

FALL CONFERENCE & TRADE SHOW

INSIDE THIS ISSUE:

<i>November Conference</i>	1
<i>Union City HA</i>	4
<i>Cliffside Park HA</i>	5
<i>Conference Registration</i>	6
<i>Conference Agenda</i>	7-8
<i>President's Message</i>	9
<i>2022 Scholarships</i>	10-15

Special points of interest:

- Spring Conference Pictures
- 2022 Scholarships
- Fall Conference Agenda

Tropicana CONFERENCE HOTEL REGISTRATION

Hotel reservations, at the conference room rate, (\$120.00 + tax & fees). The registration phone number is 1-888-516-2215, Group number: ST11NA2



NJNAHRO TO HOLD FALL CONFERENCE & TRADE SHOW IN ATLANTIC CITY-11/15-11/17/22

The New Jersey Chapter of the National Association of Housing & Redevelopment Officials will be holding its annual fall conference at the Tropicana Atlantic City during the month of November. NJNAHRO started holding this annual event several years ago in order to provide an opportunity for its members to be able to attend important workshops at the same time as the NJ League of Municipalities Conference. Attendees have the ability to focus on specific Housing Authority issues during the conference sessions and attend the League sessions, at their convenience, via shuttles from the hotel. Most New Jersey local and state elected officials are in at



tendance at the New Jersey League of Municipalities conference. As such, it is an excellent opportunity for Housing Authority staff and Commissioners to network with their elected officials. It provides a unique opportunity to discuss local issues with the people that have the ability to effectuate change. Don't miss this opportunity to network with other Housing Authority staff/Commissioners and local officials. This conference is held during the annual

League of Municipalities Conference for this specific purpose. Leadership workshops are being held during our conference. The agenda and registration are attached. Many New Jersey Housing Authorities have indicated that they needed sessions geared towards Commissioners, Executive Directors & staff. NJNAHRO responded by offering a diversified agenda at a greatly reduced fee. We anticipate a large demand for this conference. It is recommended that you register early to ensure a place in the workshops and a hotel reservation. We have expanded our agenda due to the outstanding response we received at our last conference.

STATE MANDATED TRAINING TO BE HELD AT THE FALL CONFERENCE-ETHICS

NJNAHRO is proud to announce that it has been approved, by the New Jersey Department of Community Affairs, to provide the state mandated training. This initiative is being undertaken to enhance the availability of the required training to our members. We are conducting training at our annual fall conference at the Tropicana Hotel in Atlantic City.

The New Jersey Chapter of the National Association of Housing & Redevelopment Officials (NJNAHRO) represents most of the Public Housing Authorities in our state. NJNAHRO has consistently provided professional training to both Executive Directors and Commissioners. The Ethics class will be held on 11/15 at the NJNAHRO Fall Conference in AC.

NJNAHRO Legislator of the Year Congressman William “Bill” Pascrell

NJNAHRO awarded Congressman Bill Pascrell its 2022 “Legislator of the Year” award. The award was presented at the spring conference & trade show held at the Hard Rock Hotel in Atlantic City on May 3rd, 2022. Bill Pascrell is a native son of New Jersey and built a life of public service around the principles he learned while growing up on the south side of Paterson, New Jersey where he later served as Mayor. He was elected Congressman for New Jersey 8th District in 1996. Bill has been a champion of all programs that assist our low-income constituents. He has never forgotten our nation’s most vulnerable citizens.

NJNAHRO is proud to present this award to such a worthwhile and outstanding legislator!



THANK-YOU DARLENE



Darlene Weldon

NJNAHRO would like to thank our unofficial Photographer for her great work in taking pictures at our conferences. Darlene Weldon is a Commissioner at the Trenton Housing Authority where she advocates for its residents and the children residing at the Housing Authority. She has been assisting us with her photography for many years. Her work has enhanced our public image and allowed us to publish first-class newsletters. Many of the photos included in this newsletter were taken by Darlene. She is always willing to help and consistently displays that wonderful smile! Thank-you Darlene for all that you do.

NJNAHRO Spring Conference & Trade Show THANK-YOU FOR YOUR SUPPORT



Please join us at our Fall Conference & Trade Show at the Tropicana Hotel in Atlantic City, on November 14th to 17th, 2022

Union City Housing Authority Community Pavilion

Making a Difference!



