

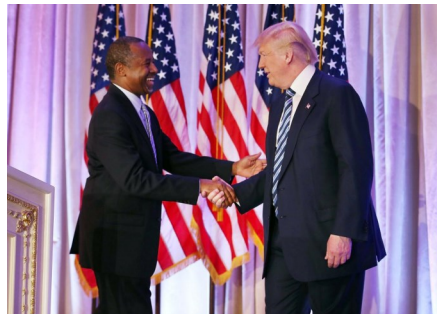
Special points of interest:

- *2017 Legislative Conference pictures-Pg. 2
- *2017 NJNAHRO Fall Conference Pictures-Pg. 2
- *Presidents Perspective-Pg.5
- *2017 Scholarship & Internship Recipients-Pgs. 6-7
- *2018 NJNAHRO Conference Information-Pgs. 11-15
- *2018 NJNAHRO Scholarship Golf Outing-Pgs. 16-17

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- HABC Develops Veteran Housing **8**
- Hackensack HA purchases generators from Hoboken HA **18**
- Former NBA star addresses NJNAHRO conference attendees **19**
- Orange HA resident purchases a home **20-21**
- RAD funds used for improvements at Madison HA **22**
- Secaucus captures 94 affordable housing units **23**

What Will the Future hold for Public Housing Authorities?



The Trump administration's proposed 2019 budget provides an insight into where low-income housing stands on the list of national priorities. It is apparent that the current HUD programs are not considered a national priority. The budget proposal includes a 14 percent cut to HUD programs which amounts to a 6.8 billion dollar overall cut. These cuts are even deeper than last year and are the most dramatic since Ronald Reagan. Key provisions of the administration's budget include:

- *Reduction in the Section 8 Program

- *Eliminates 1.9 billion for public housing capital repairs. This proposal would merge the capital fund and the operating fund at reduced overall levels;

- *Elimination of the community development block grants;

- *Elimination of the Choice Neighborhoods Program & HOME Program;

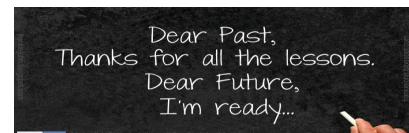
- *Work requirements for Americans receiving housing subsidies on a broad scale.

What will these proposals mean for our nation's affordable housing stock and their impact on our nation's most vulnerable? How long can Public Housing Authorities continue to function in light of a 30 year history of draconian budget cuts? HUD's own study provides an estimate of the capital needs backlog for public housing. Is the

RAD program a priority of this administration? What will the elimination of the Capital Fund Program mean to those residents already residing in deteriorating housing conditions? The nearly 2 billion dollar cut comes at a time when the estimated capital fund need is in excess of 40 billion dollars. The proposed 1 billion dollar cut to the Section 8 Program could result in approximately 250,000 low-income families losing their housing assistance. This would come on top of the administration's proposal to raise rent on public housing residents.

An internal HUD document, dated 1/17/18, regarding draft legislation would impose work requirements on those families receiving housing assistance. The proposal would require families to work up to 32 hours per week in order to be eligible for assistance. All of this comes at a time when there is a significant shortage of affordable housing. For every 10 of the lowest-income seniors, families with disabilities and families with children, there are only 3 affordable units. Most Housing Authorities have waiting lists that take years before an applicant gets to the top. The need for decent, safe and affordable housing is well documented. This is why it is so difficult to understand how and why this administration and congress could agree to further cuts in federal housing programs.

Many of these issues will be addressed during the upcoming NJNAHRO conference on May 21st to 23rd at the Tropicana Hotel in Atlantic City. It is obvious that the immediate future of HUD funded programs is under attack. NJNAHRO is committed to advocating for our members and residents. We need your assistance and support in addressing many of these important issues. Come to the conference and let us know how these proposals affect your authority and residents.



2017 Legislative Conference-Washington, DC

Members of the New Jersey Chapter of NAHRO come to our Capital every spring to discuss important matters affecting the Housing & Community Development industry.



NJNAHRO 2017 ANNUAL CONFERENCE

Tropicana Hotel-Atlantic City, NJ



*Photos taken by: Darlene Weldon—Commissioner, Trenton Housing Authority
(More Conference pictures on Page 20)*

Bayonne Housing Authority Resident wins Housing America Poster Contest



The Bayonne Housing Authority is pleased to congratulate Jake Dominguez for having his entry in the “What Home Means to Me” poster contest, sponsored by NAHRO’s Housing America Campaign, selected as one of the posters to be included in their 2018 Calendar.

“We are very proud of Jake and his accomplishment,” said Ludo Nolfo, BHA Chairman. “His poster is only one of twelve to be selected from across the country.”

Housing America is a NAHRO campaign that raises national awareness of the need for, and importance of, safe, quality, affordable housing through education, advocacy, and empowerment.

