHOMES LLC	6/4/2025	06-2025	1,650.00
sec8hap - Section 8 HAP	24463	Ovinlan - VINELAND VILLAGE APTS	6/4/2025	06-2025	3,493.00
sec8hap - Section 8 HAP	24464	Ovirulou - LOUIS A VIRUET	6/4/2025	06-2025	1,056.00
sec8hap - Section 8 HAP	24465	Owalnut - WALNUT REALTY ASSOCIATES LLC	6/4/2025	06-2025	8,849.00
sec8hap - Section 8 HAP	24466	Owassey - SEYMOUR WASSERSTRUM	6/4/2025	06-2025	1,200.00
sec8hap - Section 8 HAP	24467	Owhihen - WHITE III	6/4/2025	06-2025	914.00

**Payment Summary**

Bank=sec8hap AND mm/yy=05/2025-06/2025 AND Check Date=05/16/2025-06/19/2025 AND All Checks=Yes AND Include Voids=All Checks

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			Date	Month	Amount Reconciled
sec8hap - Section 8 HAP	24468	Owolpro - WOLF PROPERTY HOLDINGS LLC	6/4/2025	06-2025	1,661.00
sec8hap - Section 8 HAP	24469	Owrlalf - WRIGHT	6/4/2025	06-2025	1,578.00
sec8hap - Section 8 HAP	24470	Oyasmia - YASMIA 3 LLC	6/4/2025	06-2025	1,503.00
sec8hap - Section 8 HAP	500074	b0018082 - JORDAN	6/2/2025	06-2025	0.00
					<b>839,713.00</b>

**Payment Summary**

Bank=sec8admn AND mm/yy=05/2025-06/2025 AND Check Date=05/16/2025-06/19/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
sec8admn - Section 8 Admir	796	0osccos8 - OSCEOLA COUNTY HOUSING	6/2/2025	06-2025	71.38
sec8admn - Section 8 Admir	797	vfl093 - ORANGE COUNTY HOUSING & C D	6/2/2025	06-2025	70.02
sec8admn - Section 8 Admir	798	vnj058 - SALEM HOUSING AUTHORITY	6/2/2025	06-2025	71.38
sec8admn - Section 8 Admir	799	vnj912 - NJDCA HOUSING ASSISTANCE PROGRAM	6/2/2025	06-2025	318.38
sec8admn - Section 8 Admir	20251350522	vha - HOUSING AUTHORITY CITY OF VINELAND	5/27/2025	05-2025	43.50 5/31/2025
sec8admn - Section 8 Admir	20251400493	vha - HOUSING AUTHORITY CITY OF VINELAND	5/20/2025	05-2025	278,928.00 5/31/2025
sec8admn - Section 8 Admir	20251400505	vha - HOUSING AUTHORITY CITY OF VINELAND	5/20/2025	05-2025	361,072.71 5/31/2025
sec8admn - Section 8 Admir	20251620653	vha - HOUSING AUTHORITY CITY OF VINELAND	6/11/2025	06-2025	3,265.85
					<b>643,841.22</b>

**Payment Summary**

Bank=nhopbtt AND mm/yy=05/2025-06/2025 AND Check Date=05/16/2025-06/19/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
nhopbtt - New HOP Inv - BI	136	vha - HOUSING AUTHORITY CITY OF VINELAND	5/29/2025	05-2025	2,453.43 5/30/2025
					<b>2,453.43</b>

**Payment Summary**

Bank=capsecdp AND mm/yy=05/2025-06/2025 AND Check Date=05/16/2025-06/19/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
capsecdp - PH Sec Dep Acct	20251530533	ahcvktot - AFFORDABLE HOUSING CORPORATION	6/2/2025	06-2025	566.07
					<b>566.07</b>

**Payment Summary**

Bank=capgenfd AND mm/yy=05/2025-06/2025 AND Check Date=05/16/2025-06/19/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total Date
			Date	Month	Amount Reconciled
capgenfd - Public Housing C	2665	vmu - Vineland Municipal Utilities	5/16/2025	05-2025	15,005.52 5/31/2025
capgenfd - Public Housing C	2666	landis - Landis Sewerage Authority	5/30/2025	05-2025	26,477.00 5/31/2025
capgenfd - Public Housing C	5467482756	sjgas - South Jersey Gas Company	5/20/2025	05-2025	1,177.04 5/31/2025
capgenfd - Public Housing C	20251350521	vha - HOUSING AUTHORITY CITY OF VINELAND	5/27/2025	05-2025	29,716.17 5/31/2025
capgenfd - Public Housing C	20251400499	vha - HOUSING AUTHORITY CITY OF VINELAND	5/20/2025	05-2025	1,266.00 5/31/2025
capgenfd - Public Housing C	20251400500	vha - HOUSING AUTHORITY CITY OF VINELAND	5/20/2025	05-2025	13,447.37 5/31/2025
capgenfd - Public Housing C	20251400502	vha - HOUSING AUTHORITY CITY OF VINELAND	5/20/2025	05-2025	8,100.00 5/31/2025
capgenfd - Public Housing C	20251560481	vha - HOUSING AUTHORITY CITY OF VINELAND	6/5/2025	06-2025	13,271.35
capgenfd - Public Housing C	20251560482	vha - HOUSING AUTHORITY CITY OF VINELAND	6/5/2025	06-2025	1,266.00
capgenfd - Public Housing C	20251620652	vha - HOUSING AUTHORITY CITY OF VINELAND	6/11/2025	06-2025	13,632.12
					<b>123,358.57</b>

## Payment Summary

Bank=sec8hap AND mm/yy=05/2025-06/2025 AND Check Date=05/16/2025-06/19/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	14150	landis - Landis Sewerage Authority	5/30/2025	05-2025	1,114.00	5/31/2025
cocc - Central Office Cost	14151	cwa - Communications Workers of America	6/1/2025	06-2025	280.56	
cocc - Central Office Cost	14152	njjif - NJ Public Housing Authorities JIF	6/1/2025	06-2025	216,034.51	
cocc - Central Office Cost	14153	aaasj - AAA South Jersey	6/6/2025	06-2025	240.00	
cocc - Central Office Cost	14154	amacap - Amazon Capital Services Inc	6/6/2025	06-2025	195.76	
cocc - Central Office Cost	14155	aprsup - APR SUPPLY CO	6/6/2025	06-2025	57.56	
cocc - Central Office Cost	14156	brownc - Brown & Connery LLP	6/6/2025	06-2025	258.00	
cocc - Central Office Cost	14157	canbus2 - CANON U.S.A., INC.	6/6/2025	06-2025	104.94	
cocc - Central Office Cost	14158	ccia - Cumberland Co Improvement Auth	6/6/2025	06-2025	55.09	
cocc - Central Office Cost	14159	cintas - Cintas Corporation #100	6/6/2025	06-2025	377.10	
cocc - Central Office Cost	14160	combus - COMCAST	6/6/2025	06-2025	379.89	
cocc - Central Office Cost	14161	hdsupp - HD Supply Facilities Maintenance LTD	6/6/2025	06-2025	91.08	
cocc - Central Office Cost	14162	hompro - HD SUPPLY formerly Home Depot Pro	6/6/2025	06-2025	6.71	
cocc - Central Office Cost	14163	joskel - JOSEPH KELLY	6/6/2025	06-2025	60.00	
cocc - Central Office Cost	14164	micdev - Michael Dever	6/6/2025	06-2025	128.88	
cocc - Central Office Cost	14165	miles - Miles IT Company	6/6/2025	06-2025	4,750.00	
cocc - Central Office Cost	14166	mjroof - M & J ROOFING LLC	6/6/2025	06-2025	1,000.00	
cocc - Central Office Cost	14167	pbf - Phoenix Business Forms	6/6/2025	06-2025	268.00	
cocc - Central Office Cost	14168	phada - Public Housing Auth Directors Assoc	6/6/2025	06-2025	1,610.00	
cocc - Central Office Cost	14169	shred - STERICYCLE, INC.	6/6/2025	06-2025	79.00	
cocc - Central Office Cost	14170	clecho - CLEAR CHOICE AUTO GLASS	6/6/2025	06-2025	295.00	
cocc - Central Office Cost	14171	amacap - Amazon Capital Services Inc	6/13/2025	06-2025	60.88	
cocc - Central Office Cost	14172	aprsup - APR SUPPLY CO	6/13/2025	06-2025	242.75	
cocc - Central Office Cost	14173	blockisi - TELESYSTEM	6/13/2025	06-2025	2,076.54	
cocc - Central Office Cost	14174	bolste - Bolster Hardware II LLC	6/13/2025	06-2025	17.98	
cocc - Central Office Cost	14175	carahsoft - Carahsoft Technology Corporation	6/13/2025	06-2025	2,789.19	
cocc - Central Office Cost	14176	ccia - Cumberland Co Improvement Auth	6/13/2025	06-2025	39.90	
cocc - Central Office Cost	14177	cdwgov - CDW Government Inc	6/13/2025	06-2025	4,583.12	
cocc - Central Office Cost	14178	coloni - Colonial Electrical Supply	6/13/2025	06-2025	577.21	
cocc - Central Office Cost	14179	diamor - Diana Morales	6/13/2025	06-2025	1,510.00	
cocc - Central Office Cost	14180	eldpes - ELDER PEST CONTROL, INC.	6/13/2025	06-2025	2,038.50	
cocc - Central Office Cost	14181	hampinn - Hampton Inn & Suites Vineland	6/13/2025	06-2025	2,226.00	
cocc - Central Office Cost	14182	hdsupp - HD Supply Facilities Maintenance LTD	6/13/2025	06-2025	2,100.96	
cocc - Central Office Cost	14183	hompro - HD SUPPLY formerly Home Depot Pro	6/13/2025	06-2025	446.42	
cocc - Central Office Cost	14184	jccupa - JC'S Custom Painting	6/13/2025	06-2025	1,642.50	
cocc - Central Office Cost	14185	johnmo - John and Sons Moving	6/13/2025	06-2025	2,437.38	
cocc - Central Office Cost	14186	mason - W B Mason Co Inc	6/13/2025	06-2025	44.96	
cocc - Central Office Cost	14187	miles - Miles IT Company	6/13/2025	06-2025	7,953.00	
cocc - Central Office Cost	14188	mjroof - M & J ROOFING LLC	6/13/2025	06-2025	450.00	
cocc - Central Office Cost	14189	nanmck - Nan McKay and Associates Inc	6/13/2025	06-2025	200.00	
cocc - Central Office Cost	14190	pdq - PDQ Supply Inc	6/13/2025	06-2025	1,231.11	
cocc - Central Office Cost	14191	peders - J.W. Pedersen, Architect P.C	6/13/2025	06-2025	4,247.50	
cocc - Central Office Cost	14192	presso-2 - COLUMN SOFTWARE PBC	6/13/2025	06-2025	148.44	
cocc - Central Office Cost	14193	riggin - Riggins Inc	6/13/2025	06-2025	58.46	
cocc - Central Office Cost	14194	robrob - Robinson & Robinson LLC	6/13/2025	06-2025	4,738.50	
cocc - Central Office Cost	14195	secgcs - GCSI Security Group	6/13/2025	06-2025	685.00	
cocc - Central Office Cost	14196	sjover - South Jersey Overhead Door, Inc.	6/13/2025	06-2025	245.00	
cocc - Central Office Cost	14197	veriw - Verizon Wireless	6/13/2025	06-2025	1,334.66	
cocc - Central Office Cost	14198	aceplu - Ace Plumbing and Electrical Supplies Inc	6/19/2025	06-2025	179.33	
cocc - Central Office Cost	14199	ahcvktot - AFFORDABLE HOUSING CORPORATION	6/19/2025	06-2025	11,588.00	
cocc - Central Office Cost	14200	ahcvpv - AFFORDABLE HOUSING CORP OF VINELAND	6/19/2025	06-2025	1,875.00	
cocc - Central Office Cost	14201	ahcvtaaa - AFFORDABLE HOUSING CORP OF VINELAND	6/19/2025	06-2025	10,892.00	
cocc - Central Office Cost	14202	avena - Linda M Avena CPA	6/19/2025	06-2025	7,295.83	
cocc - Central Office Cost	14203	barret - Barretta Plumbing Heating Cooling	6/19/2025	06-2025	591.92	