For more than 70 years the Union City Housing Authority (U.C.H.A) has served the Union City community. For 40 years the UCHA through its Hillside Pavilion, located at 3901 Kennedy Boulevard within its five-building complex, has been a center of culture, social and educational activities. The Pavilion with its modern and spacious design of multipurpose rooms allows for maximum flexibility to respond to the unique needs of the community.

The activities hosted at the Pavilion have included:

COVID-19 Vaccine Information and Distribution Center: Twice a week (Thursdays from 9:00 Am to 1 PM and Saturdays from 1:00 pm to 4:00 pm) people can receive needed information about the vaccine and the vaccine itself from medical personnel.

Training Center for Autism and Special needs students: Throughout the year, every Tuesday from 9:00 AM 12 Noon.

Basketball Sport Activities for children (boys and girls) of ages between 5 and 18: Every Monday, Tuesday, and Wednesday from 4:00 PM to 8:00 PM

After school homework: a safe space for children to complete their homework from Monday to Friday.

Day Care Services: Monday – Friday; children are provided with activities and food.

Senior Services: Outings and excursions offered such opportunities for community integration and improvement in quality of life. For example, every Tuesday from August 9th to August 28th, seniors went to Chili's in Secaucus – the participants had dinner and social interaction. The UCHA was the host.

All these multiple pavilion activities have been made possible by the U.C.H.A. Executive Director Mr. Stanley Sanger and staff and the support of UNION CITY Mayor Brian P. Stack and his team of commissioners.



CLIFFSIDE PARK HOUSING AUTHORITY ACQUIRES 18 UNIT GARDEN APARTMENT COMPLEX



In April of 2021, the Cliffside Park Housing Authority began the acquisition of 215 Riverview Avenue in Cliffside Park, NJ, and successfully closed in February of 2022. These 18 units will now become Section 8 Project Based Vouchers (PBV), affordable housing.

This is a big win for the Cliffside Park Housing Authority and the Borough of Cliffside Park, as we know the rents in the New Jersey and New York Metropolitan Area have risen dramatically. This property will provide eighteen (18) eligible families affordable housing.

The eighteen units purchased consists of 3 studio apartments and 15 two-bedroom apartments. These units come with on-site parking and garages for families to utilize.

The financing of this project was provided by Spencer Savings Bank. However, this acquisition would not have been possible without the support of our partners at the Newark HUD Field Office, the Cliffside Park Housing Authority Board of Commissioners, Mayor Thomas Calabrese, and the professional support of Bill Katchen, CPA, and Frank Borin and the team at Decotiis, Fitzpatrick, Cole & Giblin, LLP.



NOVEMBER TRAINING REGISTRATION

REGISTRATION FORM

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

Mail Registration form to: NJNAHRO, L. Riccio, 455 Diamond Spring Road, Denville, NJ 07834

For Room Reservations – 888 516-2215 – Use Code ST11NA2 - Tropicana Atlantic City

Call Between 8:00 AM-2 PM EST

On-Line: <http://book.passkey.com/go/ST11NA2>

\$120+ applicable tax & fees, \$27 Resort Fee Credited at checkout (rate only guaranteed until 10/21/22)

Name _____

Title _____

Agency _____

Address _____

City _____ State _____ Zip _____

Daytime Phone _____ Fax _____ E-Mail _____

One day registrations and Ethics only class do not include reception and meals

	Member	Non-Member
General Registration (1st Registration))	\$350 _____	\$550 _____
Each Additional Member	\$275 _____	\$475 _____
On-Site Registration	\$575 _____	\$625 _____
One-Day Registrations	\$300 _____	\$425 _____
Late Registration (After November 4 th)	\$450 _____	\$650 _____

*ETHICS (State Mandated Training) \$250.00_____

You must be registered to attend this training and receive credit-. This is part of the state mandated training for Executive Directors & Commissioners. NJNAHRO is an approved trainer for the required training

TOTAL AMOUNT ENCLOSED \$_____

Sorry No Refunds after October 29th!!!!

Make Checks payable to:

NJ/NAHRO

c/o L Riccio

455 Diamond Spring Road
Denville, NJ 07834

2021 NJNAHRO ANNUAL FALL TRAINING CONFERENCE AGENDA

Monday, November 14, 2022

3:30 PM–4:30 PM Early Registration – Havana Registration Area

Tuesday, November 15, 2022

8:30 AM–11:30 AM **Registration**-Havana Registration Area

9:00 AM–4:00 PM ***State Mandated Training-Ethics-Samba (Separate Registration & Cost)**
Instructor: Louis Riccio & William Snyder
You must be separately registered for this training to attend.