As part of NAHRO's Housing America campaign, a poster contest is held each year for children residing in affordable housing and community developments owned or administered by NAHRO member agencies. Posters reflect the national theme of “What Home Means to Me.” The contest is a collaborative effort of NAHRO’s chapter/state, regional, and national organizations. National honorees are selected from chapter/state-level winning entries

The national winners’ artwork are featured in the 2018 “What Home Means to Me” calendar, which is shared with all members of Congress, local leaders and the NAHRO membership. Each winner also receives \$100 from NAHRO. In addition, the Bayonne Housing Authority awarded Jake \$100 for his winning submission.

Congratulations Jake!

Bayonne Housing Authority resident Jake Dominguez recently visited City Hall on the occasion of his poster being included in the calendar for the “What Home Means to Me” national contest. Pictured (from l to r): Ludo Nolfo, BHA Chairman, Mayor James Davis, Jake Dominguez, Michael Olesky, BHA afterschool program director and Rev. Gene Sykes, BHA Vice Chairman.



North Bergen Housing Authority Receives NAHRO Award of Merit

NORTH BERGEN, NJ -- The North Bergen Housing Authority was recognized earlier this year with the National Association of Housing and Redevelopment Officials (NAHRO) 2017 Award of Merit for Resident and Client Services. The prestigious award recognizes exceptional housing and community development organizations nationwide. This is the first time NBHA has received the award and it is a reflection of the hard work by Authority leadership and staff in providing enriching activities for residents.

“The North Bergen Housing Authority is focused on providing its residents not only excellent living accommodations, but accommodations for all aspects of their lives,” said Gerald Sanzari, NBHA Executive Director. “Many of our residents are senior citizens, and our partnerships with community centers can help them navigate issues that many seniors face.”

The NBHA was recognized by NAHRO for its Senior Moments Project, which helps senior residents gain access to memory screenings and treatment for early onset Alzheimer’s Disease and Dementia. NBHA has piloted this program through its partnerships with social service agencies in the area such as Well-care Health Plans, the Act Now Foundation, and Seniors Count Adult Medical Daycare. Partnering with area nursing homes and assisted living facilities, NBHA has also helped residents obtain treatment for medical needs not covered by Medicare and Medicaid.

“The North Bergen Housing Authority offers fantastic programs for their residents,” said Mayor Nicholas J. Sacco. “I would like to commend Gerald Sanzari and his senior staff for their leadership in providing quality programs for the residents in particular the senior citizens who call the North Bergen Housing Authority their home.”



NJNAHRO President Joseph Billy makes the Award of Merit Presentation on behalf of the New Jersey Chapter of NAHRO (Pictured l to r-Freeholder Anthony Vainieri, Carrie Lopez, State Senator Nicholas Sacco, Gerald J. Sanzari & Joseph Billy.



North Bergen Housing Authority Executive Director, Gerald Sanzari, speaking with his residents about important issues and concerns. The “Senior Moments Project” exemplifies the Housing Authority’s commitment to this population.

NJNAHRO PRESIDENT'S PERSPECTIVE

Dear Colleagues:



Victor Cirilo.-NJNAHRO

Welcome to another edition of our industry newsletter. I would like to begin by thanking the NJNAHRO Executive Board and our entire membership for selecting me as the new president. It is a great privilege and honor to serve our industry in this capacity and in addition to thanking all of our membership, I would like to send special gratitude to all of our industry members who have personally assisted me throughout this journey. It means a lot to me and I hope to also one day mentor our future industry leaders and provide assistance in the same manner that you all have.

Two of our initial tasks include the refining of our organization's mission and the creation of a legislative committee. Our mission statement is currently long winded and there is a universal opinion that more focus needs to be extended on accentuating core values and benefits of membership. The Executive Board has begun brainstorming on ideas that would better reflect this initiative and appropriate revisions will also be made to the bylaws.

Our second task is the creation of a legislative committee. Over the last few years, membership has struggled with policy mandates that are financially obstructive and others that can have long term negative consequences in our industry. I will provide a few examples: As more agencies continue to think outside of the box for survival, sources of financing need to be identified and the New Jersey Mortgage and Finance Agency has been a great partner for many of us. Unfortunately, as funding becomes scarce, there is a necessity for our industry to be prioritized due to the nature of our work and client population being serviced. Another issue of note are the statutory requirements to become an executive director and the curriculum requirements for said position. In response to corruption scandals, the intent was to assure that Housing Authorities were hiring qualified executive directors with legislative and property management experience. Our industry is extremely specialized due to its regulatory environment and real estate focus. Unfortunately, we are starting to see a liberalization of these requirements and there is concern that ultimately it will lead to where we originally started. Our industry needs reassurance that real estate/affordable housing experience is prioritized when individuals are being vetted for these positions.

I look forward to continuing the wonderful service that NJNAHRO extends to all of us including industry focused training by some of our top professionals, the extension of scholarships to some of our high achieving students, internship opportunities that will draw eager college students into our field and an overall sense of parochialism for all of us who have decided to dedicate our professional life to the affordable housing industry.

Thank you again and many blessings to all.