## Payment Summary

Bank=sec8hap AND mm/yy=05/2025-06/2025 AND Check Date=05/16/2025-06/19/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
cocc - Central Office Cost	14204	bolste - Bolster Hardware II LLC	6/19/2025	06-2025	55.75	
cocc - Central Office Cost	14205	bottin - Bottinos Supermarkets Inc	6/19/2025	06-2025	40.44	
cocc - Central Office Cost	14206	brownc - Brown & Connery LLP	6/19/2025	06-2025	344.00	
cocc - Central Office Cost	14207	browni - Browns Integrated Pest Management	6/19/2025	06-2025	600.00	
cocc - Central Office Cost	14208	callexp - Call Experts New Jersey	6/19/2025	06-2025	529.45	
cocc - Central Office Cost	14209	ccla - Cumberland Co Improvement Auth	6/19/2025	06-2025	3,633.03	
cocc - Central Office Cost	14210	cdwgov - CDW Government Inc	6/19/2025	06-2025	2,732.62	
cocc - Central Office Cost	14211	cintas - Cintas Corporation #100	6/19/2025	06-2025	564.25	
cocc - Central Office Cost	14212	colonl - Colonial Electrical Supply	6/19/2025	06-2025	243.40	
cocc - Central Office Cost	14213	combus - COMCAST	6/19/2025	06-2025	379.89	
cocc - Central Office Cost	14214	culligan2 - Culligan of South Jersey	6/19/2025	06-2025	107.50	
cocc - Central Office Cost	14215	graing - Grainger	6/19/2025	06-2025	50.18	
cocc - Central Office Cost	14216	hdsupp - HD Supply Facilities Maintenance LTD	6/19/2025	06-2025	1,927.53	
cocc - Central Office Cost	14217	hill - Ronald Hill	6/19/2025	06-2025	1,125.00	
cocc - Central Office Cost	14218	himina - DELSEA LAUNDROMAT	6/19/2025	06-2025	1,081.25	
cocc - Central Office Cost	14219	homede - Home Depot Credit Services	6/19/2025	06-2025	1,148.02	
cocc - Central Office Cost	14220	hompro - HD SUPPLY formerly Home Depot Pro	6/19/2025	06-2025	4,672.15	
cocc - Central Office Cost	14221	jccupa - JC'S Custom Painting	6/19/2025	06-2025	717.50	
cocc - Central Office Cost	14222	lilfor - LILLISTON FORD, INC.	6/19/2025	06-2025	96.96	
cocc - Central Office Cost	14223	mason - W B Mason Co Inc	6/19/2025	06-2025	929.00	
cocc - Central Office Cost	14224	miles - Miles IT Company	6/19/2025	06-2025	2,729.31	
cocc - Central Office Cost	14225	mjroof - M & J ROOFING LLC	6/19/2025	06-2025	3,499.99	
cocc - Central Office Cost	14226	natten - National Tenant Network	6/19/2025	06-2025	694.50	
cocc - Central Office Cost	14227	pcrich - P C Richard and Son Builders Division	6/19/2025	06-2025	1,464.00	
cocc - Central Office Cost	14228	pdq - PDQ Supply Inc	6/19/2025	06-2025	338.45	
cocc - Central Office Cost	14229	purcol - Purdy Collision LLC	6/19/2025	06-2025	4,264.80	
cocc - Central Office Cost	14230	ringcen - RingCentral Inc	6/19/2025	06-2025	7,726.73	
cocc - Central Office Cost	14231	robrob - Robinson & Robinson LLC	6/19/2025	06-2025	115.50	
cocc - Central Office Cost	14232	rpmlan - RPM Landscape Contractor LLC	6/19/2025	06-2025	1,999.00	
cocc - Central Office Cost	14233	secgcs - GCSI Security Group	6/19/2025	06-2025	2,008.50	
cocc - Central Office Cost	14234	sherwl - Sherwin Williams Company	6/19/2025	06-2025	25.43	
cocc - Central Office Cost	14235	sjglas - South Jersey Glass & Door Company	6/19/2025	06-2025	162.68	
cocc - Central Office Cost	14236	smigre - GREG SMITH TREE SERVICE LLC	6/19/2025	06-2025	2,750.00	
cocc - Central Office Cost	14237	staadv - Staples, Inc.	6/19/2025	06-2025	502.40	
cocc - Central Office Cost	14238	stanley - Stanley Steemer	6/19/2025	06-2025	225.00	
cocc - Central Office Cost	14239	tennan - Tennant Sales	6/19/2025	06-2025	1,104.91	
cocc - Central Office Cost	14240	vercon - Verizon Connect Fleet USA LLC	6/19/2025	06-2025	414.85	
cocc - Central Office Cost	14241	vha - HOUSING AUTHORITY CITY OF VINELAND	6/19/2025	06-2025	7,917.00	
cocc - Central Office Cost	14242	vidaut - Vineland Auto Electric Inc	6/19/2025	06-2025	398.39	
cocc - Central Office Cost	14243	vidauto - VINELAND DODGE CHRYSLER JEEP RAM	6/19/2025	06-2025	4,052.92	
cocc - Central Office Cost	14244	weaequ - Weaver Equipment Sales & Service LLC	6/19/2025	06-2025	179.96	
cocc - Central Office Cost	14245	yardi - Yardi Systems Inc	6/19/2025	06-2025	28.00	
cocc - Central Office Cost	687688	vmu - Vineland Municipal Utilities	6/2/2025	06-2025	2,623.55	
cocc - Central Office Cost	752161	vmu - Vineland Municipal Utilities	6/17/2025	06-2025	2,704.37	
cocc - Central Office Cost	1440402	axaequ - Equitable	5/22/2025	05-2025	2,085.00	5/31/2025
cocc - Central Office Cost	1442548	axaequ - Equitable	5/30/2025	05-2025	2,085.00	
cocc - Central Office Cost	1446537	axaequ - Equitable	6/13/2025	06-2025	2,085.00	
cocc - Central Office Cost	5162025	paychex - Paychex of New York LLC	5/16/2025	05-2025	372.00	5/31/2025
cocc - Central Office Cost	5302025	paychex - Paychex of New York LLC	5/30/2025	05-2025	364.16	5/31/2025
cocc - Central Office Cost	6012025	aflac - AFLAC	6/1/2025	06-2025	234.00	

**Payment Summary**

Bank=sec8hap AND mm/yy=05/2025-06/2025 AND Check Date=05/16/2025-06/19/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
cocc - Central Office Cost	6132025	paychex - Paychex of New York LLC	6/13/2025	06-2025	364.16	
cocc - Central Office Cost	15321652	pers - Public Employees Retirement System	6/3/2025	06-2025	25,861.74	
cocc - Central Office Cost	5464174025	sjgas - South Jersey Gas Company	5/20/2025	05-2025	734.59	5/31/2025
					<b>407,027.93</b>	

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

RESOLUTION #2025-29

Transfer Ownership of Authority Owned Vehicle

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

**WHEREAS**, the Vineland Housing Authority possesses a 2019 Ford F-250 Pickup – VIN: 1FTBF2A65KED14691 with the current mileage of 19,159; and

**WHEREAS**, the Ocean City Housing Authority has expressed interest in owning the vehicle for use at the Authority; and

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

**WHEREAS**, it is the desire of the Vineland Housing Authority to transfer ownership of said vehicle to the Ocean City Housing Authority in the amount of \$20,000; and

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

**WHEREAS**, the 2019 Ford F-250 Pickup – VIN: 1FTBF2A65KED14691 vehicle to be transferred shall be in an “As Is” condition with no warranties or representations as to their use or condition; and

**NOW, THEREFORE, BE IT RESOLVED** the Board of Commissioners hereby approves the transfer the 2019 Ford F-250 Pickup – VIN: 1FTBF2A65KED14691 to the Ocean City Housing Authority in the amount of \$20,000.