12:00 PM–1:00 PM **Lunch** – Mambo
Alicka Ampy-Samuel, HUD Regional Administrator, Region 2

1:15 PM–3:00 PM **Current Financial Issue**-Tango
William Katchen, CPA, Richard Larsen, Novogradac & Company will present Current financial issue which will include 1099 compliance, RAD Issues and Other important industry related matters.

1:15 PM–3:00 PM **HUD Update**-Bongo
Justin Scheid, HUD Newark Field Office Director will answer your questions and provide insight on current PHA issues and matters

1:30 PM–3:00 PM **Registration** - Havana Registration Area

3:00 PM–4:00 PM **NJ Public Housing Joint Insurance Fund** - Tambora
NJPHAJIF Board of Trustees Meeting

5:00 PM–7:00 PM **Reception- (TICKETS REQUIRED!!!)** - Il Verdi
Come and enjoy some food & drink while networking with your peers.

2022 NJNAHRO ANNUAL FALL TRAINING CONFERENCE AGENDA

Wednesday, November 16, 2021

8:30 AM-9:30 AM Registration - Havana Registration Area

8:30 AM-9:30 AM **Breakfast** - Mambo

9:45 AM-11:30 AM **Lead Base Paint Regulations** - Tambora
Instructor: Lee Wasserman, LEW Environmental will discuss the important changes that will affect owners throughout the state and how to best prepare yourself.

9:45 AM-11:30 AM **How to Conduct an Effective Meeting**-Bongo
Joseph M. Billy, Jr.-Freehold Housing Authority,
Victor Cirilo-Newark Housing Authority
Terrence Corrison, Esq.
This session will guide Commissioners and Executive Directors on best Practices to ensure meeting compliance, roles & responsibilities of the ED and Commissioners and many other issues of importance.

11:30 AM-12:00 PM **NJNAHRO Executive Board Meeting** –Tango

12:00 PM-1:30 PM **Buffet Luncheon Sponsored by Lakeland Bank**- Mambo

1:30 PM-4:00 PM **League of Municipalities**-AC Convention Center
NJNAHRO has purchased a set number of badges for the League. The badges can be picked-up at the Registration Desk. We ask that you return the badges after returning from the League so other attendees will also be able to use them.

Thursday, November 17, 2022

9:00 AM-10:30 AM **Breakfast and Closing Session** - Mambo

11:00 AM-4:00 PM **League of Municipalities**

NOTE: The agenda is subject to change.



Message From Your President



Janice DeJohn
NJNAHRO-President

It's hard to believe that summer is over and we are entering into the fall season...which means that the 2022 NJNAHRO Fall Training Conference at the Tropicana in Atlantic City is right around the corner! The full registration information is in this newsletter. Of course, this conference runs in conjunction with the NJ League of Municipalities so it is a great opportunity to network and meet with your local officials.

I am pleased to report that the Spring Conference held jointly with MARC-NAHRO was a huge success. We hosted Congressman Bill Pascrell, NAHRO President Patricia Wells, NAHRO CEO Mark Thiele, MARC NAHRO President Kathy Walter, NAHRO Director of Board Relations Sylvia Bowen, and HUD Regional Administrators Matthew Heckles and Alicka Ampry-Samuel among others. Attendance was the largest to date and as a result, we were able to raise more than ever for our scholarship fund. As you will see in this newsletter, NJNAHRO was able to award many substantial scholarships to deserving and talented residents that are attending school.

On another note, after much thought and consideration, I would like to inform the membership that I will be voluntarily stepping down from the position of President of NJNAHRO effective December 31, 2022.

When I was initially elected to my two year term, the COVID pandemic evolved just two months later. Essentially, my entire Presidency was spent virtually. As we all did in the workplace, NJNAHRO created a new way of doing things during that period of time. I am proud to say that we continued to provide training and addressed the issues that the pandemic brought to our members. We attained our goal to be certified in offering the state mandated courses for Executive Directors and Commissioners and continued to distribute scholarships to students. However, there were no conferences, in-person board meetings, or networking opportunities with our members and vendors.

When my term was ending, I was overwhelmed by the Board's generosity in agreeing to extend my term for another two years. It meant a great deal to me personally and professionally to have the chance to experience being the President at in-person events. My only hope is that I met the Board and the membership's expectations in that role.