With best regards,

Victor Cirilo
NJNAHRO President



2017 NJNAHRO SCHOLARSHIP WINNERS

The New Jersey Chapter of NAHRO provides annual scholarships to eligible program participants. The 2017 scholarships went to 5 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. 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 Housing Authority, 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 and widening the pool of eligible scholarship recipients to include head of households who have returned to school."

Kaden Mobley – Boonton Housing Authority



Kaden graduated with a 3.79 GPA from Gateway Academy, where she was active in concert band, soccer, basketball, and softball. In addition to her school activities, she worked at a local ice cream parlor and as a summer camp counselor. She also volunteered in the town's Spring Fever Tournament and Baseball Parade. Kaden will be attending Rider University to study accounting.

Joseph Saez – Boonton Housing Authority

During his high school years, Joseph played basketball and lacrosse. He also volunteered as a basketball coach for 4 years in the town's recreational league. Joseph was employed at a local summer camp as a mentor for special needs children in the elementary school. He plans on studying at Robert Morris University for a degree in sports management, a field which he loves.



Bianca Hooper – Franklin Housing Authority



Bianca received the Leadership Award while attending high school. She was involved in band, soccer, book club, kick boxing, poetry club, charity club, drill team, the Black History program, and culture club. She also sang in her church choir and served as a summer camp volunteer. Bianca assisted in fundraising for the school dance, and served in a church ministry for young girls. She wants to attend Montclair State University in order to improve her life.





NJNAHRO Scholarship & Internship Program



Mena Kerellas – Bayonne Housing Authority

With a 3.84 GPA, Mena was inducted into the National Honor Society, the World Language Honor Society, and the RHA Kappa Honor Society. He participated in the Koptic Society club and the All American Scholar bowling team. Mena was also employed and served as a Sunday school hymn teacher. He states that “education is my job,” and wants to pursue a career as a dentist at Rutgers.

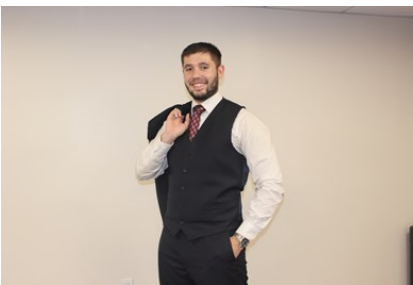
Angie Retuerto – Passaic County Public Housing Agency

Angie is the head of her household and participates in the Agency’s Family Self-Sufficiency Program. She works full time at a financial service company and is in her third year of college. The scholarship she received is ensuring that she can continue her studies at William Paterson College to achieve a dual degree in Business Administration and Accounting.



INTERNSHIP – 2017

Michael Dunlap – City of Passaic Housing Authority



Michael attends Montclair State University and plans on graduating in 2019 with a BS in Mathematics with a concentration in Finance. He has been an intern at the Passaic Housing Authority where he is assigned tasks involving bookkeeping, finance structuring, and administrative functions as needed. The Authority received a grant in the amount of \$2,100.00 to subsidize Michael’s salary during his tenure. The internship program is important in recruiting young professionals who can contribute their talents to the housing industry.



HABC Develops Veterans Supportive Housing in Emerson, New Jersey

On October 16, 2017, the Housing Development Corporation of Bergen County (HDC), the non-profit development arm of the Housing Authority of Bergen County (HABC), and the County of Bergen celebrated the completion of new Veterans Supportive Housing units in Emerson. Joined by dedicated non-profit and private partners whose support was invaluable to this project, Bergen County officials cut the ribbon to officially welcome 14 veterans with special needs to affordable, accessible, and fully furnished one-bedroom apartments.

Project funding was provided by the New Jersey Housing and Mortgage Finance Agency (HMFA) CDBG-DR funds, U.S Department of Housing and Urban Development HOME program funds from Bergen County Community Development and Housing Development Corporation of Bergen County equity. All 14 units were furnished by generous donations of labor, material or funding by the Bergen County Division of Veteran Services, American Legion Post 269, Making-It-Home, and many corporate and nonprofit donors.

The property, occupied by the American Legion Post 269, was donated by the Post to the project. Arcari & Iovino Architects of Little Ferry designed the 7-building complex which features 14 single-story, one-bedroom duplex style apartments for disabled veterans with incomes of less than 50% of Area Median Income.

Applications for the apartments were publicized widely and open to disabled veterans with special needs. The Housing Authority of Bergen County, Bergen County Division of Veteran Services, and Catholic Charities of the Archdiocese of Newark collaborated to lease up the project all working together to verify veteran and disability status along with applicant income eligibility. Catholic Charities will provide supportive services to all project residents, including onsite case management, connections with community organizations for health care and other services as well.

(Continued on Page 9)



(Continued from Page 8)

HABC Develops Veterans Supportive Housing in Emerson, New Jersey

Making-It-Home, a Bergen County nonprofit, decorated the 14 apartments and coordinated the fundraising effort to pay for new furnishings. Making-It-Home brings donated furniture and a safe, healthy and comfortable living environment to veterans, formerly homeless families, disabled individuals, the elderly, and victims of domestic violence who are referred by partner agencies.