**ADOPTED:** June 19, 2025

**MOVED/SECONDED:**

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta-Jimenez*

**VOTE:**

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

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 June 19, 2025 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

[Home](#) > [What's My Car Worth?](#) > [Category & Style](#) > [Options](#) > [Offer Options](#) > [Condition](#) > [XL Pickup 2D 8 ft](#)

Advertisement



My Car's Value

2019 Ford F250 Super Duty Regular Cab XL Pickup

2D 8 ft 4.5 ★ (43 Ratings) [Write a review](#)

Values

Recall Alerts (15)

Your Values

Private Party

Instant Cash Offer

Trade-In

Donate Your Car



Save this car



Share this value



How Hot Is the Market for Your Car? ⓘ

Unlock Now

Advertisement



Advertisement



Value valid as of **05/21/2025**

**Factors That Impact Value**  
Check that yours are correct below.

Mileage: **19,159** ZIP Code: **08360**

Condition  
Good



Edit Options

Trade in Your Old Vehicle for a New

**2024 Ford  
Super Duty®**



And pay just  
**\$20,931**  
or  
**\$362.31**  
per month



Build & Price  
on [shop.ford.com](#)

Calculation based on:

2024 Super Duty® MSRP <a href="#">i</a>	\$44,970
Your Estimated Trade-In Value <a href="#">i</a> <small>Based on certain conditions</small>	\$ 24,039
Down Payment	\$ 0
Loan Term	60 months
Interest Rate <a href="#">i</a> <small>For well-qualified buyers with excellent credit</small>	1.5 %

Your Potential Net Cost:

Your Potential  
Monthly Payment:

Advertisement

Advertisement

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

RESOLUTION #2025-30

Resolution of the Housing Authority of the City of Vineland  
Authorizing Entering into a Contract Agreement  
with All Risk, Inc. for Construction Renovations at D’Orazio Terrace – Bldg. #2 & #4

**WHEREAS**, it is necessary for the proper conduct of the order of business that the Housing Authority of the City of Vineland enter into contract agreement with All Risk, Inc.; and,

**WHEREAS**, D’Orazio Terrace – Buildings #2 and #4 sustained damage by a fallen tree on May 15, 2025; and,

**WHEREAS**, it is necessary for the Housing Authority of the City of Vineland to complete renovations at D’Orazio Terrace – Building #2 & #4; and,

**WHEREAS**, funds are available for the purpose of entering into a contract agreement with All Risk, Inc.; and,

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

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

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

**WHEREAS**, the Housing Authority of the City of Vineland finds it to be in the best interests of said Authority to enter into the Educational Services Commission of New Jersey Bid # ESCNJ 22/22-23 contract agreement with All Risk, Inc. for the construction renovations at D’Orazio Terrace in the amount of **\$237,624.89**.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners to the Housing Authority of the City of Vineland authorizes the award of a contract agreement with All Risk, Inc. – 801 E. Clements Bridge Rd., Runnemede, NJ 08078.

**ADOPTED:** June 19, 2025

**MOVED/SECONDED:**

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta-Jimenez*

**VOTE:**

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

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 June 19, 2025 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:

**CONSTRUCTION RENOVATIONS AT D'ORAZIO TERRACE – Building #2 & #4**

in the amount totaling **\$237,624.89** from the Homeownership account. The line item to be charged for the above expenditure is account **#1400-06-000 (Buildings – Dwelling)**.

  
\_\_\_\_\_

Wendy Hughes  
Certifying Financial Officer

6/19/25  
Date



## AllRisk, Inc

---

801 E Clements Bridge Road  
Runnemede, New Jersey 08078  
(O) 856-627-0076

Client: Vineland Housing Authority - #2 Building  
Property: 84 S. West Avenue  
Vineland, NJ 08360

Operator: TOM

Estimator: Thomas Messina

Type of Estimate: Wind Damage

Date Entered: 5/27/2025

Date Assigned:

Price List: NJCA8X\_MAY25

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2025-5-27-5132B

File Number: Restoration/Repair

**ALL CHARGES ARE IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF LABOR PREVAILING  
WAGE REGULATIONS AND THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY STATE  
APPROVED COOP DISASTER RECOVERY BID ESCNJ 22/23-23.**

**Labor rates have been adjusted to reflect Davis-Bacon Wages as per contract.**

**All Labor is non-overtime.**

**\* Any additional roof sheathing will be replaced at \$168.00 per sheet.**

**AllRisk, Inc**

801 E Clements Bridge Road  
Runnemede, New Jersey 08078  
(O) 856-627-0076

**2025-5-27-5132B****Roof Covering/Gutters**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Roofing (Bid Item)	1.00 EA @	68,760.00 =	68,760.00
Includes all costs of Dumpsters			

**Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
2. Fascia - metal - 8"	180.00 LF @	8.99 =	1,618.20
3. R&R Soffit - metal	180.00 SF @	10.09 =	1,816.20
4. Material Only Soffit - wood	32.00 SF @	2.45 =	78.40
5. Framing - Labor Minimum	1.00 EA @	356.59 =	356.59
Repair puncture in wood soffit panel			

**General Conditions**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
6. Construction Site Supervision - per hour	32.00 HR @	125.18 =	4,005.76
7. General Laborer - per hour	24.00 HR @	66.56 =	1,597.44
Carting, Hauling, Deliveries & Interim/Final Site Clean Up			
8. Project Management - Construction Administration	1.00 EA @	4,693.95 =	4,693.95

**AllRisk, Inc**

801 E Clements Bridge Road  
Runnemede, New Jersey 08078  
(O) 856-627-0076

**Summary**

Line Item Total	82,926.54
Overhead	7,823.26
Profit	3,129.31
<b>Replacement Cost Value</b>	<b>\$93,879.11</b>
<b>Net Claim</b>	<b>\$93,879.11</b>

---

Thomas Messina

**AAMCO ROOFING**  
**PO Box 29**  
**Runnemede, NJ 08078**  
**Phone 856-939-4736 Fax 856-939-1825**  
**mopnroll@yahoo.com**

**PROPOSAL**

All Risk  
Runnemede, NJ

6-3-25

Re: Vineland Housing  
Bldg. # 2

To remove all layers of shingles.  
To replace plywood as needed. (Additional Cost)  
To install synthetic felt.  
To install weather watch as required.  
To install drip edge.  
To install new vent collars as needed.  
To install new bathroom vents  
To install GAF limited life shingles.  
To cap to all ridges with GAF seal a ridge.  
To install flashing as needed.  
To supply approximate 180 lf of 5 inch K gutter.  
To supply approximate 50 ft. of 3x4 spouts.

Wood replacement as needed \$140.00/ Sheet.

David Bacon Rate

**TOTAL SUM FOR LABOR AND MATERIAL.....\$68,760.00**

Thank You,  
Anthony Martino



**AllRisk, Inc**

---

801 E Clements Bridge Road  
Runnemede, New Jersey 08078  
(O) 856-627-0076

Client: Vineland Housing Authority - #4 Building  
Property: 84 S. West Avenue  
Vineland, NJ 08360

Operator: TOM

Estimator: Thomas Messina

Type of Estimate: Wind Damage

Date Entered: 5/27/2025

Date Assigned:

Price List: NJCA8X\_MAY25

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2025-5-27-5132

File Number: Restoration/Repair

**ALL CHARGES ARE IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF LABOR PREVAILING  
WAGE REGULATIONS AND THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY STATE  
APPROVED COOP DISASTER RECOVERY BID ESCNJ 22/23-23.**

**Labor rates have been adjusted to reflect Davis-Bacon Wages per contract.**

**All Labor is non-overtime.**

**\* Any additional roof sheathing replacement will be \$168.00 per sheet.**

**AllRisk, Inc**

801 E Clements Bridge Road  
Runnemede, New Jersey 08078  
(O) 856-627-0076

**2025-5-27-5132****Main Level****40 Bedroom****Height: 8'**

**Door** 2' 6" X 6' 8" **Opens into DEF\_40\_PASSA**

**Subroom: 40 Bed Closet (1)****Height: 8'**

**Door** 2' 6" X 6' 8" **Opens into DEF\_40\_BEDRO**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Floor protection - cardboard and tape	171.36 SF @	0.65 =	111.38
2. R&R Batt insulation - 10" - R30 - paper / foil faced	171.36 SF @	3.20 =	548.35
3. R&R 1/2" drywall - hung, taped, floated, ready for paint	203.36 SF @	4.43 =	900.89
Ceiling and Wall Repair			
4. General Laborer - per hour	3.00 HR @	66.56 =	199.68
Clean up and haul out to include loose fill insulation			

**40 Bathroom****Height: 8'**

**Door** 1' 6" X 6' 8" **Opens into DEF\_40\_PANTR**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
5. Floor protection - cardboard and tape	38.00 SF @	0.65 =	24.70
6. R&R 1/2" water rock - hung, taped, floated, ready for paint	38.00 SF @	4.61 =	175.18
7. R&R Batt insulation - 10" - R30 - paper / foil faced	38.00 SF @	3.20 =	121.60
8. General Laborer - per hour	3.00 HR @	66.56 =	199.68
Clean up and haul out to include loose fill insulation			
9. Heat, Vent, & Air Conditioning - Labor Minimum	1.00 EA @	379.03 =	379.03
10. R&R Ductwork - flexible - non-insulated - 4" round	20.00 LF @	10.17 =	203.40

**40 Passage Hall****Height: 8'**

**Door** 2' 6" X 6' 8" **Opens into COAT\_CLOSET**

**Missing Wall** 2' 9" X 8' **Opens into DEF\_40\_KITCH**

**Door** 2' 6" X 6' 8" **Opens into DEF\_40\_BEDRO**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
11. Floor protection - cardboard and tape	25.00 SF @	0.65 =	16.25
12. R&R 1/2" drywall - hung, taped, floated, ready for paint	25.00 SF @	4.43 =	110.75
Ceiling and Wall Repair			
13. R&R Batt insulation - 10" - R30 - paper / foil faced	25.00 SF @	3.20 =	80.00

2025-5-27-5132

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**AllRisk, Inc**

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**CONTINUED - 40 Passage Hall**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
14. General Laborer - per hour Clean up and haul out to include loose fill insulation	2.00 HR @	66.56 =	133.12

**41 Bed Living****Height: 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
15. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA @	667.48 =	667.48
16. Insulation - Minimum	1.00 EA @	356.58 =	356.58

**Demo/Shore**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
17. Carpenter - General Framer - per hour Select demo and prep for new work	16.00 HR @	142.63 =	2,282.08
18. General Laborer - per hour Assist with select demo and haul out	8.00 HR @	66.56 =	532.48
19. 2" x 4" x 16' #2 & better Fir / Larch (material only) Shoring Material Allowance	12.00 EA @	12.54 =	150.48