I am truly thankful for the opportunity that the Board gave me, and I feel that it is now time to step aside and let the succession continue as it should so that others have a chance to serve as President. I truly appreciate the support that I have received from all of you. I know that NJNAHRO will continue to do the good things that we do throughout the state. I am honored to be a part of this Association and will continue to work hard for this great team.

Continued Success,

Janice DeJohn, President



NJNAHRO would like to thank Janice DeJohn DeJohn for her outstanding leadership during very difficult times. Her vision and leadership helped NJNAHRO increase its membership, receive approval for the state mandated training courses, resume in-person conferences with the largest turnout in the history of the organization, increase its annual scholarship and more. NJNAHRO wishes you great success and happiness in all your future endeavors.

NJNAHRO SCHOLARSHIP PROGRAM HITS MILESTONE

Dedicated to the Advancement of our Youth

The New Jersey Chapter of NAHRO (NJNAHRO) has been providing scholarship to New Jersey Housing Authority residents for many years. This year we are proud to announce that we have exceeded our expectations in awarding scholarships to our residents. We take great pride in utilizing a large stream of our annual revenue to support this worthwhile cause. Over the years, we have held golf outings and other endeavors to raise money for our scholarships. NJNAHRO was a moving force in organizing and creating the New Jersey Public Housing Authority Joint Insurance Fund. NJNAHRO works closely with the JIF to ensure solid membership, great coverage and excellent training. The revenue derived from the PHA JIF is also utilized to support our scholarship program. Our annual awards go directly to the student to be utilized for any purpose they may need in obtaining their educational goals.

NJNAHRO provides annual scholarships to eligible program participants who are either graduating from high school or are continuing their education in a later stage of life. Recipients of the awards may attend either college or a vocational school. The program also offers an internship program to expand employment opportunities throughout the housing industry. NJNAHRO's Scholarship Program is a major commitment of the organization to make a difference in the life of many students throughout the state. The Scholarship Committee is comprised of Douglas Dzema, Executive Director of the Perth Amboy Housing Authority, Louis Riccio, CEO of HQM Properties and Joseph M. Billy, Executive Director of the Freehold Housing Authority. Chairperson Dzema noted, "In the last eight years, the fund has given out in excess of \$250,000.00 in scholarships to deserving students and spent in excess of \$20,000.00 for internships. It gives the Board great pleasure to assist with the education and employment of these individuals and enable them to achieve their goals."

"Education is the most powerful weapon which you can use to change the world"

Nelson Mandela

**We Proudly Present
the
NJNAHRO 2022 Scholarship Recipients**



Mlak Hassan

Award: \$3,000

High School Youth – Secaucus High School - 3.155 GPA

School: NJIT

Major: Psychology

Mlak Hassan is currently a senior at Secaucus High School with a GPA of 3.15. This year, Mlak scored the highest number of points in our evaluation system of all the submissions we received. Miss Hassan will study at NJIT and would like to become a Psychiatrist. In her essay she wrote about the importance of education instilled in her from a young age as she watched her father continue his education; earning his Master's Degree at the age of 50. She feels that having access to quality education is a privilege that she will not take for granted.

Mlak has logged many hours of volunteer work assisting at Hudson Regional Hospital, participating in Secaucus Community Park clean-up days, and as a first-responder with the EMT training she received. She feels her life's purpose is to provide useful assistance to people who are struggling with their mental health.

Her Honors of Human Anatomy teacher, Danielle Roberto indicated that Mlak challenges herself academically, receiving honor roll. She participates in numerous hours of community service and is a caring individual always willing to lend a hand. Michael Kelly, Mlak's English teacher wrote, "Mlak has a great personality and is one of the nicest students I have ever had the pleasure to know. She is an intelligent leader who works hard in and outside of the classroom".

Job Well done!



NJNAHRO 2022 Scholarship Recipients



Ryan Vandermaas

Award: \$3,000

High School Youth – Newton High School - 3.86 GPA

School: Montclair State University

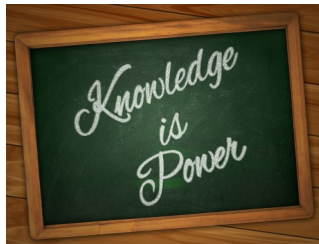
Major: Undecided

Ryan Vandermaas is currently a senior at Newton High School, the President of his senior class and has a 3.86 GPA. Although he is not sure at this time what his major will be, he is grateful that he has the opportunity to attend college; an opportunity that was not offered his mother as she had to obtain work to support herself.