Sponsors for furnishing the Emerson Veteran apartments include \$22,400 in financial contributions from Valley National Bank, Nam Knights Motorcycle Club, Lyndhurst Elks, Rotary Military Family Assistance Center, Suez, Camp Merritt American Legion Post 21, Unity Bank, The Gallagher Agency of Farmers Insurance, and CPL Jedh C. Barker Memorial Post 153. More than \$21,900 in product and installation services were donated by Samsung Electronics America (14 Full HD LED TVs and Blu-ray™ Players on behalf of the Samsung Veterans Community), NJ State Elks (bed frames, mattresses, housewares), Home Depot (window blinds), and CORT Furniture (discounts on living room and bedroom sets).

The site was selected in 2014 to be the first of an Innovation in Affordable Housing Student Design and Planning competition sponsored by the US Department of Housing and Urban Development's Office of Policy Development & Research. The competition challenged students to create a plan for the parcel which is also home to a revolutionary war-era structure that is presently American Legion Post #269. The graduate student team from Ohio State University was the winner of HUD's inaugural Innovation in Affordable Housing Student Design and Planning Competition.



The Housing Authority of Bergen County along with the Housing Development Corporation are exceptionally proud of this development and the project's dedication to the men and women who have faithfully served our country. Our country's veterans most certainly deserve safe, affordable housing and community support as

became disabled as a result of their service.



VENDORS**VENDORS**

NJNAHRO Annual Conference & Trade Show

EXHIBIT AT THE 2018 NJNAHRO ANNUAL CONFERENCE

May 21-23, 2018

The New Jersey State Chapter of the National Association of Housing and Redevelopment Officials (NJNAHRO, Inc.) is holding its Annual Conference and Exhibition May 21 - 23, 2018 at Tropicana Atlantic City. I would like to invite you to take advantage of a very special marketing opportunity available to your business in 2018.

Through the 2018 NJNAHRO Annual Conference your business can reach the decision-makers in public housing, redevelopment and community development in New Jersey. Our Conferences and Trade Shows offer you a cost-effective method of communicating directly with the decision-makers in New Jersey's multimillion dollar housing and community development market.

The Annual Conference offers numerous options:

Exhibit at the Conference

Corporate Sponsorship

Enhanced Marketing

Sponsor a Social Event at the conference

If you would like more information, call Louis Riccio at (973) 377-0258. Space is limited, so be sure to let us know of your interest today. You don't want to miss this once-a-year opportunity to reach such an important market.

Louis Riccio
Conference Chairman

Vendor application packages can be obtained on-line at www.NJNAHRO.Org

RESERVE THESE DATES

NJNAHRO ANNUAL CONFERENCE & TRADE SHOW

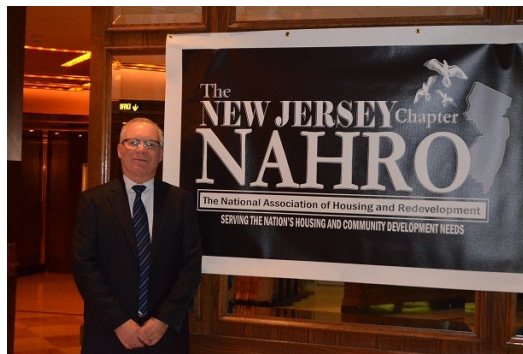
May 21st – 23rd 2018

Mark your calendars for the NJNAHRO Annual Conference and Trade Show. The conference will be held at Tropicana Atlantic City Sunday through Wednesday.

The 2018 NJNAHRO Conference & Trade show will provide important and timely information on Housing & Community Development issues facing every Housing & Redevelopment Authority. Pages 11 through 17 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 6 & 7 of the newsletter describes NJNAHRO's Scholarship Program.

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. Pages 16 & 17 provides information on the upcoming scholarship golf outing that is being held in conjunction with the annual conference.



William F. Snyder-NJNAHRO Service Officer

2018 NJNAHRO SPRING CONFERENCE & TRADE SHOW

Don't miss the 2018 NJNAHRO Conference & Trade Show!

May 21st to May 23th, 2018

NJNAHRO Spring Conference

New Jersey NAHRO (NJNAHRO) will be holding their Spring conference this May.

The conference is being held at Tropicana Atlantic City
Atlantic City, New Jersey



The Annual Spring Conference & Trade Show will attract Executive Directors, staff and Commissioners from the entire state. Don't miss this opportunity to network with your peers. This conference will focus on important issues and topics facing our industry.