**Roof Framing**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>Knee Wall</b>			
20. Carpenter - General Framer - per hour Select demo and prep for new work	16.00 HR @	142.63 =	2,282.08
21. General Laborer - per hour Assist with select demo and haul out	8.00 HR @	66.56 =	532.48
22. 2" x 4" x 16' #2 & better Fir / Larch (material only) Top plates and knee wall to set rafters	12.00 EA @	12.54 =	150.48
23. Rafters - 2x10 - stick frame roof (using rafter length)	432.00 LF @	8.06 =	3,481.92

**AllRisk, Inc**

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**CONTINUED - Roof Framing**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
24. Beam - microlam - 1 3/4" x 14"	52.00 LF @	19.38 =	1,007.76
25. Carpenter - General Framer - per hour	16.00 HR @	142.63 =	2,282.08
Additional for Hip Framing and Set Double Hip LVL, Secure post vertical to support LVL			
26. Joist - floor or ceiling - 2x6 - w/blocking - 16" oc	280.00 SF @	3.84 =	1,075.20
27. 2" x 6" x 12' #2 & better Fir / Larch (material only)	4.00 EA @	12.36 =	49.44
Sub-Fascia			
28. 2" x 6" x 16' #2 & better Fir / Larch (material only)	5.00 EA @	16.29 =	81.45
To secure soffit to include blocking of rafter tail to soffit framing			
29. Carpenter - General Framer - per hour	16.00 HR @	142.63 =	2,282.08
Install sub-fascia, soffit framing and blocking on rafter tails			
30. Soffit - wood	264.00 SF @	8.94 =	2,360.16
31. Sheathing - plywood - 5/8" CDX	640.00 SF @	3.15 =	2,016.00
Roof Sheathing - weave in area of repair			
Sheathing - both sides of knee wall ripped to size			
32. General Laborer - per hour	24.00 HR @	66.56 =	1,597.44
Assist with delivery and handling of materials to include interim site clean up			
33. Fastner Allowance, Clips, Bolts, Nails, Straps, Hangers etc.	1.00 EA @	350.00 =	350.00

**Roof Covering**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
34. Roofing (Bid Item)	1.00 EA @	66,960.00 =	66,960.00

**Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
35. Trim board - 1" x 12" - installed (pine) - Freize	40.00 LF @	13.09 =	523.60
36. Trim board - 1" x 4" - installed (pine) Frieze	40.00 LF @	6.33 =	253.20
<b>2 Piece Frieze/Entablature - above items</b>			
37. Trim board - 1" x 8" - installed (pine) - fascia	60.00 LF @	8.89 =	533.40
38. Freize - metal - 10"	54.00 LF @	9.64 =	520.56
39. Freize - metal - 4"	54.00 LF @	7.91 =	427.14
40. Fascia - metal - 8"	60.00 LF @	8.99 =	539.40

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**AllRisk, Inc**

801 E Clements Bridge Road  
Runnemede, New Jersey 08078  
(O) 856-627-0076

**CONTINUED - Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
41. Soffit - metal	420.00 SF @	9.64	4,048.80

**Electrical**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
42. Electrical (Bid Item)	1.00 EA @	6,999.00	6,999.00

**General Conditions**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
43. Site Supervision	60.00 HR @	125.18	7,510.80
44. Drywall Installer / Finisher - per hour additional for dry times, trips, etc.	16.00 HR @	142.63	2,282.08
<b>Other than new work, all wall prep/finish prior to paint by Vineland H/A or others (excluded).</b>			
45. General Laborer - per hour	24.00 HR @	66.56	1,597.44
<b>Interim &amp; Final Clean of Drywall &amp; Insulation in affected work areas only</b>			
46. Project Management - Construction Administration	1.00 EA @	7,187.31	7,187.31
47. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA @	850.98	850.98
<b>Allowance for Roof Framing &amp; Interior Work Only</b>			

**Roofing Bid includes all costs of Dumpsters**

**AllRisk, Inc**

801 E Clements Bridge Road  
Runnemede, New Jersey 08078  
(O) 856-627-0076

**Grand Total Areas:**

2,391.69 SF Walls	887.22 SF Ceiling	3,278.90 SF Walls and Ceiling
887.22 SF Floor	98.58 SY Flooring	292.74 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	330.07 LF Ceil. Perimeter
887.22 Floor Area	965.33 Total Area	2,423.69 Interior Wall Area
1,186.00 Exterior Wall Area	134.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

**AllRisk, Inc**

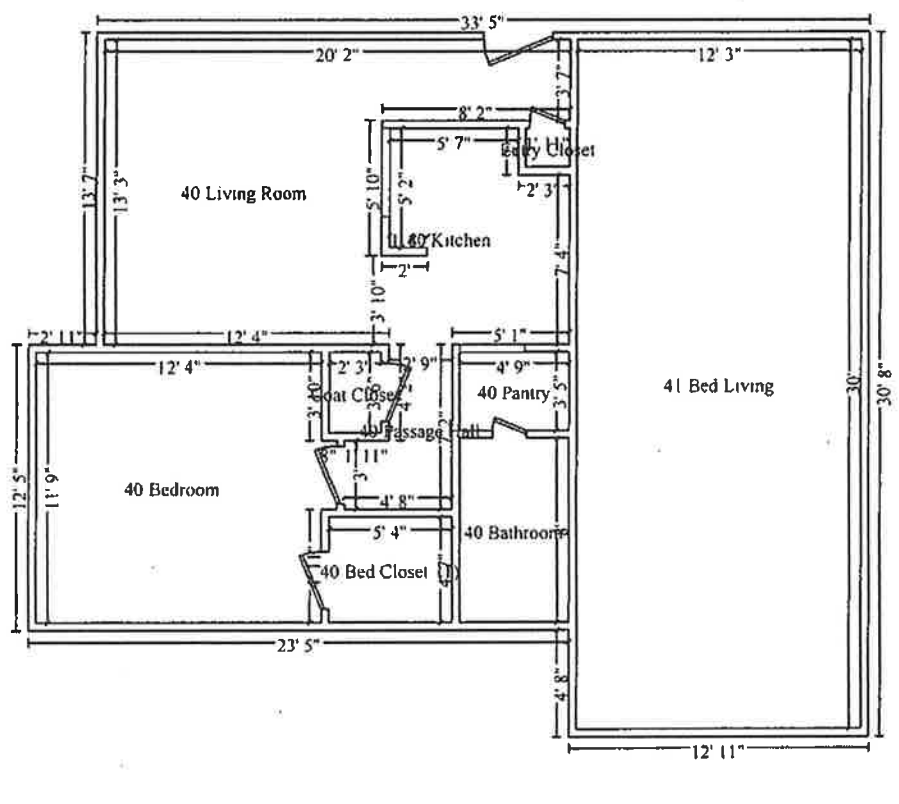
801 E Clements Bridge Road  
Runnemede, New Jersey 08078  
(O) 856-627-0076

**Summary**

Line Item Total	126,975.39
Overhead	11,978.85
Profit	4,791.54
<b>Replacement Cost Value</b>	<b>\$143,745.78</b>
<b>Net Claim</b>	<b>\$143,745.78</b>

Thomas Messina

Main Level



Main Level

1334 Mays Landing Rd  
Folsom, NJ 08037  
P 609.476.3800  
NJ License #12335  
electri-tech.net



**ELECTRI-TECH**

June 4, 2025

## PROPOSAL

### CUSTOMER INFO

All Risk  
801 Clements Bridge Road  
Runnemede NJ 08078

### PROJECT

All Risk - VHA Tree Damage  
191 W. Chestnut Ave  
Vineland NJ 08360

### SCOPE OF WORK

Electri-Tech Inc. respectfully submits this proposal in conjunction with the electrical work for the above referenced project. This proposal is based upon site visit and damage assessment. Summary of work includes but is not limited to:

- Repair replace wiring and devices as need in building 4 units 40 and 41 VHA tree damage

#### Terms and Conditions:

- Electri-Tech shall not work after 5pm or weekends (overtime) unless authorized in writing by owner/contractor via a signed change order.
- Does not include a performance bond.
- The cost of the permit shall be paid by owner.
- Electri-Tech shall not be responsible for the damage, theft, vandalism, storage, or warranty of equipment supplied by others.
- Warranty of electrical equipment supplied by Electri-Tech shall be for a period of one year from date of final invoice.
- Electri-Tech supplied waste shall be removed to a specific area on the construction site as instructed by the owner/contractor.

**Electri-Tech Inc. will furnish all materials and perform all labor to complete the project above.  
All work will be performed in a substantial and workmanlike manner and in accordance with the NEC Code  
for the total sum of: \$ 6,999.00**

#### Payment Terms:

The value of the project will be progress billed on a monthly basis through completion, based on generally-accepted AIA Progress Payment procedures. Progress invoicing will reflect Net30 day terms (unless negotiated and agreed otherwise).

*Any alteration or deviation from the above specifications involving extra cost with relation to material or labor will be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.*

X   
Chris Martucci  
President  
[CMartucci@ElectriTech.com](mailto:CMartucci@ElectriTech.com)

X \_\_\_\_\_  
Customer  
X \_\_\_\_\_  
Date

*Pricing is in effect for 30 days from the date of this quote.*

*Customer is responsible for all permit fees*

*Electri-Tech Inc. reserves the right to reject the terms of this contract at any time prior to the commencement of work*

**AAMCO ROOFING**  
**PO Box 29**  
**Runnemede, NJ 08078**  
**Phone 856-939-4736 Fax 856-939-1825**  
**mopnroll@yahoo.com**

**PROPOSAL**

All Risk  
Runnemede, NJ

6-3-25

Re: Vineland Housing  
Bldg. # 4

To remove all layers of shingles.  
To replace plywood as needed. (Additional Cost)  
To install synthetic felt.  
To install weather watch as required.  
To install drip edge.  
To install new vent collars as needed.  
To install new bathroom vents  
To install GAF limited life shingles.  
To cap to all ridges with GAF seal a ridge.  
To install flashing as needed.  
To supply approximate 180 lf of 5 inch K gutter.  
To supply approximate 50 ft. of 3x4 spouts.

Wood replacement as needed \$140.00/ Sheet.

