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Grand Opening of Phase I Substantial Rehabilitation of Chadwick Avenue Village

Newark, NJ. (December 16, 2014)—Mayor Ras J. Baraka of Newark and Keith Kinard, Executive Director of the Newark Housing Authority, were joined today by the United States Department of Housing and Urban Development (HUD), Councilman James Sharpe James and the New Jersey Housing and Mortgage Finance Agency (NJHMFA) at the Grand Opening of Phase I, Chadwick Avenue Village. The ceremony took place on the site, 189 Chadwick Avenue, Newark, N.J. Officials attending the ceremony included Sonia Burgos, Director of Public Housing, HUD Field Office in New Jersey, Councilman John Sharpe James, and Yirgu Wolde, Director, Division of Supportive Housing, New Jersey Housing and Mortgage Finance Agency.

The 34 townhome apartments at Chadwick Avenue Village will be substantially rehabilitated, resulting in 42 totally renovated apartments. Phase I of the construction, comprised of twenty-two (22) one-, two-, three- and four-bedroom townhomes, is completed and will soon be ready for occupancy. Fifteen (15) of the 42 units will be ADA compliant and set aside for individuals in need of permanent supportive housing or special needs, eight (8) of which are included in Phase I. Each townhome has energy star appliances, a sep-

arate front entrance, a rear entrance and available parking for residents. Laundry facilities are located on site.

"Providing our residents with quality affordable housing is one of the great priorities and challenges of my administration. Today's grand opening of these 22 townhomes, which include facilities for special needs residents, is an example of how we continue to find innovative ways to do so, by working with our private, state, and federal partners. This project is also an integral part of the Model Neighborhoods Initiative that we have launched for the South Ward, to stabilize this neighborhood, restore prosperity, and improve public safety. Partnerships like these, to create quality homes like this are how we, as a caring community, are working to transform Newark into a City we can all believe in," said Mayor Baraka.



2015 Budget Lifts the Cap on RAD

The Rental Assistance Demonstration Program (RAD) has been greatly expanded as a result of a 1.1 trillion spending bill approved by Congress. Congress has tripled the number of public housing units that can take part in the program from 60,000 to 185,000. This increase allows HUD to approve the applications that have been on the RAD program waiting list. RAD is the centerpiece of HUD's strategy to preserve public housing stock.

There are approximately 35 New Jersey Housing Authorities on the RAD waiting list pending approval of their units. RAD rents will be based upon the 2014 funding levels. Housing Authorities should expect to be hearing from HUD early in 2015 to start the RAD conversion process. The overall HUD budget was \$35.6 billion which was an increase of \$2.8 billion above the 2014 funding level.

Over Subsidization in the Housing Choice Voucher Program

By Cephas Ward

The Office of Inspector General (OIG) recently issued its second report on over subsidization in the Housing Choice Voucher (HCV) program. The report speaks to the issuance of vouchers with unit sizes greater than the number of family members in the household. The Inspector General noted that vast improvement have been made from the previous audit. However, they observed that there are a significant number of improper payments due to over subsidization. As a result of the audit, HUD issued PIH Notice 2014-25 "Over Subsidization in the Housing Choice Voucher Program". The notice

provides guidance to the public housing authorities (PHA) on the data analytic tools that are available and the specific procedures to help detect and monitor over subsidized households, improper payment standards, and reporting errors to put HCV funding to better use annually.

The ad hoc reports can be generated in the IMS/PIC system and will enable PHAs to monitor the factors that indicate over subsidization and other improper payments. We encouraged the PHAs to generate and review these reports on a regular basis (e.g. monthly, quarterly) to

ensure that families are not being mistakenly over subsidized.

The HCV Program is the only Public Housing Program that funding and housing opportunities are decreased as a result of inefficient operations. Therefore, it is imperative for PHAs to administer their program in an efficient and effective manner. Efficient operations create more affordable housing opportunities for families in need of housing.

Please contact your HUD Representative if you have any questions.

NJNAHRO Spring Conference & Trade Show

April 22 to 24, 2015

*Resorts Casino Hotel
Atlantic City, New Jersey*

Conference agenda & Registration are included on Pages 12-18
Registration form is on Page 17

DON'T MISS THIS OPPORTUNITY TO NETWORK WITH OTHER NEW JERSEY PHAs!
WORKSHOPS & SESSIONS WILL ADDRESS THE LATEST ISSUES FACING
NEW JERSEY HOUSING & REDEVELOPMENT AUTHORITIES!

PRESIDENT'S PERSPECTIVE

On behalf of the Executive Board of New Jersey NAHRO, I would like to wish our readers a very happy and healthy new year. This is the time of year that people reaffirm their commitment to performing good deeds and assisting those who are less fortunate than we are. It is a time to reflect on what has transpired during the previous year. It's an opportunity for people to show their love and affection to their family and friends.

This is the time of the year where everyone should analyze how effective their policies and procedures have been in achieving its mandated mission:

"To ensure that every resident of the State of New Jersey has a decent, safe and sanitary housing unit."
This analysis allows us to focus our limited resources into the areas that assist us in fulfilling our mission.

The traditional holiday spirit acts as a catalyst in establishing our goals for the upcoming year. The goals that we establish will become part of a strategic plan that is utilized to ensure that we provide a high level of service to our residents. This endeavor is part of our never-ending attempt to improve the services that we provide to the public.

It has been my honor and privilege to serve as the president of NJNAHRO during 2014. I am committed to continuing the excellent work that our trade association has become known for.

I would like to personally thank our Officers, Executive Board members and Service Officer for making 2014 another very successful year. We remain committed to providing some of the best housing services available anywhere in the United States.

I am optimistic that 2015 will be another good year for the New Jersey NAHRO. Don't miss the NJNAHRO Spring Conference and Trade Show. The conference will be held at Resorts Hotel in Atlantic City, New Jersey on April 22 to April 24, 2015.