Information regarding this conference may be obtained at NJNAHRO.ORG



2018 NJ NAHRO CONFERENCE AGENDA

Sunday, May 20th

10:00 AM-2:30 PM **Scholarship Golf Outing-***Seaview Resort's Pines Course*
4:00 PM-5:00 PM **Early Registration**
5:00 PM-6:30 PM **Vendor Sponsored Reception – GEC 1**
(All Conference Registrants are invited & welcome)

Monday, May 21st

8:00 AM-9:00 AM **Registration**
8:00 AM-9:00 AM **Continental Breakfast-GEC 1**
9:00 AM-2:00 PM **Maintenance Training-Basic Plumbing Problems**
Michael Goldberg, Restore Care

9:00 AM-10:00 AM **NJPHAJIF Board Meeting-GEC 3**

10:00 AM-10:45 AM **Risk Management-IT Emergencies-Pageant A & B**

10:45 AM-12:00 PM **HUD Accounting Made Simple-Carousel E & F**
BDO PHA Finance

10:45 AM-12:00 PM **How to Become a Better Communicator-Pageant A & B**
William Snyder & Louis Riccio

12:00 PM-1:15 PM **Luncheon – 2017 Scholarship/Internship Recipients-GEC 1**

1:30 PM- 2:45 PM **Legal Issues-Lease Termination (Assistance Animals, Lease termination, Medical Marijuana)-Carousel A & C**
Tracy Goldstein, Feinstein Raiss Kelin Booker & Goldstein LLC

1:30 PM-4:15 PM **Maintenance Hands-on Training-Basic Electrical**
Michael Goldberg, Restore Core

1:30 PM-2:45 PM **How to Become a Better Communicator (Part 2)-Carousel D & F**

3:00 PM-4:15 PM **PIC-Why is it so Difficult to Use-Carousel A & B**
Scott Gleason, Management Computer Services

3:00 PM-4:15 PM **2018 Finance-Everything Commissioners Need to Know-Pageant A & B**
BDO Finance & E. Dorothy Carty-Daniel

5:00 PM-6:30 PM **Networking Reception-GEC 3**

 Tuesday, May 22nd

8:00 AM-9:00 AM	Registration
8:00 AM-9:00 AM	Continental Breakfast-GEC 3
9:00 AM-4:00 PM	Ethics-Rutgers Training for Executive Directors Commissioners (Separate Registration Required!)
9:15 AM-10:30 AM	HUD Update-What's New?-Salon 3 Dominique Blom, HUD Deputy Assistant Secretary for PIH
10:30 AM-12:00 PM	All Hazards Emergency Preparedness & Response Plan-GEC 3
10:30 AM-12:00 PM	Empowering Lessons From Improv. Wisdom-Pageant A & B Jeanne Rohach, Certified Woman's Empowerment Coach & Group Facilitator
12:00 PM	Luncheon-Adrienne Todman, NAHRO CEO
2:00 PM-3:15 PM	Fraud, Waste & Mismanagement-Carousel A & B Kimberly Dahl, Regional Inspector General for Audit
2:00 PM-3:15 PM	Small Area FMRs-GEC 3 Lynn Bartlett, Bergen County HA & Janice DeJohn, Passaic County HA
3:15 PM-4:30 PM	Commissioner Training-Public Housing Success Stories-GEC 3 E Dorothy Carty-Daniel, Commissioner Perth Amboy HA
3:15 PM-4:30 PM	Legislative Roundtable
5:00 PM-7:00 PM	Reception & Prize Raffle-Salon 3

 Wednesday, May 23rd

9:00 AM - 10:30 AM	Continental Breakfast -GEC 1 Pam Patenaude HUD Deputy Secretary-Invited Dominique Blom, HUD Deputy Assistant Secretary-Invited Marie Maio-Messano, HUD Newark Field Office Director-Invited
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GRAND PRIZE DRAWING

*NOTE: The Rutgers Mandatory Training course on Ethics requires a separate registration and payment in addition to the conference registration

NJNAHRO SPRING CONFERENCE & TRADE SHOW

May 21-23, 2018

REGISTRATION FORM

Please print clearly. Complete a separate form for each registrant. Form may be copied as needed.

FAX REGISTRATIONS ACCEPTED, (973) 377-5237. Simply fax entire page.

TROPICANA HOTEL - 1-800-247-8767-Use Code: HNAHRO8-<http://tropac3.net/offercode/hnahro8>

Name _____

Title _____

Agency _____

Address _____

City _____ State _____ Zip _____

Daytime Phone _____ Fax _____ E-Mail: _____

Only General Registration fees include general sessions, reception, breakfast, lunch, exhibitions, access to vendors.

No refunds for cancellations after May 1st.

Hotel reservations: 1-800-247-8767 (Code: HNAHRO8)

GENERAL REGISTRATION

	Member		Non-Member	
1st Registration	\$475	_____	\$575	_____
2 nd Registrations**	\$375	_____	\$425	_____
Late registrations after April 27th	\$500	_____	\$625	_____

On-Site General Registration \$550 _____ \$700 _____

One-Day Registration \$250 _____ \$325 _____

Late-One Day Registration \$350 _____ \$425 _____

One-Day Maintenance Course \$325 _____ \$425 _____

Rutgers Course-Ethics (Must be paid directly to Rutgers)

TOTAL AMOUNT ENCLOSED \$ _____

Sorry No Refunds After May 4th.