David Bacon Rate

**TOTAL SUM FOR LABOR AND MATERIAL.....\$66,960.00**

Thank You,  
Anthony Martino

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

**RESOLUTION #2025-31**

**2025 HOUSING AUTHORITY BUDGET RESOLUTION  
FISCAL YEAR: FROM OCTOBER 1, 2025 TO SEPTEMBER 30, 2026**

**WHEREAS**, the Annual Budget and Capital Budget for the Vineland Housing Authority for the fiscal year beginning **October 1, 2025 and ending September 30, 2026** has been presented before the Members of the Vineland Housing Authority at its open public meeting of **June 19, 2025**; and

**WHEREAS**, the Annual Budget as introduced reflects Total Revenues of **\$17,510,860.00**, Total Appropriations, including any Accumulated Deficit if any, of **\$17,496,930.00** and Total Unrestricted Net Position utilized of **\$ -0-**; and

**WHEREAS**, the Capital Budget as introduced reflects Total Capital Appropriations of **\$4,398,500.00** and Total Unrestricted Net Position planned to be utilized as funding thereof, of **\$0**; and

**WHEREAS**, the schedule of rents, fees and other user charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

**WHEREAS**, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

**NOW, THEREFORE BE IT RESOLVED**, by the Members of the Vineland Housing Authority, at an open public meeting held on **June 19, 2025** that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Vineland Housing Authority for the fiscal year beginning **October 1, 2025 and ending September 30, 2026** is hereby approved; and

**BE IT FURTHER RESOLVED**, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

**BE IT FURTHER RESOLVED**, that the governing body of the Vineland Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on **August 21, 2025**.

**ADOPTED:** June 19, 2025

**MOVED/SECONDED:**

Resolution moved by Commissioner *Asse Ha*

Resolution seconded by Commissioner *Acosta-Jimenez*

**VOTE:**

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

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 June 19, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

# Vineland Housing Authority - Total Budget FYE2024

## Budget Comparison 2026-2025

Account	2025	2026		
Name	Budget	Budget	Variance	Variance %
<b>TENANT INCOME</b>				
Tenant Rent	2,493,260	2,639,480	146,220	6%
PBV HAP Subsidy	2,335,270	2,407,550	72,280	3%
Vacancy Loss	33,430	43,740	10,310	31%
<b>Total Rental Income</b>	<b>4,861,960</b>	<b>5,090,770</b>	<b>228,810</b>	<b>5%</b>
<b>Other Tenant Income</b>				
Laundry and Vending	13,960	13,960	-	0%
Damages	2,030	2,030	-	0%
Late Charges	7,590	6,760	(830)	-11%
Legal Fees - Tenant	19,500	17,250	(2,250)	-12%
Misc. Tenant Income	11,800	9,800	(2,000)	-17%
CSP Income	35,630	35,630	-	0%
CSP Tenant Charges	24,400	25,990	1,590	7%
<b>Total Other Tenant Income</b>	<b>114,910</b>	<b>111,420</b>	<b>(3,490)</b>	<b>-3%</b>
<b>NET TENANT INCOME</b>	<b>4,976,870</b>	<b>5,202,190</b>	<b>225,320</b>	<b>5%</b>
<b>GRANT INCOME</b>				
HUD PHA Operating Grants/Subsidy	398,660	309,020	(89,640)	-22%
Section 8 HAP Earned	8,241,000	8,241,000	-	0%
Section 8 Admin. Fee Income	1,320,000	1,200,000	(120,000)	-9%
Capital Funds 2024	540,000	319,000	(221,000)	-41%
Capital Funds 2025	115,000	403,000	288,000	250%
FSS Grant Revenue	106,920	132,020	25,100	23%
<b>TOTAL GRANT INCOME</b>	<b>10,721,580</b>	<b>10,604,040</b>	<b>(117,540)</b>	<b>-1%</b>
<b>OTHER INCOME</b>				
Investment Income - Unrestricted	41,980	41,850	(130)	0%
Investment Income - Restricted	3,030	6,550	3,520	116%
CF Management Fee Revenue	60,000	58,350	(1,650)	-3%
Management Fee Income - PH	130,260	130,260	-	0%
Management Fee Income-Sec 8	146,450	147,740	1,290	1%
Management Fee Income-Melrose	12,090	12,090	-	0%
Management Fee Income - RAD	450,000	450,000	-	0%
Bookkeeping Fee - PH	12,130	12,130	-	0%
Bookkeeping Fee Income-Sec 8	91,530	92,340	810	1%
Asset Management Fee - PH	16,680	16,680	-	0%
Rooftop Rentals	25,960	25,960	-	0%
Shop Rent	61,420	60,300	(1,120)	-2%
Fraud Recovery	15,000	7,500	(7,500)	-50%
Income from Other Authorities	481,500	578,060	96,560	20%
Service Income from Melrose	69,390	62,320	(7,070)	-10%
Miscellaneous Other Income	2,700	2,500	(200)	-7%
<b>TOTAL OTHER INCOME</b>	<b>1,620,120</b>	<b>1,704,630</b>	<b>84,510</b>	<b>5%</b>
<b>TOTAL INCOME</b>	<b>17,318,570</b>	<b>17,510,860</b>	<b>192,290</b>	<b>1%</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE</b>				
<b>Administrative Salaries</b>				
Administrative Salaries	1,580,360	1,659,400	79,040	5%
FSS Salaries	87,470	91,840	4,370	5%
Payroll Taxes-Admin	142,240	149,350	7,110	5%
Payroll Taxes-FSS	7,870	8,270	400	5%
Health Benefits-Admin	688,560	597,230	(91,330)	-13%
Health Benefits-FSS	1,960	14,620	12,660	646%

# Vineland Housing Authority - Total Budget FYE2024

Budget Comparison 2026-2025
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Account	2025	2026		
Name	Budget	Budget	Variance	Variance %
Total Administrative Salaries	2,508,460	2,520,710	12,250	0%
Legal Expense	-			
Criminal Background Checks	8,000	9,500	1,500	19%
Tnt/Empl Screening	23,490	25,490	2,000	9%
General Legal Expense	32,310	34,310	2,000	6%
Legal Exp - RAD	-	5,000	5,000	100%
Legal Exp - Eviction	22,500	20,250	(2,250)	-10%
Total Legal Expense	86,300	94,550	8,250	10%
Staff Training	8,500	8,500	-	0%
Travel	4,000	4,000	-	0%
Accounting Fees	87,550	105,180	17,630	20%
Auditing Fees	68,710	68,710	-	0%
Port Out Admin Fee Paid	2,400	2,400	-	0%
Management Fee	723,150	725,410	2,260	0%
Bookkeeping Fee	103,010	103,370	360	0%
Asset Management Fee	16,680	15,480	(1,200)	-7%
CF Management Fee	60,000	58,350	(1,650)	-3%
Consultants	12,020	2,680	(9,340)	-78%
IT Consultants	58,920	70,770	11,850	20%
RAD Conversion Expenses	6,000	6,000	-	0%
Total Other Admin Expenses	1,150,940	1,170,850	19,910	2%
Miscellaneous Admin Expenses				
Membership and Fees	5,510	5,510	-	0%
Publications	1,800	1,800	-	0%
Advertising	5,300	5,300	-	0%
Office Supplies	16,560	16,560	-	0%
Fuel-Administrative	2,660	2,660	-	0%
Computer Parts	37,760	29,260	(8,500)	-23%
Telephone	35,440	13,220	(22,220)	-63%
Postage	37,300	27,800	(9,500)	-25%
Software License Fees	131,260	142,870	11,610	9%
Copiers	4,700	4,500	(200)	-4%
Printer Supplies - Toner	4,100	3,900	(200)	-5%
Software	2,000	2,000	-	0%
Internet	7,500	5,000	(2,500)	-33%
Cell Phones/Pagers	16,860	16,860	-	0%
GPS Vehicle Tracking	5,000	5,400	400	8%
Small Office Equipment	2,200	1,500	(700)	-32%
Inspection Fees	45,790	46,140	350	1%
Other Misc Admin Expenses	20,780	20,780	-	0%
Coffee Supplies	1,500	1,700	200	13%
Paper	4,000	4,000	-	0%
Payroll Processing Fees		11,500		
Total Miscellaneous Admin Expenses	388,020	368,260	(19,760)	-5%
TOTAL ADMINISTRATIVE EXPENSES	4,133,720	4,154,370	20,650	0%
TENANT SERVICES				
Tenant Services Salaries	26,080	27,380	1,300	5%
Payroll Taxes-Tenant Services	2,350	2,460	110	5%
Other Tenant Svcs.	5,000	12,000	7,000	140%
CSP Uniforms	500	500	-	0%
Phoenix Program-NJ JJC	3,500	-	(3,500)	-100%
Life Skills Training	3,500	-	(3,500)	-100%
Tenant Services Contract Costs	9,500	9,500	-	0%