MADLINE COOK
NJNAHRO President

IMPORTANT MEMBER NOTICE

Annual Conference & Trade Show

NJNAHRO has realized that with all the cutbacks over the past year many housing authorities may not be able to send many staff or commissioners to our conference.

In order to better serve our membership the Executive Board of NJNAHRO, led by Madeline Cook, President has decided to reduce the registration fee for multiple registrations.

Therefore, the first registration for a NJ NAHRO member will be \$475.00, but every registration after that will only be \$375 per person.

In addition, there are one day staff training classes being offered. If staff would like to attend for the one day the cost is only \$250.

There are many informative and exciting sessions being offered this year and I hope this generous offer assists you in your decision to send staff and commissioners.

Ceremonial Groundbreaking for New Multi-Use Athletic Field: City of Newark and Newark Housing Authority Partner with Private Industry

Newark, NJ. (December 10, 2014) —The City of Newark and the Newark Housing Authority were joined today by The Coca-Cola Company, Constellation, and Newark City Councilman, Anibal Ramos to break ground on a new multi-use athletic field in the North Ward of Newark. The field is located on the grounds of The Waterfront, a new center for sports, arts and entertainment. The Waterfront is owned by the Newark Housing Authority, under a declaration of trust to the United States Department of Housing and Urban Development (HUD). In accordance with an agreement with Just One Soccer League, the field will be used for youth soccer games, practices and tournaments. The ceremony and groundbreaking will take place at 3:30 P.M. at The Waterfront, located at 2 Grafton Avenue, Newark, NJ.

Mayor Ras Baraka, Councilman Anibal Ramos and Executive Director Keith Kinard of the Newark Housing Authority will welcome their partners, The Coca-Cola Company and Constellation, represented by Spencer Ryan Jones and Rachel Duncan, respectively, and the public to the ceremonial groundbreaking. Just One Soccer League of Newark will use the field for its youth soccer games, practices and tournaments, pursuant to an agreement with the Newark Housing Authority.

North Ward Councilman, Anibal Ramos, stated, “I am extremely proud to have played a role in securing \$100,000 from the city’s settlement with Hess for the construction of a soccer field at the Waterfront. This is an investment in our children that will pay dividends for years, giving them a place to participate in a healthy activity in a safe environment. The Hess settlement funds were intended to be used for exactly this kind of community project that will benefit all the residents of our city, but especially our youngest.”

“This new field will promote athletic activity among our residents, especially our youth. We hope that this soil will cultivate many upcoming wins for our local soccer team leagues in Newark. We are grateful to Constellation Energy, The Coca-Cola Company and all those who have worked with us to provide this much-needed field and for helping us transform Newark into a City we can all believe in,” said Mayor Baraka.

“The Housing Authority constructs more than just bricks and mortar structures for our residents,” commented Keith Kinard, Executive Director. “We provide amenities to public housing residents and to the citizens at large of the City of Newark. The Waterfront Center and this athletic field fulfill social and recreational needs of Just One Soccer League, public housing residents and the citizens of Newark”.

“For more than a decade, The Coca-Cola Company has been committed to making a truly positive impact in the Newark community,” stated Michael Sullivan, Vice President of Sales, New York Metro Operating Unit. “Working with the Newark Housing Authority and local officials, we are thrilled to help bring this new multi-use field to the Waterfront. We believe thriving activity spaces such as this are the cornerstone of neighborhoods and provide a safe environment for families and friends to enjoy being active together.” “Giving back to the communities we serve is a key part of Constellation’s culture, so we’re especially pleased to help support this project,” said Constellation Corporate Relations Manager, Rachel Duncan. “The athletic field is an extension of our energy efficiency work with the Newark Housing Authority and its efforts to provide a green, healthy and vibrant community for the residents of Newark.”

“Adding a new athletic field to The Waterfront, that already provides arts and entertainment to area residents, will be an asset that Newark families can enjoy for generations to come,” said Maria Maio-Messano, HUD New Jersey Field Office Director. “I am pleased that HUD was able to allow the field on housing authority grounds, and I look forward to seeing this expansion come to fruition.”

The field will be constructed of artificial turf and is expected to be completed in the Spring of 2015. The estimated \$800,000 construction will be funded from a combination of sources— the City of Newark, a grant from The Coca-Cola Company through the National Recreation and Parks Association, Constellation and the Newark Housing Authority.

The Newark Housing Authority has a portfolio of over 77 properties. It is the largest Housing Authority in New Jersey and the eleventh largest in the nation. The Authority is also a redevelopment agency.



Just One Soccer League and City Officials

SUMMIT SENIORS ENJOY ANNUAL SUMMER BBQ

The staff of the Summit Housing Authority once again sponsored a Senior Summer BBQ for the residents of its Vito A. Gallo Senior Building held this year on Thursday, August 14, 2014. The event was led by Master Grillers Rashan Womack, Maintenance Technician and Executive Director Joseph Billy. There were more than 75 residents in attendance and they enjoyed grilled favorites of chicken legs, hamburgers, cheese burgers and hot dogs which were accompanied by various salads, baked beans, watermelon and sheet cake. This year's theme was a Hawaiian Luau, with the community room fully decorated to the hilt for this social event. Residents participated in theme related games and a Luau photo-shoot.

Several City of Summit luminaries also attended including Summit Mayor Ellen Dickson, City Treasurer Scott Olsen and the

Director of Community Services Beth Kinney.

It was a beautiful summer day for this annual event which provided an afternoon of food, fun and camaraderie for the SHA's elderly and disabled residents. As noted by long-time resident, Ms. Denise Miles "This is a wonderful thing the housing staff does for the residents. For many, it is the only BBQ they will attend all summer long, Bless Them".