First 50 Registrants will be entered into a drawing for a \$500.00 Gift Card!

CANCELLATION AND REFUND POLICIES FOR THE 2018 CONFERENCE

The cancellation and refund policies have been revised to minimize potential conference and hotel room liability which NJNAHRO 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 May 4th, 2018 to receive a refund less a \$75 cancellation fee to cover administrative costs. No refunds will be granted after May 4th, 2018, However access to program content 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 check to acknowledge that you have read and agree to the Cancellation Policy:

____ I AGREE

**Make Checks payable to:
NJ/NAHRO
24 Central Avenue
Madison, New Jersey 07940**

Warning! Convention attendees across the country are being victimized by scammers that are contacting attendees pretending to represent their convention organization, pressuring the attendee to make a room reservation through them, then take their deposit. Do not cooperate with these scammers. No one from our organization or our headquarters hotel will ever call or email you unsolicited for the purpose of collecting your hotel deposit. It is critical that all our attendees support NJNAHRO by reserving their rooms only in our headquarters hotel, RESORTS CASINO HOTEL, for our event. NJNAHRO receives a much needed incentive toward convention expenses based upon the number of attendees staying overnight at the headquarters hotel for our event. If you stay in hotels other than the headquarters hotel, your attendance will negatively affect our conference.

2018 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: Sunday, May 20th, : 10:00 AM Shotgun Start

WHERE: The Seaview Resort – Pines Course
15 minutes from the Tropicana Hotel 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 Louis 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 MAY 14TH, 2018

GOLF REGISTRATION - \$150 SINGLE / \$600 FOURSOME

Name: _____ **Organization:** _____

Phone _____

Address: _____

My Foursome Includes (Open Foursomes will be filled)

Name: _____

Name: _____

Name: _____

Name: _____



**WE HAVE ONLY BEEN ABLE TO RESERVE SLOTS FOR A LIMITED
NUMBER OF FOURSOMES
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.

BE A SPONSOR OF THE 2018 NJNAHRO SCHOLARSHIP FUND

Visit our website for details-NJNAHRO.ORG

NJNAHRO Scholarship Fund

Help Us, Help the Students!

(See pages 6 & 7 for the 2017 Scholarship Recipients)

BE A SPONSOR OF THE 2018 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.

PLEASE HELP US HELP THE KIDS!

THE TOURNAMENT TO BE HELD DURING THE 2018 NJNAHRO ANNUAL CONFERENCE AT THE SEAVIEW RESORT PINES COURSE ON SUNDAY
May 20th, 2018

TO BE A SPONSOR OF THE TOURNAMENT

Please fill out the form below and fax it to Lou Riccio 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.** Questions? Please call 973-377-0258.

PAYMENT MUST BE RECEIVED BY May 14th, 2018

Organization Name on Sign: _____

___ Closest to the Pin-\$500.00

Contact Person: _____

___ Longest Drive-\$500.00

Day Phone #: _____

___ Hole Sponsorship-\$450.00

Address: _____

___ Range Ball Sponsor-\$300.00

City: _____, State: _____ Zip: _____

___ Hole in One Sponsor-\$500.00

Email Address: _____

___ Beverage Cart Sponsor-\$500.00



HHA to HHA Shared Services Agreement

The Hackensack Housing Authority (HHA) entered into an agreement with the Hoboken Housing Authority (HHA) to purchase three (3) emergency generators. These generators were originally purchased by the Hoboken Housing Authority and were never installed. As such, the equipment became surplus and the Housing Authority needed to dispose of them.

Hackensack Housing Authority manages six (6) public housing buildings within the city. Prior to acquiring the emergency generators from Hoboken, only 3 buildings had emergency power. This left three properties unprotected in the event of a power-outage. The acquisition and installation of the generators now provides emergency power to every building.



According to Hackensack's Executive Director, Anthony Feorenzo, the installation of the new generators was a "win-win" situation for both the Hackensack and Hoboken Housing Authorities. Hoboken needed to dispose of the generators and Hackensack had a need for emergency generators. This transaction is an exemplary example of local government working together for the betterment of our residents. The new generators have also allowed us to provide emergency power to our on-site Boys & Girl Club facility."

The generators were manufactured by Blue Star Power Systems. The three generators (two 200KW and one 100KW) are more than sufficient in providing for the Housing Authority's emergency power needs. The Housing Authority is now able to designate its recreational facility as an emergency shelter in the event of fire, flood or other disaster. The emergency power allows for this facility to operate in the event of an emergency power outage. The cost of acquiring and installing the emergency generators was less than 50% of what it would normally cost. The cost was significantly reduced due to the excellent acquisition price and the work being supervised by the Hackensack Housing Authority.