# Vineland Housing Authority - Total Budget FYE2024

Budget Comparison 2026-2025

Account	2025	2026		
Name	Budget	Budget	Variance	Variance %
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>50,430</b>	<b>51,840</b>	<b>1,410</b>	<b>3%</b>
<b>UTILITIES</b>				
Water	96,430	114,820	18,390	19%
Electricity	324,370	404,670	80,300	25%
Electricity-Vacant Units	5,800	5,800	-	0%
Gas	222,550	272,250	49,700	22%
Gas-Vacant Units	3,400	3,400	-	0%
Garbage/Trash Removal	10,900	11,100	200	2%
Sewer	227,290	227,290	-	0%
<b>TOTAL UTILITY EXPENSES</b>	<b>890,740</b>	<b>1,039,330</b>	<b>148,590</b>	<b>17%</b>
<b>MAINTENANCE AND OPERATIONS</b>				
Maintenance Salaries	831,960	848,570	16,610	2%
Payroll Taxes-Maint.	74,870	76,360	1,490	2%
Health Benefits-Maint.	280,080	270,410	(9,670)	-3%
Maintenace Uniforms	9,200	9,200	-	0%
Vehicle Gas, Oil, Grease	31,220	30,180	(1,040)	-3%
<b>Total General Maint Expense</b>	<b>1,227,330</b>	<b>1,234,720</b>	<b>7,390</b>	<b>1%</b>
<b>Materials</b>				
Supplies-Grounds	9,040	7,100	(1,940)	-21%
Supplies-Snow Removal	8,400	8,400	-	0%
Supplies-Grounds Equip-Fuel	1,780	1,780	-	0%
Supplies-Appliance	26,430	28,610	2,180	8%
Supplies-Decorating	100	100	-	0%
Supplies-Electrical	22,500	21,840	(660)	-3%
Supplies-Exterminating	250	140	(110)	-44%
Supplies-Janitorial/Cleaning	11,690	11,430	(260)	-2%
Supplies-Maint/Repairs	59,640	51,520	(8,120)	-14%
Supplies-Plumbing	31,900	30,560	(1,340)	-4%
Supplies-Tools and Equipment	16,500	18,960	2,460	15%
Supplies-Paint	16,840	14,440	(2,400)	-14%
Supplies-Paint Supplies	5,290	5,030	(260)	-5%
Supplies-HVAC	17,070	16,370	(700)	-4%
Supplies-Alarm/Extinguishers	5,820	9,300	3,480	60%
Supplies-Flooring	17,500	16,700	(800)	-5%
<b>Total Materials</b>	<b>250,750</b>	<b>242,280</b>	<b>(8,470)</b>	<b>-3%</b>
<b>Contract Costs</b>				
Contract-Alarm/Extinguisher	16,400	21,100	4,700	29%
Contract-Building Repairs	43,100	43,440	340	1%
Contract-Carpet Cleaning	900	900	-	0%
Contract-Decorating/Painting	29,000	28,940	(60)	0%
Contract-Electrical	17,320	16,220	(1,100)	-6%
Contract-Pest Control	25,360	24,920	(440)	-2%
Contract-Bedbugs-Pest Control	4,600	4,600	-	0%
Contract-Floor Covering	20,260	16,720	(3,540)	-17%
Contract-Grounds	7,500	7,900	400	5%
Contract-Janitorial/Cleaning	21,370	23,790	2,420	11%
Contract-Plumbing	24,760	22,220	(2,540)	-10%
Contract-Window Covering	2,000	2,000	-	0%
Contract-HVAC	32,400	31,060	(1,340)	-4%
Contract-Vehicle Maintenance	16,410	17,390	980	6%
Contract-Equipment Rental	2,840	2,620	(220)	-8%
Contract-Equip Repair	11,430	13,820	2,390	21%
Contract-Elevator Monitoring	28,800	28,800	-	0%
Contract-Alarm Monitoring	8,480	8,480	-	0%
Contract-Trash Compact Maint/Repairs	4,300	4,300	-	0%
Contract-Garbage/Trash Removal	49,900	47,370	(2,530)	-5%

# Vineland Housing Authority - Total Budget FYE2024

## Budget Comparison 2026-2025

Account	2025	2026		
Name	Budget	Budget	Variance	Variance %
Contract-Generator	4,700	4,700	-	0%
Contract-Shop Rent	61,420	60,300	(1,120)	-2%
<b>Total Contract Costs</b>	<b>433,250</b>	<b>431,590</b>	<b>(1,660)</b>	<b>0%</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>1,911,330</b>	<b>1,908,590</b>	<b>(2,740)</b>	<b>0%</b>
<b>GENERAL EXPENSES</b>				
Insurance-Property	231,040	222,590	(8,450)	-4%
Insurance-Gen. Liab.	125,590	121,010	(4,580)	-4%
Insurance-WC	80,390	77,400	(2,990)	-4%
Insurance-Other	65,300	62,910	(2,390)	-4%
Payments in Lieu of Taxes	164,940	165,790	850	1%
Pension-Annual Pymt Emp/Ret	292,000	353,820	61,820	21%
Compensated Absences	19,000	19,000	-	0%
Retiree Health Benefits	178,590	197,700	19,110	11%
Bad Debt-Tenant Rents	50,490	11,780	(38,710)	-77%
Security/Law Enforcement	30,000	30,000	-	0%
<b>TOTAL GENERAL EXPENSES</b>	<b>1,237,340</b>	<b>1,262,000</b>	<b>24,660</b>	<b>2%</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>			-	
HAP/Occupied Units	8,169,000	8,169,000	-	0%
FSS Escrow Payments	72,000	72,000	-	0%
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>8,241,000</b>	<b>8,241,000</b>	<b>-</b>	<b>0%</b>
<b>FINANCING EXPENSE</b>				
Int Exp-Mortgage TA/AA	99,890	94,780	(5,110)	-5%
Int Exp-Mortgage KT/OT-RAD	123,010	118,140	(4,870)	-4%
<b>TOTAL FINANCING EXPENSES</b>	<b>222,900</b>	<b>212,920</b>	<b>(9,980)</b>	<b>-4%</b>
<b>NON-OPERATING ITEMS</b>			-	
<b>OTHER NON-OPERATING ITEMS</b>			-	
Mort Prin Exp - RAD TA AA	94,590	99,700	5,110	5%
Mort Prin Exp - RAD KT OT	121,280	126,160	4,880	4%
<b>TOTAL OTHER NON-OPERATING ITEMS</b>	<b>215,870</b>	<b>225,860</b>	<b>9,990</b>	<b>5%</b>
<b>TOTAL NON-OPERATING ITEMS</b>	<b>215,870</b>	<b>225,860</b>	<b>9,990</b>	<b>5%</b>
<b>TOTAL EXPENSES</b>	<b>16,903,330</b>	<b>17,095,910</b>	<b>192,580</b>	<b>1%</b>
<b>NET INCOME</b>	<b>415,240</b>	<b>414,950</b>	<b>(290)</b>	<b>0%</b>
<b>ADJUSTMENTS</b>				
Replacement Reserve	(387,270)	(401,020)	(13,750)	4%
<b>TOTAL ADJUSTMENTS</b>	<b>(387,270)</b>	<b>(401,020)</b>	<b>(13,750)</b>	<b>4%</b>
<b>CASH FLOW</b>	<b>27,970</b>	<b>13,930</b>	<b>(14,040)</b>	<b>-50%</b>

**VHA/AHCV - Capital Expenditures - 2026-2031 (State Budget requires current year Capital and 5 additional years)**

		Fiscal Year Beginning In						
Property	Description	Estimated Total	Current Budget					
		Cost	Year 2026	2027	2028	2029	2030	2031
Public Housing Management								
COCC	Maintenance VehicleS	\$ 173,000		\$ 78,000			\$ 95,000	
COCC	Maintenance Snow Removal Equipment Replacement	\$ 31,000		\$ 14,000				\$ 17,000
D'Orazio	Community Building	\$ 1,171,000	\$ 1,171,000					
COCC	Computer Equipment	\$ 16,000		\$ 5,000	\$ 5,000	\$ 6,000		
	Total	\$ 1,391,000	\$ 1,171,000	\$ 97,000	\$ 5,000	\$ 6,000	\$ 95,000	\$ 17,000
Other Programs - RAD								
Tarkiln	Tarkiln Roof Replacement	\$ 1,400,000	\$ 1,400,000					
Tarkiln - Admin\Maint	Admin - Roof Replacement	\$ 70,000		\$ 70,000				
Tarkiln - Admin	Admin - Flooring - Common Rooms & Hallways	\$ 3,500		\$ 3,500				
Tarkiln - Admin	Admin - CCTV - Security Camera Replacement	\$ 50,000		\$ 50,000				
Tarkiln - Admin	Server Replacement & PC Replacements	\$ 19,000			\$ 19,000			
Tarkiln - Admin	AHU2 - HVAC Equipment Replacement	\$ 150,000	\$ 150,000					
Tarkiln - Admin	Paving	\$ 100,000		\$ 100,000				
Kidston & Olivio	Kidston & Olivio - Fire Alarm Panel Replacement	\$ 70,000		\$ 70,000				
Asselta	Conversion - (2) - 6 Bedroom Units	\$ 1,130,000		\$ 1,130,000				
Parkview	Boiler and/or Hot Water Replacement	\$ 15,000	\$ 15,000					
	Total	\$ 3,007,500	\$ 1,565,000	\$ 1,423,500	\$ 19,000	\$ -	\$ -	\$ -
TOTAL		\$ 4,398,500	\$ 2,736,000	\$ 1,520,500	\$ 24,000	\$ 6,000	\$ 95,000	\$ 17,000

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

**RESOLUTION #2025-32**

**PHA Certifications of Compliance  
with the PHA Five-Year Plan 2025-2029 and Related Regulations  
Board Resolution to Accompany the PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman, I approve the submission of the **Five-Year Plan and Annual Plan** for PHA fiscal year beginning October 1, 2025, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing & Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
  - ☐ 903.7a Housing Needs
  - ☐ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
  - ☐ 903.7c Financial Resources
  - ☐ 903.7d Rent Determination Policies
  - ☐ 903.7h Demolition and Disposition
  - ☐ 903.7k Homeownership Programs
  - ☐ 903.7r Additional Information
    - ☐ A. Progress in meeting 5-year mission and goals
    - ☐ B. Criteria for substantial deviation and significant amendments
    - ☐ C. Other information requested by HUD
      - ☐ 1. Resident Advisory Board consultation process
      - ☐ 2. Membership of Resident Advisory Board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
  6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For a PHA Plan that includes a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 24 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).
23. The PHA plan includes the RAD requirements as stated in PIH 2012-32 (HA) H-2017-3 Rev 3 and any successor notices.

**ADOPTED:** June 19, 2025

**MOVED/SECONDED:**

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta-Jimenez*

**VOTE:**

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

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 June 19, 2025 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

## **Vineland Housing Authority – 5 Year Plan – Goals and Objectives**

The **Vineland Housing Authority** intends to convert one or more public housing properties under the U.S. Department of Housing and Urban Development's (HUD) **Rental Assistance Demonstration (RAD)** program during the 5-Year Plan term. The purpose of the conversion is to preserve and improve affordable housing stock, leverage public and private capital for capital repairs, and provide long-term housing stability for residents.