The Summit Housing Authority strives to attain a high quality of life for its residents. Events like the BBQ assist in this worthwhile effort.

The Housing Authority is already planning for next year's event.



Executive Director Joseph Billy networking with his residents during the August 14th BBQ.



Residents enjoying the interaction with their neighbors during the Summit Housing Authority's annual BBQ.

A Joint Venture Creates a Unique Funding Source for Affordable Housing

The joint venture between the Madison Affordable Housing Corporation and the Borough of Morris Plains has resulted in a unique funding stream for the development of affordable housing. Only once in my past 39 years' experience have I been able to convince a municipality to pledge their full faith and credit for the development of affordable housing.

The Tabor Road Affordable Housing Development is the only one I know of that has the costs of development pledged by the municipality. This development involves the use of a vacant parcel of land owned by the Borough of Morris Plains and the development of 26 one-bedroom, 22 two-bedroom and 8 three-bedroom apartments with all units being handicapped accessible. The development will also include on-site parking, laundry facilities and a computer lab. The development is located on Route 53 and adjacent to State Highway 10. It is only minutes away from all central services either along the Route 10 corridor or in downtown Morris Plains. It is also on a public bus route that has a stop directly across the street from the site.

In addition, the development of this site will eliminate an unsightly vacant and underutilized parcel and revitalize an otherwise deteriorating neighborhood. Residents are expected to be very low income elderly above the age of 55 and families with children. Due to the age mix, the development will have two buildings connected by a common lobby and patio area. The structure will have a partial basement with a central laundry facility and Computer Center.

The construction of the building will adhere to all of the "Green" requirements of the State of New Jersey's Department of Community Affairs and be energy-star rated. In addition, solar panels are being investigated for the roof to reduce energy costs.

Each unit will be individually metered for utilities and have its own gas fired heating, hot water units as well as have central air conditioning. Each unit will have a range, refrigerator, dish washer and be totally handicapped adaptable. The building will have two elevators, will be totally accessible and the units will be energy-star efficient. Green or reusable materials will be used whenever feasible. We are researching solar energy and geo-thermal HVAC systems to reduce our energy needs in the common areas. The building will have a card access entry system and have a fire suppression system as well as a central monitoring system.

Programs geared specifically for the elderly residents of the building will be provided. Some of these may include, but not be limited to, health, safety, housekeeping, budgeting, independent living skills, etc. A social worker will visit with the elderly residents on an as needed basis to assist them with any problems they may be encountering. The development's location makes it easy for the residents to access all of the community-offered services and municipal senior van transportation on a scheduled basis every day.

The MAHC began this joint venture with the Borough of Morris Plains almost 9 months ago and in that period of time it has been able to fully design the development, receive Planning Board approval and schedule the start-up of site work. In order to reduce the overall costs the development is planning on using modular construction. The projected cost of construction is \$12 million. To date the development has received Community Development Block Grant funds and is applying to the Federal Home Loan Bank and the State of New Jersey, once those funds become available. The construction will start in early 2015 and be ready for occupancy 12 months later.



PASSAIC HOUSING AUTHORITY PHASE I RAD Conversion Proceeding Towards Closing Phase



The Passaic Housing Authority is expeditiously proceeding towards financial closing under the Rental Assistance Demonstration Program (RAD). It is anticipated that the Authority will be investing approximately \$5,500,000.00 into the rehabilitation of its 130 unit elderly housing stock. The stock is comprised of 3 individual buildings located in three separate areas of the city and designated as AMP 3. Executive Director, Victor Cirilo, stated that, "Passaic received the single largest RAD approval in New Jersey during HUD's initial application review period." Funds necessary to make the improvements will come from a variety of financial sources:

4% Low Income Housing Tax Credit Program (LIHTC)

FHA Mortgage

Capital Fund Program

The Authority commissioned a Physical Condition Assessment (PCA) to enumerate the capital needs over the next 20 years. The architectural firm of Minervini & Vandermark was then selected to prepare the plans and specification necessary to incorporate all PCA items into the design and construction.

The Housing Authority met with residents during the application process and design phases to explain what the conversion would mean to them. They also solicited questions and comments regarding the proposed conversion. Through feedback, the Housing Authority developed a Relocation Plan to ensure minimal resident disruption during construction. The residents continue to be excited about the improvements that will be made to their buildings.

The Housing Authority has prepared all necessary documents to comply with HUD's milestone process and has received approval from the New Jersey Housing & Mortgage Finance Agency (HMFA) for the tax credit component. Once the FHA mortgage approval is granted by HUD, the Authority would commence the closing phase and begin construction.

Passaic Mayor Dr. Alex Blanco stated that he was very encouraged by the Housing Authority's initiative to redevelop their housing stock. "We are encouraged by the



Housing Authority's pro-active efforts to redevelop its aging housing stock utilizing HUD's latest financing options. It assures that our residents will continue to have a decent, safe, and affordable place to call home," said Mayor Blanco.

New Jersey Legislative District 36 Assemblyman and former Board Commissioner Gary Schaefer stated that, "this plan represents one of the city's largest redevelopment efforts. I support this initiative and effort to improve our resident's quality of life."

The Passaic Housing Authority has a pending application with HUD to convert its entire portfolio under the RAD program. Congress recently approved an increase in the number of RAD units which should allow for the balance of the units to also be converted.

NJNAHRO Internship Program

An annual internship program has been established and funded by NJNAHRO. This program provides funding, on a competitive basis, to Public Housing Authorities that employ college students. The program provides an opportunity for these young residents to work in the public housing industry as an intern to determine if they would like to pursue it as a career.