Former NBA star addresses 2017 NJNAHRO Conference



Brian Taylor, formally a resident from the Perth Amboy Housing Authority spoke at the 2017 NJNAHRO Annual Conference & Trade Show. Every year, Perth Amboy Chairperson Dorothy Carty Daniel conducts a session on public housing success stories. This past year NJNAHRO had the honor and privilege of hearing from Brian Taylor. In addition to playing basketball in the NBA, Mr. Taylor also attended Princeton University where he excelled in both basketball and academics. He was selected in the second round of the 1972 NBA draft where he played for several professional teams over a span of 10 years. He began his professional career with the New York Nets of the American Basketball Association, for whom he played four seasons, appearing in two ABA All-Star Games. He joined the NBA as a member of the Kansas City Kings in 1976, and he averaged a career-high 17 points per game in 1976–77. He also played for the Denver Nuggets and San Diego Clippers, before retiring in 1982 with 7,868 career points. Brian is also a proud graduate of the class of 1969 from Perth Amboy High School. He shared his inspiring story on how he was able to self-actualize and meet his potential coming from his public housing roots. New Jersey NAHRO thanks Brian Taylor for sharing his life story and participating in our conference.

2017 Conference Pictures



Orange Housing Authority Manager

Cristina Mateo Buys Her First Home in Orange

January 22, 2018 – In so many ways, Cristina Mateo embodies everything the Orange Housing Authority stands for. An employee of the OHA since she was 20, Cristina rose through the ranks, all in the service of her community. Now, she used her housing expertise to buy her first home in the East Ward, Orange.



Cristina’s story began in San Cristobal, Dominican Republic, where she was born to a traditional family with a stay-at-home mother. The family emigrated to the Bronx, eventually finding their way to Orange, New Jersey, where they found a home in an OHA facility.

“We didn’t speak any English, and we were basically homeless, living with a cousin and sleeping on the floor, but we were committed to growing and being successful,” remembered Mateo. “We had the opportunity to live in a family unit from the Housing Au-

thority.

“I used to go the office all the time, and one day I was asked if I wanted a job there.”

So began Mateo’s long association with the OHA. She started as a part-time bilingual clerk, progressed to supervisor of the after school and summer camp program, then a bilingual tenant interviewer and to her current position as a bilingual assistant housing manager for the senior building of 250 apartment units.

In her spare time, Mateo earned an Associate’s degree from Essex County College and two Bachelors of Art degrees from Rutgers. She is currently working toward a Master’s degree in Public Administration. She is also an active member of the Army National Guard, having served in Iraq for a year.

“The Housing Authority adjusted my schedule when I was in school and supported me when I was in the military,” stated Mateo. “They helped me grow completely. Everything I am right now is because of the Housing Authority. I am lucky to have found a family here.”

On November 15, 2017, during the Annual League of Municipalities she passed the NAHRO certification examination for Public Housing Manager. “I do not want to stop here,” said Mateo. “Some of the Housing Authority members, like Walter McNeil, Executive Director, Marianna DeVincentis, program retired director, and Susan Moore, coordinator had inspired me to re-route my education to public administration. I see how they worked in their field and the great things they do for the agency and for the people, and I want to be able to do the same.”

(Cont. on Pg. 21)

(Cont. from Pg. 20)

Outside the OHA Mateo is a familiar face in the city. In May 2014, she was appointed by Mayor Dwayne Warren to the board of education and became the first Hispanic board president the following year. She founded her own non-profit, Hispanos Mano A Mano, in 2011, to ensure that information reaches Hispanic communities. She even became an entrepreneur when she opened Garibaldi Restaurant & Grill in Orange.

But now, Mateo is on the receiving end as a home buyer. She began the process by educating herself, attending the home buyer program at Tri-City Peoples Corporation, a non-profit dedicated to the social and economic self-sufficiency for the residents of Newark, East Orange, and Irvington. She also attended workshops at NJIT and TD Bank that taught her financial literacy. She applied for a VA loan and participated in the OHA's Family Self-Sufficiency Program where she was able to save money.

"The Family Self-Sufficiency Program has been very successful," reported Mateo. "People have been able to send kids to college and become homeowners."

"The Orange Housing Authority's Family Self-Sufficiency Program gives first-time homebuyers the confidence to make this life-changing purchase," said Walter McNeil, OHA's Executive Director. "We give homebuyers the tools they need to make wise decisions that fit their financial goals."

The Family Self Sufficiency Program has had a constant stream of 25 to 30 participants yearly since the Authority hired a coordinator, Susan Moore, in 2008. Moore tailors a program for each participant to help them become gainfully employed and welfare free. The participants enter into a five-year contract affirming their goals. Many participants' goals include homeownership. As their earned income increases they escrow money to be used towards their goal. At the end of the five-year period, if they meet their goal and are welfare free they receive their escrow.

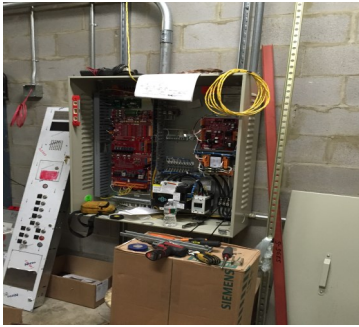
Mateo completed the Family Self Sufficiency program and met her goal. This was a big help in purchasing her home. The program has graduated over 10 participants and has dispersed escrow in excess of \$71,000.