In accordance with **RAD Revision 5 (PIH Notice 2024-40)** and **Section 18 of the Housing Act of 1937**, the PHA plans to utilize a **RAD/Section 18 Blend**. This blended approach will allow for the conversion of public housing units to **Project-Based Voucher (PBV)** or **Project-Based Rental Assistance (PBRA)** while also disposing of a portion of units under Section 18 to enhance financial feasibility. **PIH Notice 2024-40**, as may be amended, **PIH Notice 2031-07**, as may be amended, **PIH Notice 2025-01 & 2025-03**, as may be amended, and **PIH Notice 2017-21**, as may be amended, are added to the Goals and Objectives for the planned RAD/Section 18 blend conversion. These notices are attached to this 5-Year Plan and summarized as follows:

- **PIH Notice 2024-40 – *Demolition and/or Disposition of Public Housing Property***
  - This notice provides guidance on the eligibility for tenant protection vouchers (TPVs) and associated requirements, including RAD/Section 18 Blends. It outlines the conditions under which a PHA can dispose of public housing units under Section 18 and convert them to Project-Based Vouchers (PBVs) through RAD.
- **PIH Notice 2021-07 – *Demolition and/or Disposition of Public Housing Property***
  - This notice supersedes PIH Notice 2018-04 and describes examples of expanded eligibility for projects to "blend" PBV assistance through a RAD conversion with assistance from TPVs awarded through a Section 18 disposition approval. It provides guidance on the RAD/Section 18 Blend options, including the Construction Blend and Small PHA Blend.
- **Notice H-2025-01/PIH-2025-03 (HA) – *Rental Assistance Demonstration – Supplemental Notice 4C***
  - Issued in January 2025, this supplemental notice introduces significant changes to RAD, including the requirement for all RAD public housing conversions to follow 24 CFR Part 50 (Part 50) environmental review by HUD, rather than Part 58 review by a local responsible entity. It also consolidates the RAD and PBV HAP contracts into one combined RAD HAP contract for RAD/Section 18 Blend projects.
- **PIH Notice 2017-21 – *Implementation Guidance: Housing Opportunity Through Modernization Act of 2016 (HOTMA)***
  - This notice provides guidance on Housing Choice Voucher (HCV) and PBV provisions under HOTMA, which are relevant when a PHA intends to use the PBV program in conjunction with RAD and Section 18 conversions. It outlines requirements for the PHA Plan and Administrative Plan regarding PBV units.

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 09/30/2027</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

**Applicability.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p> <b>PHA Name:</b> Vineland Housing Authority      <b>PHA Code:</b> NJ063  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 10/2025  <b>The Five-Year Period of the Plan (i.e., 2019-2023):</b> 2025-2029  <b>Plan Submission Type</b> <input checked="" type="checkbox"/> 5-Year Plan Submission    <input type="checkbox"/> Revised 5-Year Plan Submission </p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> Copies of the proposed updates will be made available for public review at the Administrative Offices of the Vineland Housing Authority office located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360 Monday through Friday between the hours of 1:00 p.m. and 3:00 p.m.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PII</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PII	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PII	HCV												
<b>B.</b>	<b>Plan Elements. Required for all PHAs completing this form.</b>														
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the Vineland Housing Authority (VHA) is to promote adequate and affordable housing, economic opportunity and suitable living environment free from discrimination. The VHA will service the housing and social needs to lower income, elderly, handicapped and family households living and working in the jurisdiction of the VHA.</p>														
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <p><b>PLEASE SEE THE ATTACHED GOALS AND OBJECTIVES. PLEASE SEE THE ATTACHED APPLICABLE PII NOTICES.</b></p>														
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b>PLEASE SEE THE ATTACHED PROGRESS REPORT.</b></p>														
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p>														

## **Vineland Housing Authority – Progress Report from 2020 through 2024 Five-Year Plan**

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.

The Authority intends to pursue LIHTC and any other funding available to redevelop VHA sites and provide additional housing adjacent to the D'Orazio Terrace site.

**Progress:** The Authority continues to pursue LIHTC and any other funding available to redevelop VHA sites and provide additional housing adjacent to the D'Orazio Terrace site.

The Authority intends to continue to dispose of & sell its 72 scattered sites in conjunction with a Homeownership Plan. The Authority will also pursue all available funding for the relocation of residents who are displaced, including replacement Tenant Protection Vouchers (TPV).

**Progress:** The Authority completed the sale of 33 Scattered Site units. The Authority decided to keep 39 Scattered Site units and convert them with the Rental Assistance Demonstration program (RAD).

The Authority intends to continue to pursue any options relating to the Rental Assistance Demonstration (RAD) Program for all eligible authority developments.

**Progress:** The Authority is actively pursuing a Section 18/RAD conversion with the 33 remaining Scattered Site units.

The Authority intends to continue to apply for Family Self-Sufficiency (FSS) and Resident Opportunity and Self Sufficiency (ROSS) grants, as applicable.

**Progress:** The Authority has continued to apply for the FSS Grant and received the Grant funding from 2020 through 2025. The Authority is no longer eligible for the ROSS Grant.

The Authority intends to work with residents and utility providers to convert the electric and gas utilities to tenant paid utilities at all properties.

**Progress:** The has completed the conversion of electric and gas utilities to tenant paid utilities for all sites with the exception of D'Orazio Terrace. This conversion will be completed during the RAD process.

VHA manages both the Buena Housing Authority (BHA) and the Ocean City Housing Authority (OCHA). The Authority will apply to receive HAP funding for the Section 18 disposition and/or RAD conversion of all OCHA units, when applicable.

**Progress:** The Authority has applied for a Section 18/RAD conversion for the OCHA. The expected closing date for the family development is the end of 2026. The OCHA's properties, Bayview Manor and Speitel have already been converted to RAD.

The Authority will pursue whatever funding is available to redevelop and/or expand existing housing.

**Progress:** The Authority continues to pursue any available funding for redevelopment or expansion of affordable housing.

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

RESOLUTION #2025-33  
Vineland Housing Authority 2025 Capital Program

**WHEREAS**, the 2025 Capital Budget for the Vineland Housing Authority has been presented before the Members of the Vineland Housing Authority at its open public meeting of June 19, 2025; and

**WHEREAS**, the Authority is funded under the Capital Fund Appropriations Program through the Department of Housing and Urban Development; and,

**WHEREAS**, under the Capital Fund Appropriations Program, all Capital Fund Budgets shall be made only with Board approval and,

**WHEREAS**, the 2025 Capital Fund has been allocated **\$583,584.00** through the Department of Housing and Urban Development;

**WHEREAS**, the Authority certifies that all of the work items in the Budget Line Items are included in the Annual Statement/Budget and are from the most recent Five-Year Action Plan approved by HUD.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Vineland Housing Authority as follows:

The Authority hereby approves the 2025 Capital Fund Budget in an amount totaling **\$583,584.00** as determined necessary, desirable and convenient by the Authority Treasurer, Authority Chairman, or other authorized representative of the Authority (the "Authorized Officers").

**ADOPTED:** June 19, 2025

**MOVED/SECONDED:**

Resolution moved by Commissioner

*Asse Ita*

Resolution seconded by Commissioner

*Acosta-Jimenez*

**VOTE:**

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

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 June 19, 2025 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

## 2025 Capital Fund

OMB Approval No. 2577-0303  
(exp. 10/31/2026)**Capital Fund Program  
(CFP) Amendment**to Consolidated Annual Contributions Contract  
Terms and Conditions (HUD-53012)**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing**

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0303. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, (Public Housing Authority) Vineland Housing Authority NJ063 (herein called the "PHA")  
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract  
ACC(s) Number(s) (On File) dated (On File)

Whereas, in accordance with Public Law No. 119-4;

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

\$ \$583,534.00 for Fiscal Year 2025 to be referred to under the Capital Fund Grant Number NJ39P06350125  
PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.

2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization schedule will be made directly to a designated trustee within 3 days of the due date. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

6. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

7. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

8. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).  
(mark one): Yes ☐ No ☒

9. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

10. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

11. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.

12. Waste, Fraud, Abuse, and Whistleblower Protections: Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-3735) and its online hotline form. You must comply with 41 U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:

1. Gross mismanagement of a Federal contract or grant;
2. Waste of Federal funds;
3. Abuse of authority relating to a Federal contract or grant;
4. Substantial and specific danger to public health and safety; or
5. Violations of law, rule, or regulation related to a Federal contract or grant.

13. This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117-58), unless waived by the Department refer to HUD's BABA webpage for further information ([https://www.hud.gov/program\\_offices/general\\_counsel/build\\_america\\_buy\\_america](https://www.hud.gov/program_offices/general_counsel/build_america_buy_america))

14. This grant is subject to Executive Order 14218, Ending Taxpayer Subsidization of Open Borders and applicable law. HUD will take steps to ensure that Federal resources are not used to support "sanctuary" policies of State and local jurisdictions that actively prevent federal authorities from deporting illegal aliens.

The parties have executed this CFP Amendment, and it will be effective on the date HUD signs below.

<b>U.S. Dept of HUD</b> By <u>/s/</u> <u>Marianne Nazzaro</u> Title: Deputy Assistant Secretary Office Public Housing Invest.	<b>PHA (Executive Director or authorized agent)</b> By <u>Jacqueline S. Jones</u> <i>Jacqueline S. Jones</i> Date: <u>6/17/25</u> Title: <u>Executive Director</u>
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Previous versions obsolete

form HUD-53012 OMB Approval No. 2577-0303 (exp. 10/31/2026)

# Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires: 09/30/2027

## Civil Rights Certification

### Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 10/1/2025, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), the Violence Against Women Act (34 U.S.C. § 12291 *et seq.*), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 *et seq.*, 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

Vineland Housing Authority

NJ063

PHA Name

PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Name of Executive Director:

Jacqueline S. Jones

Name of Board Chairperson:

Mario Ruiz-Mesa

Signature:

Date:

6/17/25

Signature:

Date:

6/17/25

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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

RESOLUTION #2025-34

Authorizing the Appointment of a Broker of Record – Group Health Benefits

WHEREAS, the Housing Authority of the City of Vineland requires insurance broker services in connection with its recent change to a new group health benefits program; and,

WHEREAS, such services are deemed to be “extraordinary and unspecifiable” and an exception to the bidding requirements under the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq; and

WHEREAS, through consultation between the Executive Director and the Authority’s professional consultants, the Housing Authority of the City of Vineland recommends to the Board of Commissioners to appoint Stanley H Allen Inc dba Allen Associates as broker of record; and,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby appoints Stanley H Allen Inc dba Allen Associates whose business address is 630 S. Brewster Rd, Bldg. C – Vineland NJ 08361, as our broker of record with respect to our group health benefits.