Hackensack Housing Authority– **Miles LeSane Hunt**. Miles has been working during school breaks for the Housing Authority for several years now. An athlete from Hackensack High School, he has also volunteered his time to the Community at the local library. He is currently pursuing a major in criminal justice while attending Lincoln University. Miles enjoys helping families and is grateful for the invaluable experience that he is learning in the maintenance department of the Housing Authority.



Secaucus Housing Authority– **Ashlee Amancha**. Ashlee is studying accounting at the College of New Jersey. She is currently working as a library manager for the college. In May 2013 Ashlee was a volunteer with Project Homecoming in New Orleans, where she assisted in the restoration of homes affected by Hurricane Katrina. Ashlee is very interested in working at the Housing Authority, where she has volunteered with the seniors of their buildings while she was in high school.



Passaic County Housing Agency– **Zachary Klein**. Zachary is attending George Washington University with a major in philosophy and a concentration in public affairs. In 2013, he served as a legislative and press intern for the office of U.S. Senator Max Baucus. During the internship, Zachary researched the effects of public housing policy on constituents. He is looking forward to an experience working at the local level in the Housing Agency.

**“Go confidently in the direction of your dreams. Live the life you have imagined.”
Henry David Thoreau**

2014 NJNAHRO SCHOLARSHIP WINNERS

The New Jersey Chapter of NAHRO provides annual scholarships to eligible program participants. The 2014 scholarships went to 3 very deserving, impressive and talented young individuals. NJNAHRO'S Scholarship Program is a major commitment of the organization to make a difference in the life of young students throughout the state. The scholarships are for \$8,000.00 each (\$2,000 per year). Each year, scholarship money is awarded to high school seniors in rent subsidized families who wish to attend either college or vocational school. The Scholarship Committee is chaired by Janice DeJohn, Executive Director of the Passaic County Public Housing Agency. Committee members included Louis Riccio, Executive Director of the Madison Housing Authority, Joseph M. Billy, Executive Director of Summit, and Douglas Dzema, Executive Director of the Perth Amboy Housing Authority. According to Ms. DeJohn, "There has been more competition in recent years for these scholarships. We have also expanded opportunities for young people and our industry by implementing an internship program" (see page 8).



Jayhna Sheppard – Housing Authority of the City of Passaic

Jayhna graduated high school with a 3.5 grade point average. Her extra-curricular activities in school included softball, volleyball, and environmental club. In addition to her activities, Jayhna has been employed at the Passaic Housing Authority and actively participates in volunteer work involving feeding the homeless in her community. Her special interests include reading and writing poetry. Jayhna is looking forward to attending Western Kentucky University in the fall. Jayhna, who is grateful to receive this scholarship, believes that "I can do and be whatever I want if I set my heart and mind to it."

Barsis Faris – Bayonne Housing Authority

Barsis' family immigrated to the United States from Egypt when she was a child. She has achieved a 3.62 grade point average while in high school. Her academic accomplishments include National Honors Society, and United States Achievement Academy. She participated on the Math Team, Spirit Club, Peer Club, and Middle Eastern Club. In her spare time, Barsis has volunteered her services to young children at a local nursery. She will be studying mathematics at Rutgers University. According to Barsis, "America has opened the doors to my family for a better future". She will use the scholarship towards attaining her dream to pursue her studies and establish a successful career.



Najee Franklin-Hickenbottom – Housing Authority of Morris County

Najee achieved a 3.86 grade point average in high school. He was in the World Language Honor Society and the English Honor Society. He was also involved in the Spanish Club and volunteered his time to the local Rotary Club. He enjoys reading, jogging, swimming and basketball. Najee will be attending Northeastern University, where he plans on becoming the first member of his immediate family to obtain a college degree. He has a future interest in attending medical school, and realizes "the importance of a college education in order to continue to move forward."



**HOUSING AUTHORITY OF THE CITY OF CAMDEN (HACC)
AWARDED \$1,100,000 YOUTHBUILD GRANT**

Camden, New Jersey - The Housing Authority of the City of Camden (HACC) was awarded a \$1,100,000 grant, as announced August 6, 2014, by the Department of Labor (DOL) for its YouthBuild Training Program. The nationwide competitive grant range was from approximately \$700,000 to \$1.1 million and is expected to fund 71 YouthBuild training programs across 31 states. The HACC received the only funding awarded to a New Jersey public housing authority.

Dr. Maria Marquez, HACC's Executive Director, said, "The YouthBuild Training Program has been very instrumental in changing the lives of HACC's at-risk youth. We are very pleased to have been awarded our fourth Youthbuild Grant."

The HACC YouthBuild Training Program is a nonresidential, community-based alternative education program that provides classroom instruction and occupational skills training to at-risk individuals ages 16-24. Many participants have been in the juvenile justice system, are aging out of foster care, have dropped out of high school, or are otherwise at-risk of failing to reach key educational milestones and opportunities that lead to career fulfillment. Strong emphasis is placed on leadership development and community service by HACC's YouthBuild Training Program. The grant covers three (3) years of operations.

During the training program, participants rehabilitate units within public housing sites. By doing so they become well versed in carpentry, masonry skill sets, and building maintenance. Upon completion of the training program, major real estate development companies offer apprenticeship opportunities to participants.

Kathryn Blackshear, HACC's Director of Resident Initiatives, stated, "Inclusive in the program are services consisting of peer support groups and life learning processes. This program offers solutions to what our youth are seeking - an identity."

The HACC YouthBuild Training Program
"Improving the Quality of Life in Our Communities Through Youth Training & Education"

MISSION STATEMENT

"Promoting adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination"



PUBLIC HOUSING SUCCESS STORY

Joshua Smith
Boonton Housing Authority

Joshua Smith, was born in Chicago, IL, and lived there until the age of 5 when he and his grandmother moved to New Jersey. After they came to New Jersey, they did not have permanent housing and relocated numerous times, mostly living with friends of his grandmother. Homeless, Joshua and his grandmother moved to Boonton, NJ in 2001 to live with friends. This led to them living in the Riverview Apartments owned by the Housing Authority of the Town of Boonton.