For those thinking of beginning their first house hunt, Mateo said, "My advice would be to become educated as much as possible before buying their first home. Being educated is the main thing."

About the Orange Housing Authority

The City of Orange Housing Authority works to transform the City of Orange by providing safe, livable and affordable housing that promotes the development of communities. At the Orange Housing Authority, participants are not statistics, they are neighbors. The OHA knows the community and tailors programs to better serve the participant's needs. Whether it is a search for housing, assistance with foreclosure or neighborhood development, the Orange Housing Authority stands ready to offer its services to all residents.

RAD FUNDED CAPITAL IMPROVEMENTS



Madison, New Jersey, February 2018 – The Board of Commissioners of the Madison Housing Authority is happy to announce that all of the capital improvements required as part of the RAD conversion and listed in the RAD PCA (Property Conditions Assessment) have been completed. In addition to these capital improvements, those slated to have been done in 2018, 2019 and 2020 have also been completed. The Authority was able to contract for these additional capital improvements because of the lower than expected quotes received to perform the work.

The RAD transaction, which was completed in November 2016, allowed the housing authority to leverage public and private debt and equity in order to reinvest in the public housing stock. The housing authority borrowed \$2.2 million to reinvest in its capital improvements to all of its housing stock. The housing authority used some of the capital funds to renovate the kitchens and bathrooms at 80 Park Avenue, replace all of the privacy fences at all sites, replace old maintenance and storage doors on the duplex homes, replace elevator mechanicals, upgrade to all energy efficient faucets and toilets as well as replace old incandescent lighting with more efficient and less costly LED lights with monitoring switches.



Additional capital improvements were made at the Rexford S. Tucker Apartments by renovating the bathrooms in the apartments and replacing the old boilers.

The residents of the affordable housing apartments, which are now project based vouchers, have been very pleased with the renovations and are looking forward to additional upgrades in their apartments. Over the next several years other upgrades such as new windows, entrance doors, siding, roofs, etc. will be provided as funds become available.

Ms. Lois Bhatt, Chairperson of the Madison Housing Authority stated, “These much needed capital improvements would never have been possible without the RAD conversion. Between the loan from Lakeland Bank and the annual contribution to the replacement reserve fund by the housing authority, the residents can be assured that their living environment will be well maintained over the decades to come.”

Louis Riccio, Executive Director of the Madison Housing Authority thanked the housing authority staff, the architects (Gannett Fleming, Inc.) and the contractor (Straightedge Construction, Inc.) for their hard work and attention to detail. He said, “Without the diligence and perseverance of these individuals this work would never have become a reality, nor would the residents’ needs have been fulfilled.”



Secaucus Affordable Housing Board gets 94 Affordable Housing Units



Secaucus Mayor Michael Gonnelli with Hartz Mountain representatives cutting the ribbon for the Harper at Harmon Meadow.

Hartz Mountain Industries held a ribbon cutting ceremony on January 25, 2018 to celebrate the grand opening of its new luxury rental community “The Harper at Harmon Meadow.” As part of its grand opening it invited Secaucus Mayor Michael Gonnelli, members of the Town Council, Affordable Housing Board Commissioners, and representatives of the Secaucus Housing Authority (SHA). As part of this new development, the Secaucus Affordable Housing Board was able to obtain 94 affordable housing units, under the state’s existing affordable housing requirements. The 94 units consist of 18 studios, 57 2-bedrooms, and 19 3-bedrooms. All of the units will

be occupied by June of 2018. The affordable housing rents range between \$425.00 for a studio unit to \$1,190.00 for a 3 bedroom unit. Fifty percent of the units will be affordable to families earning less than 50% of the area median income and fifty percent will have incomes up to 80% of area median income.

This 469 unit community is designed to provide residents with a vibrant, commuter-friendly lifestyle. The Harper is comprised of three mid-rise residential buildings ideally situated just off Route 3 and less than three miles from the Lincoln Tunnel. The amenities include a gym and swimming pool. Affordable housing residents will have access to all of the amenities.

The Harper is tucked into the northeastern corner of the vibrant, 3.5 million square-foot Harmon Meadow complex which features nearly 30 restaurants, a state-of-the-art movie theatre, on-site convention center, nine hotels and abundance of brand name shopping and services.

Since 2001, the Secaucus Housing Affordable Board, through agreements with developers have helped to create 310 affordable rental units and 12 home ownership units. The Town of Secaucus captures an affordable housing obligation for every development proposed within the town.



The Harper at Harmon Meadow is a luxury apartment complex that contains 94 affordable housing units.



Secaucus Officials celebrating the ribbon cutting and development of 94 new affordable housing units.

NJNAHRO

NJNAHRO.ORG

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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