ADOPTED: June 19, 2025

MOVED/SECONDED:

Resolution moved by Commissioner Asselta

Resolution seconded by Commissioner Acosta-Jimenez

VOTE:

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

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 June 19, 2025 at the Authority’s principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

*Board of Commissioners*  
Mario Ruiz-Mesa, Chairman  
Chris Chapman  
Brian Asselta  
Albert Porter  
Iris Acosta-Jimenez  
Elizabeth Viera  
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*

June 19, 2025

PERMA  
2 Cooper Street, 18<sup>th</sup> Floor  
PO Box 99106  
Camden, NJ 080101

Attn: Brandon Lodics  
Coastal HIF Executive Director

RE: Vineland Housing Authority  
Broker of Record, Effective 9/1/2025

This confirms that, as of 9/1/2025, we, Vineland Housing Authority, have appointed Stanley H Allen Inc dba Allen Associates whose business address is 630 S Brewster Rd, Bldg. C Vineland NJ 08361, as our broker of record with respect to our group health benefits. The appointment of Allen Associates rescinds all previous appointments regarding the health insurance, and the authority contained herein shall remain in full force until cancelled in writing.

This letter also constitutes your authority to furnish Allen Associates representatives with all information they may request as it pertains to our insurance contracts, rates, experience, reserves, retentions, and all other financial data they may wish to obtain for their study of our present and future requirements in connection with the insurance program to which this letter applies.

Sincerely,

  
Jacqueline S. Jones  
Executive Director

cc: Shared Health Alliance

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

RESOLUTION #2025-35

RESOLUTION TO JOIN THE  
SOUTHERN COASTAL REGIONAL EMPLOYEE BENEFITS FUND

**WHEREAS**, a number of public entities in the State of New Jersey have joined together to form the Southern Coastal Regional Employee Benefits Fund, hereafter referred to as "FUND", as permitted by N.J.S.A. 11:15-3, 17:1-8.1, and 40A:10-36 et seq., and;

**WHEREAS**, the FUND was approved to become operational by the Departments of Insurance and Community Affairs and has been operational since that date, and;

**WHEREAS**, the statutes and regulations governing the creation and operation of a joint insurance fund, contain certain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such a FUND;

**WHEREAS**, the governing body of the Vineland Housing Authority, hereinafter referred to as "LOCAL UNIT" has determined that membership in the FUND is in the best interest of the LOCAL UNIT.

**NOW, THEREFORE, BE IT RESOLVED** that the governing body of the LOCAL UNIT hereby agrees as follows:

- i. LOCAL UNIT shall become a member of the FUND for the period outlined in the LOCAL UNIT's Indemnity and Trust Agreements.
- ii. LOCAL UNIT will participate in the following type (s) of coverage (s):
  - a.) Health Insurance as defined pursuant to N.J.S.A. 17B:17-4, the FUND's Bylaws, and the FUND's Plan of Risk Management.
- iii. LOCAL UNIT adopts and approves the FUND's Bylaws.
- iv. LOCAL UNIT shall execute an application for membership and any accompanying certifications.

**BE IT FURTHER RESOLVED** that the governing body of the LOCAL UNIT is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying membership in the FUND as required by the FUND's Bylaws, and to deliver these documents to the FUND's Executive Director with the express reservation that these documents shall become effective only upon:

- i. Approval of the LOCAL UNIT by the FUND.
- ii. Receipt from the LOCAL UNIT of a Resolution accepting assessment.
- iii. Approval by the New Jersey Department of Insurance and Department of Community Affairs.

**ADOPTED:** June 19, 2025

**MOVED/SECONDED:**

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta-Jimenez*

**VOTE:**

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

VINELAND HOUSING AUTHORITY

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

**ATTESTATION:**

This resolution was acted upon at the Regular Meeting of the Vineland Housing Authority's Board of Commissioners held on June 19, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

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

**RESOLUTION #2025-36**

**SOUTHERN COASTAL REGIONAL EMPLOYEE BENEFITS FUND  
INDEMNITY AND TRUST AGREEMENT**

**THIS AGREEMENT** made this 19th day of June, 2025, in the County of Cumberland, State of New Jersey, By and Between the Southern Coastal Regional Employee Benefits Fund referred to as "FUND" and the governing body of the Vineland Housing Authority a duly constituted LOCAL UNIT OF GOVERNMENT, hereinafter referred to as "LOCAL UNIT".

**WITNESSETH:**

**WHEREAS**, the governing bodies of various local units of government, as defined in N.J.A.C. 11:15-3.2, have collectively formed a Joint Insurance Fund as such an entity is authorized and described in N.J.S.A. 40A:10-36 et. seq. and the administrative regulations promulgated pursuant thereto; and

**WHEREAS**, the LOCAL UNIT has agreed to become a member of the FUND in accordance with and to the extent provided for in the Bylaws of the FUND and in consideration of such obligations and benefits to be shared by the membership of the FUND; NOW THEREFORE, it is agreed as follows:

1. The LOCAL UNIT accepts the FUND's Bylaws as approved and adopted and agrees to be bound by and to comply with each and every provision of said Bylaws and the pertinent statutes and administrative regulations pertaining to same.

2. The LOCAL UNIT agrees to participate in the FUND with respect to health insurance, as defined in N.J.S.A. 17B:17-4, and as authorized in the LOCAL UNIT's resolution to join.

3. The LOCAL UNIT agrees to become a member of the FUND and to participate in the health insurance coverages offered for an initial period, (subject to early release or termination pursuant to the Bylaws), such membership to commence on 9/1/2025 and ending on 6/30/2028 at 12:01 AM provided, however, that the LOCAL UNIT may withdraw at any time upon 90 day written notice to the FUND.

4. The LOCAL UNIT certifies that it has never defaulted on payment of any claims if self-insured and has not been cancelled for non-payment of insurance premiums for a period of at least two (2) years prior to the date of this Agreement.

5. In consideration of membership in the FUND, the LOCAL UNIT agrees that it shall jointly and severally assume and discharge the liability of each and every member of the FUND, for the periods during which the member is receiving coverage, all of whom as a condition of membership in the FUND shall execute an Indemnity and Trust Agreement similar to this Agreement and by execution hereto, the full faith and credit of the LOCAL UNIT is pledged to the punctual payments of any sums which shall become due to the FUND in accordance with the Bylaws thereof, this Agreement or any applicable Statute. However, nothing herein shall be construed as an obligation of the LOCAL UNIT for claims and expenses that are not covered by the FUND, or for that portion of any claim or liability within the LOCAL UNIT retained limit or in an amount which exceeds the FUND's limit of coverage.

6. If the FUND in the enforcement of any part of this Agreement shall incur necessary expenses or become obligated to pay attorney's fees and/or court costs, the LOCAL UNIT agrees to reimburse the FUND for all such reasonable expenses, fees, and costs on demand.

7. The LOCAL UNIT and the FUND agree that the FUND shall hold all moneys in excess of the LOCAL UNIT's retained loss fund paid by the LOCAL UNIT to the FUND as fiduciaries for the benefit of FUND claimants all in accordance with N.J.A.C. 11:15-3 et. seq.

8. The FUND shall establish and maintain Claims Trust Accounts for the payment of health insurance claims in accordance with N.J.S.A. 40A:10-36 et. seq., N.J.S.A. 40A:5-1 and such other statutes and regulations as may be applicable. More specifically, the aforementioned Trust Accounts shall be utilized solely for the payment of claims, allocated claim expense and stop loss insurance or reinsurance premiums for each risk or liability as follows:

- a) Employer contributions to group health insurance
- b) Employee contributions to contributory group health insurance
- c) Employer contributions to contingency account
- d) Employee contributions to contingency account
- e) Other trust accounts as required by the Commissioner of Insurance

9. Notwithstanding 8 above, to the contrary, the FUND shall not be required to establish separate trust accounts for employee contributions provided the FUND provides a plan in its Bylaws for the recording and accounting of employee contributions of each member.

10. Each LOCAL UNIT of government who shall become a member of the FUND shall be obligated to execute an Indemnity and Trust Agreement similar to this Agreement.

**ADOPTED:** June 19, 2025

**MOVED/SECONDED:**

Resolution moved by Commissioner *Asselta*

Resolution seconded by Commissioner *Acosta-Jimenez*

**VOTE:**

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

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 June 19, 2025 at the Authority’s principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

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

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

RESOLUTION #2025-37

Appoint Fund Commissioner to the  
Southern Coastal Regional Employee Benefits Fund

BE IT FURTHER RESOLVED by the Vineland Housing Authority that Jacqueline S. Jones be and hereby appointed as Fund Commissioner to the Southern Coastal Regional Employee Benefits Fund, effective 9/1/2025, to represent the Vineland Housing Authority and;

BE IT FURTHER RESOLVED that Wendy M. Hughes be and is appointed as Alternate Fund Commissioner to the Southern Coastal Regional Employee Benefits Fund, effective 9/1/2025.

CERTIFICATION

I, Mario Ruiz-Mesa, Chairman, do hereby certify that the foregoing is a true copy of a resolution duly passed and adopted by the Board of Commissioners of the Vineland Housing Authority at its meeting held on June 19, 2025.

ADOPTED: June 19, 2025

MOVED/SECONDED:

Resolution moved by Commissioner

Asse Ita

Resolution seconded by Commissioner

Acosta-Jimenez

VOTE:

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

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 June 19, 2025 at the Authority's principal corporate office at 191 W. Chestnut Avenue, Vineland, New Jersey 08360.

By:

Jacqueline S. Jones

Jacqueline S. Jones, Executive Director  
Secretary/Treasurer

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

RESOLUTION #2025-38

Resolution of the Housing Authority of the City of Vineland  
Granting an Official Leave of Absence

WHEREAS, the Vineland Housing Authority adopted a Personnel Policy for the purpose of setting forth guidelines and procedures through which the Housing Authority operates, as an entity, under Federal Rules & Regulations of the Department of Housing and Urban Development (HUD) and all applicable state and local laws.

WHEREAS, per the Personnel Policy employees may be granted a personal leave of absence at the sole discretion of the Executive Director if the leave does not cause undue operational disruption; and

WHEREAS, employee Rosa Lee Ortiz submitted in writing request for a personal leave of absence; and

WHEREAS, said employee has been under physician care as of March 18, 2025; and

WHEREAS, said employee has been unable to work as of June 6, 2025; and

WHEREAS, it is anticipated said employee will return to work on or around July 16, 2025; and

WHEREAS, the Executive Director recommends the Board of Commissioners of the City of Vineland grant an official leave of absence to Rosa Lee Ortiz; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioner of the City of Vineland grants Rosa Lee Ortiz an official leave of absence.

ADOPTED: June 19, 2025

MOVED/SECONDED:

Resolution moved by Commissioner Asselta

Resolution seconded by Commissioner Acosta-Jimenez

VOTE:

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

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 June 19, 2025 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