Being raised by his single grandmother, public housing gave Joshua a sense of security that he did not have in some time. He did not have to constantly worry about a stable environment, because he finally had a place he could call home. Later, in 2002, Joshua and his grandmother moved to the private market through the Housing Choice Voucher Program. Subsequently, Joshua's grandmother joined the FSS program where Joshua was the recipient of many student oriented advantages. In this atmosphere, Joshua flourished. He went on to do very well in school and learned to benefit from many opportunities.

Joshua will graduate from Boonton High School in the Spring of 2015, where he has excelled as a scholar athlete. Captain of the Varsity Football Team, Joshua also participated on the Varsity Track team and coached the girl's dance squad in his spare time. He is on track to attend college with a concentration in Physical Education and Health. Joshua believes Public/Affordable Housing provided him the opportunity for a better quality of life and the ability to set and achieve goals as defined by him and his grandmother.

Joshua believes that but for his grandmother, and Public/Affordable Housing, he would not have the success he has had so far and hopes to have in the future. He is very thankful to his grandmother for her guidance; and to the Boonton Housing Authority for his opportunities.

VENDOR SPONSORSHIP OPPORTUNITIES

Vendors interested in joining NJNAHRO
and becoming a sponsor can obtain information by going to our website at
NJNAHRO.ORG

See the many ways that NJNAHRO can assist you with your business!

RESERVE THESE DATES

NJNAHRO ANNUAL CONFERENCE & TRADE SHOW

April 22 – 24 2015

Mark your calendars for the NJNAHRO Annual Conference and Trade Show. The conference will be held at Resorts Hotel & casino Wednesday through Friday-April 22 to 24, 2015.

The 2015 NJNAHRO Conference & Trade show will provide important and timely information on Housing & Community Development issues facing every New Jersey Housing & Redevelopment Authority. Pages 13 through 18 of this newsletter have been dedicated to the upcoming conference. The agenda has been specifically designed by industry experts in order to provide relevant topics and subjects for both Commissioners and staff. We have reduced this year's conference fee for those Authorities that register multiple members. This is also an opportunity to meet and speak with your peers about the various common issues facing our industry.

Pages 8 & 9 of the newsletter describe NJNAHRO's Scholarship and Internship Programs. Funds raised from our conference and golf outing are utilized to support these worthwhile efforts. Your participation is critical to assisting us in maintaining these programs. Page 18 provides information on the upcoming scholarship golf outing that is being held in conjunction with the annual conference.



2015 NJNAHRO SPRING CONFERENCE



NJNAHRO

Annual Conference and Trade Show

TURNING THE TIDE...BREAKING DOWN BARRIERS

MARK YOUR CALENDARS

APRIL 22-24, 2015



Fax Registration To:

973-377-5237

**TUESDAY – APRIL 21, 2015**

10:00 AM - 2:30 PM
5:00 PM – 6:00 PM

Scholarship Golf Outing
Opening Reception – Resorts Ballroom A & B

WEDNESDAY - APRIL 22, 2015

8:00 AM - 9:30 AM

Continental Breakfast – Room – Ballroom A & B

9:30 AM – 3:00 PM

Maintenance Management – Solving Basic Plumbing Problems – Room

Michael Goldberg, RestoreCore

9:30 AM - 10:00 AM

New Jersey Public Housing Authorities Joint Insurance Fund – Room (NJPHAJIF) Board of Trustees Meeting

10:00 AM – 10:45 AM

Risk Management Strategies – Room

10:45 AM – 12:00 PM

The Bottom Line - Financials – Room

Claire Russ, BDO PHA Finance

10:45 AM – 12:00 PM

Commissioners Training - Partnering- Horizon

E. Dorothy Carty-Daniel, Commissioner & Douglas Dzema, Executive Director Perth Amboy HA, Blair Bravo and Elizabeth DeCoursey, Morris Habitat for Humanity

10:45 AM – 12:00 PM

Interview Techniques (What to Say & Not to Say) - Room

William F. Snyder, NJNAHRO Service Officer

12:00 PM

Luncheon – Saul Ramirez, NAHRO Executive Director – Ballroom A & B

1:45 PM – 3:00 PM

Legal Issues - Room

Terrence Corrison, Esq., Breslin & Breslin, PA

1:45 PM – 3:00 PM

Budgets - Room

Claire Russ, BDO PHA Finance

1:45 PM – 3:00 PM

Staff Training – Pension Reform – What's Next? - Producers Room

Department of the Treasury, Public Employers Retirement System, William Katchen, Richard Larsen & Thomas Furlong

3:00 PM – 4:15 PM

NJNAHRO Executive Board Meeting – Horizon

3:00 PM – 4:15 PM

Increasing PHA Revenues and Decreasing Costs

5:00 PM - 6:30 PM

NETWORKING RECEPTION – Ballroom A & B



THURSDAY - APRIL 23, 2015

- | | |
|---------------------|---|
| 8:00 AM - 9:00 AM | Continental Breakfast – Ballroom A & B |
| 9:15 AM – 10:45 AM | HUD Update – What’s New – Horizon Room
Tim Kaiser, PHADA Executive Director |
| 10:45 AM – 12:00 PM | Success Stories in Public Housing - Horizon Room
E. Dorothy Carty-Daniel, Commissioner Perth Amboy HA |
| 10:45 AM – 12:00 PM | Dealing with Crisis & Creating a Blueprint for Success– Academy Room |
| 10:45 AM – 12:00 PM | What is the Board's Role When Purely Difficult Administrative Decisions Have to be Made by the Executive Director– Starlight Room |
| 12:00 PM | Luncheon – Ballroom A & B |
| 2:00 PM – 3:15 PM | Executive Compensation – HUD’s Latest Efforts – Starlight Room
William Katchen, Richard Larsen & Tom Furlong |
| 2:00 PM – 3:15 PM | Bed Bugs – Treatment Options – Horizon Room
Spencer Corbett, Corbett Exterminating, Michael Russell, Action Pest and Steve Spinelli, Titanium Labs |
| 2:00 PM – 3:15 PM | Rental Assistance Demonstration Program (RAD) – Who has Closed? - Starlight Room
William Snyder, Greg Byrne, HUD Central Office, Jeffrey Kramer, Esq. DeCotiis, Fitzpatrick & Cole, LLP |
| 3:15 PM – 4:30 PM | The Role of the Chair – How Much Power Do They Have? - Starlight
E. Dorothy Carty-Daniel |
| 3:15 PM – 4:30 PM | Our Non-Smoking Policy Goes to Pot –Horizon Room |
| 5:30 PM– 7:00 PM | RECEPTION & RAFFLE – Ballroom A & B |

AGENDA CONTINUED ON PAGE 16



FRIDAY - APRIL 24, 2015

9:00 AM - 10:30 AM

Breakfast – Ballroom A & B

Invited

Jemine Bryon, Assistant Secretary for Public & Indian Housing

Mario Maio Messano-HUD Field Office Director

Sonia Burgos - HUD's Office of Public Housing

GRAND PRIZE DRAWING

NEW BRUNSWICK HOUSING AUTHORITY

New Brunswick Housing Authority Executive Director John Clarke, Santa and members of the Rutgers Men's Basketball Team at the Annual Big Chill Toy Giveaway Event at NBHA's AMP I property. Over 2,000 toys were given out to public housing residents from the Rutgers Annual Big Chill Event.





REGISTRATION FORM

April 22-24, 2015

FAX REGISTRATIONS 1-973-377-5237

(Email: Lriccio@madisonha.com)

General Registration fees include General Sessions, Reception, Breakfast, Lunch, Exhibition and Annual Meeting

ATTENDEE INFORMATION

MAIN CONTACT: _____

AGENCY: _____

ADDRESS: _____

PHONE: () _____ FAX: () _____ EMAIL: _____

REGISTRATION TYPE

- HOUSING AUTHORITY
- SPEAKER
- GUEST
- OTHER

REGISTRATION FEES

	Member	Non-Member
General Registration	\$475.00	\$575.00
Late Registration	\$500.00	\$625.00
<i>After April 1st</i>		
On Site Registration	\$550.00	\$700.00
One Day registration	\$250.00	\$375.00
Late One Day Registration	\$350.00	
___ Wednesday ___ Thursday ___ Friday		
Guest	\$195.00	

PLEASE ENTER YOUR NAME AND TITLE HOW YOU WOULD LIKE IT TO APPEAR ON YOUR BADGE

NAME: _____ TITLE: _____

GUEST: _____

MEMBER NON-MEMBER

REGISTRATION TYPE: _____

PHONE: _____

EMAIL: _____

AMOUNT: \$ _____

CELL PHONE: _____

TOTAL AMOUNT: _____

Make Conference Checks payable to:
 NJNAHRO
 24 Central Avenue
 Madison, NJ 07940

To register for the State Training Course SEND FEE to Rutgers University
 Financial Issues-State Course (first come-first served)
 \$600.00-Send Checks to Rutgers

YOU MUST USE THE RUTGERS' REGISTRATION FORMS FOR THIS COURSE

There will be no refunds after April 10th, 2015.

CANCELLATION AND REFUND POLICIES FOR THE 2015 CONFERENCE

The cancellation and refund policies have been revised to minimize potential conference and hotel room liability for which NJ NAHRO commits well in advance of conference dates. Such expenses include, but are not limited to, hotel rooms, catering, and attendee supplies, i.e. badges, programs, etc. All conference cancellations must be in writing and submitted by mail or fax on or before April 10, 2015 to receive a refund less a \$75 cancellation fee to cover administrative costs. No refunds will be granted after April 10, 2015, however access to program content (video of plenary sessions and complete set of handouts/presentations) will still be permitted. No telephone or e-mail cancellations will be honored. No refunds will be granted for no-shows or functions you do not attend.

Please initial below to acknowledge that you have read and agree to the Cancellation Policy:

I AGREE _____

2015 NJNAHRO ANNUAL CONFERENCE

Annual Charity Scholarship Golf Tournament

**PLAY GOLF AND HELP US RAISE MONEY
FOR A GREAT CAUSE ON A GREAT COURSE!!**

FORMAT:

- Four Person Scramble
- Includes Golf Fees & Cart
- Includes Reception

Entry fee includes green fees, cart fees, prizes, use of locker room facilities and more.

WHEN: Tuesday, April 21st, 10:00 Start

WHERE: The Seaview Resort – Bay Course
15 minutes from Resorts Hotel Casino and the other Atlantic City Boardwalk Casinos

TO REGISTER TO PLAY GOLF

Please fill out the form on the next page and fax it to Lou Riccio at (973) 377-5237. Send hard copy with payment to Louis Riccio, 24 Central Avenue, Madison, New Jersey 07940. Make checks payable to NJNAHRO Scholarship Fund.

NO REGISTRATIONS WILL BE ACCEPTED AFTER OCTOBER 23,2013
GOLF REGISTRATION - \$150 SINGLE / \$600 FOURSOME

Name: _____ **Organization:** _____

Phone _____

Address: _____

My Foursome Includes (Open Foursomes will be filled)

Name: _____

Name: _____

Name: _____



**WE HAVE ONLY BEEN ABLE TO RESERVE SLOTS FOR A LIMITED
NUMBER OF FOURSOMES
BE A SPONSOR OF THE 2015 NJNAHRO
Annual Charity Scholarship Golf Tournament**

Through a sponsorship you will be supporting the NJNAHRO Scholarship Fund. This is an awesome cause that helps many low-income children of public housing afford a higher education.

Your organization’s logo will be included on the sign.

Visit our website for details-NJNAHRO.ORG

NJNAHRO Hosts its First Annual Training & Networking meeting in Atlantic City November 18th-20th, 2014

NJNAHRO held its Annual Training and Networking meeting on November 18th to 20th, 2014 at the Golden Nugget Hotel in Atlantic City, New Jersey. The meeting was held in conjunction with the Annual League of Municipalities Conference. The 2014 meeting replaced the organization's Annual Conference. The Annual conference has been moved to the spring and will be held on April 22nd to 24th, 2015 at Resorts Casino Hotel.

The November training meeting consisted of 2 separate training sessions:
November 18th-“Open Public Meetings Act & Open Public Records Act”
November 19th-“How to Deal with Difficult People”



The OPMA & OPRA workshop was conducted by the New Jersey Foundation for Open Government (NJFOG). A panel of experts consisting of Walter M. Luers, Esq., John Paff and John P. Schmidt worked together in making the presentation. The session was insightful and informative. It provided information on OPMA and OPRA requirements and recent changes to law. Issues regarding meeting minutes, closed sessions, website requirements, OPRA request forms and other important topics were addressed. The audience was provided ample time in which to ask specific questions regarding OPMA and OPRA issues.

The November 19th training on “How to Deal with Difficult People” was conducted by William Snyder and Louis Riccio. This session was designed for staff level personnel in order to impress the importance of good customer service. The topics discussed were proper protocol for greeting residents & members of the public, correct telephone answering etiquette, procedures for dealing with irate people, proper work attire and other issues to improve an Authority's reputation. The session was well-attended and useful to the membership.

Attendees were also encouraged to go the Atlantic City Convention Center during the afternoon in order to attend their sessions and meet with vendors. There were approximately 100 members registered for the training sessions. The response from the membership was very positive. NJNAHRO is considering continuing the Annual Training and Networking meeting as an annual event.



PASSAIC COUNTY PUBLIC HOUSING AGENCY HOSTS FAMILY SELF SUFFICIENCY BREAKFAST

On Saturday, April 5, 2014 the Passaic County Board of Chosen Freeholders and the Passaic County Public Housing Agency hosted a Family Self Sufficiency Breakfast at the Brownstone in Paterson, NJ.

The Housing Agency administers approximately 75 participants in the FSS program, which guides subsidized residents through a five year period focusing on training, education, and employment. The program also provides the opportunity to accrue monies which are paid to the participant upon successful completion of the program.

The breakfast honored fifteen recent graduates from the program. Several past graduates spoke about their experiences, along with State Senator Nellie Pou, who was the guest speaker. Also in attendance were Freeholders Bruce James, Hector Lora, and Theodore Best.

Dress for Success of Morris County provided outfits and accessories for participants who are currently searching for employment. Attendees were able to enjoy a dynamic fitness class and received massages from a certified massage therapist, both services which were provided by graduates of the program. Through the generosity of local merchants, raffle prizes were also given out.

“Our theme of the event was “Which Road Will You Take?” commented Passaic County Public Housing Agency Director Janice DeJohn. “The breakfast served as both an informative and motivational event. Judging by the support, turnout, and enthusiasm of our residents, County Freeholders and State Senator, our FSS participants are on a path towards success.”



Janice DeJohn, ED-Passaic County Public Housing Agency, Sherry Simms, ED-Boonton HA and Passaic County Freeholder, Bruce James



FSS Participants enjoying the breakfast.

Grand Opening of Phase I Substantial Rehabilitation of Chadwick Avenue Village City of Newark, HUD, NJHMFA and Newark Housing Authority

Opening of Phase I, Rehabilitated Affordable Housing Complex in Newark

(Continued from Page 1)



“I am pleased that the U.S. Department of Housing and Urban Development could provide federal funding through the Community Development Block Grant Program (CDBG), which provides cities like Newark the flexibility to make neighborhood-level investments tailored to the needs of their citizens,” said Maria Maio-Messano, HUD New Jersey Field Office Director. “Here at Chadwick Avenue, that means 42 units of rehabilitated HUD public housing, 15 of which will offer permanent supportive housing services. With continued HUD funding and under the management of the Newark Housing Authority, these units will provide stability and long-term affordability, helping anchor a vibrant neighborhood that connects its residents to opportunity.”

City Councilman for the South Ward, John Sharpe James, remarked that “Newark and the South Ward are focused on a renaissance, a re-awakening of new and great things for the area and for this City. We are pleased that another 22 families in the South Ward are able to have updated, decent and affordable housing.”

The Executive Director of the Newark Housing Authority, Keith Kinard, stated, “We are pleased today that the Housing Authority can return to the market 22 new and completely remodeled apartments to house the citizens of this great City. Working cooperatively with our partners—the City of Newark, NJHMFA and HUD— this project will create jobs, give a boost to the local economy while at the same time provide 22 newly remodeled, energy efficient homes for Newark families.”

“Chadwick Avenue Village represents HMFA’s mission of making quality, affordable housing available to New Jersey residents, including those with special needs,” said HMFA Executive Director Anthony L. Marchetta. “We are so proud to contribute to the financing of this great project, and look forward to the completion of Phase II.”

Financing for the construction of Chadwick Avenue Village consists of CDBG funds from the City of Newark, Special Needs Trust Funds from NJ HMFA and rental subsidies from HUD through the NHA. The project, with a total construction cost of approximately \$7.6 million, will positively impact the economy of Essex County. According to HMFA, the project will generate approximately \$12.1 million in a one-time economic output, approximately 72 direct and indirect/induced full-time jobs, and \$442,000 in state and local taxes during construction. Upon completion, the project will continue to add value to the community by providing approximately \$1.3 million in ongoing economic output, 7 direct and indirect/induced full-time jobs annually, and approximately \$76,000 in state and local taxes.



BRIDGE STREET TO FREEDOM: The Underground Railroad In Paterson, New Jersey

The Huntoon-Van Rensalier Underground Railroad Foundation in Paterson, New Jersey has been keeping its goal of inspiring racial cooperation through the saga of the heroic journey from slavery to freedom. In keeping with this goal, a Memorial honoring Paterson's two abolitionists, Josiah Huntoon (white) and William Van Rensalier (black) was designed and built by distinguished national black architect, Ed Dwight. The memorial includes a large monument depicting both abolitionists with fugitive slaves moving toward both of them. It also includes a commemorative Legacy Path embedded with donated personalized bricks from across the country. The unveiling of the memorial took place on November 21st, 2014.



Huntoon-Van Rensalier Underground Railroad Monument

A 1960s pamphlet contained the following information: "Paterson was a stopover during the civil war...peering down from Garret Mountain towards Paterson, a lookout would focus his attention on a small factory on Broadway. When the way was clear for escaping slaves and their guides to enter the city, a lantern was placed in the (safe-house) tower. When the light was seen by men on the mountain, the group entered the city and hid the slaves in rooms in the basement of the buildings until the following night...one of the more traveled routes was from New Brunswick through Paterson to New York City, then Syracuse and finally Canada."

The City of Paterson had more than one safe-house that hid fugitive slaves on their way to Canada and freedom but the "Huntoon and Van Rensalier Corner" is the only documented site.



NJNAHRO Executive Board members Joseph Billy & Janice DeJohn making the presentation at the dedication.

Josiah Huntoon was a white, self-made wealthy spice merchant by 1855 and well known as an avid abolitionist. During the mid-1850s until the end of the Civil War, he and his engineer, William Van Rensalier, who worked and lived with Huntoon, together risked their lives at their downtown home and spice mill hiding fugitive slaves. Both men remained close friends until Huntoon died in 1891. Exemplary of the power of racial cooperation, they and the nation's black and white abolitionists together, affectively influenced the end of slavery.

NJNAHRO became aware of this historic event by Passaic Housing Authority Commissioner

Ronald Van Rensalier. The great abolitionist William Van Rensalier is a relative of Commissioner Van Rensalier. NJNAHRO is honored and privileged to present this moment in history to our readers and to make a donation towards the memorial.

Kilmer Homes Breaks Ground

**Affordable Homes for 120
30 Units for the Homeless**



(L to R) Richard W. Brown, Monarch Housing, Tom Eastman, Enterprise Community Investment, Mark McBride, TD Bank, Freeholder Director Ron Rios, Freeholder Blanquita B. Valenti, Maria Maio-Messano, HUD NJ Field Director, Carlos N. Sanchez, Chair, Edison Housing Authority, DCA Commissioner Richard Constable, Joe Alpert, The Alpert Group, Freeholder Charles E. Tomaro, and Robert Karabinchak, President Edison City Council

On Monday, June 30, 2014, a groundbreaking ceremony for Kilmer Homes was held. Kilmer Homes, 120 units of new affordable, rental housing in the Township of Edison, is a mixed-income, mixed-population project serving a wide range of households and promoting community integration of homeless households. A total of 88 apartments will be reserved for households with incomes at or below 60% Area Median Income, up to \$50,400 in annual income for a two person household.

The groundbreaking celebrated the construction of 120 new affordable apartments including 30 permanent and supportive housing apartments for homeless families and the redevelopment of the former Camp Kilmer site. The additional 30 apartments will be reserved for homeless households, including disabled veterans. Veterans and victims of Superstorm Sandy will receive priority across the entire de-

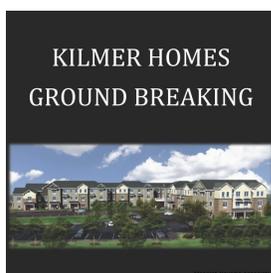
velopment. Construction began in May 2014 and the apartments were expected to be leased beginning in January 2015.

The development partners include: the Edison Affordable Housing, Inc., the Alpert Group, and Monarch Housing Associates. The Alpert Group and the Edison Housing Authority will provide on-going property management services and Triple C Housing Inc., the supportive services partner will provide case management for the homeless units and coordinate support services, which will be provided by a wide range of community groups partnering to serve the homeless populations.



Edison Housing Authority Executive Director Madeline Cook with Jack Warren and Doug Dzema.

"This is a perfect example of how a variety of HUD programs - Housing Choice Vouchers (HCV), HOME, Sandy Recovery Funds and the Continuum of Care can work together to create permanent, affordable and supportive housing as well as help to achieve the goals and objectives of the Mayors Challenge to End Veterans Homelessness." said Maria T. Maio-Messano, Housing and Urban Development Newark Field Office Director.



NJNAHRO

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The New Jersey Chapter of the National Association of Housing and Redevelopment Officials (NJNAHRO) is the premier housing advocacy organization representing New Jersey Housing and Redevelopment Authorities. NJNAHRO represents more than 90 housing agencies in New Jersey. Its membership provides housing assistance to nearly 110,000 low and moderate income families throughout the state. The chapter reinforces its members' goal of ensuring that every New Jerseyite have a decent, safe and sanitary unit. It provides professional development opportunities for its members in an effort to ensure that all members' public dollars are expended in an economical and efficient manner. The Chapter is committed to working with all groups of similar interest in the exchange of knowledge and experience to make New Jersey a better state.



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