During his four years of high school Ryan has participated in many extracurricular activities which include participating in the marching band as the drum major, class president for 3 straight years, and selected for the leading role in his high school musical. He volunteers his time at several non-profit organizations and is a boy scout.

His band director, Stephen O'Toole stated, "Ryan is an absolute pleasure to have in the instrumental music program. I'm always impressed with the amount of time Ryan commits to all of the groups he is in. He continues to be a leader and an asset to our program. I enthusiastically endorse Ryan and believe he is an excellent choice for your award". His French teacher, Kathleen Leone said, "Ryan is a very intelligent, kind-hearted young man with strong convictions, a powerful voice and a genuine desire to learn".

Good Luck, we know you will do well in college and beyond.



NJNAHRO 2022 Scholarship Recipients



Alexandra Vandermaas

Award: \$ 2,500

Continuing Education – Montclair State University – 2.96 GPA

School: Montclair State University

Major: Music Education

Alexandra Vandermaas is currently a student at Montclair State University pursuing a career in music education. Her love for music includes learning how to play instruments which includes the guitar, ukulele, clarinet, saxophone, trombone, piano and cello. Since high school she has belonged to several choirs throughout the state of NJ. Through the NJ Music Educators Association, she was chosen to represent Sussex County at the NJ Teen Arts Festival for vocal performance. This year, in addition to singing and learning how to play new instruments, Alexandra provided private voice lessons to other students.

Beth Roberts, Professor of Voice states, “Alexandra is an exemplary student and an outstanding singer and musician whose future is bright. After her outstanding contribution in the Vocal Pedagogy class I instructed, I immediately recognized her potential as a music educator and voice teacher. Alexandra volunteered her time to give lessons to fellow MSU students. She demonstrates leadership skills throughout the semester and inspires her classmates”.

“Her beautiful voice and strong work ethics throughout the year is an example of why I believe she will make an excellent teacher,” said Dr. Stephen Oosting.

Continue to strive in all aspects of your life, as you are destined for SUCCESS!



NJNAHRO 2022 Scholarship Recipients



Isabella Diaz

Award: \$ 2,500

High School Youth – Boonton High School – 4.5 GPA

School: Carnegie Mellon University

Major: Business

Isabella Diaz is currently a senior at Boonton High school with an impressive 4.5 GPA. She plans to attend Carnegie Mellon University in the Fall to study Business. Isabella states in her essay that her family endured years of financial issues as a result of bad money management decisions creating a never ending cycle of hardship. After enrolling in an accounting class and taking business finance her junior year of high school, she became intrigued with learning how to take control of her money. Isabella is a proud member of Future Business Leaders of America and plans to utilize the skills learned to help people organize themselves and take control of their credit and spending habits' in order to see change, for the better, in their financial lives.

Elizabeth Cueto, VP-Market Administrator, Wells Fargo Advisors said in her recommendation letter on behalf of Ms. Diaz, "Isabella is an enthusiastic leader, often encouraging others to maximize their academic potential. Her work ethic is above par. She is intelligent, trustworthy and mature beyond her years."

Kenneth Kelshall, FSS Coordinator at Boonton Housing Authority writes, "Isabelle is an exemplary student who I have watched grow into a caring young lady. I have made several requests to her for help with our annual community clothing and food drive and not only does she volunteer, she is the first one to arrive and does not leave until everyone is served. She is a young woman of great character."

Great Job – We wish her continued success!



NJNAHRO 2022 Scholarship Recipients



Dreveon Eddleman

Award: \$ 2,500

High School Youth – Morris Catholic High School - 3.155 GPA

School: Monmouth University

Major: Undecided

Dreveon Eddleman is currently a senior at Morris Catholic High School with a 3.15 GPA. Dreveon participates in several extracurricular activities in school which include football, wrestling, track and Operation Smile. His life has been quite difficult. He stated in his essay that at 7 years old his family became homeless. As a result, he attended many different schools during his early years and did not have the opportunity to make many friends. His family never gave up hope in spite of the challenges they endured. He stated he followed his mother's lead and remained positive, faithful and hard working. "She is my hero", he said, she taught me that when things get hard, to never quit! With faith, love and hard work, you can do anything."

In addition to participating in sports Dreveon volunteers to feed the homeless, helped to restore a neighborhood park and collect toys during the holiday for the less fortunate.

Ms. Lori Kretten, M.Ed., Guidance counselor, wrote in her recommendation letter that Dreveon is a passionate student, compassionate teammate and community/school leader. He approaches every day eager to embrace the opportunities and challenges in front of him and, in addition to his athletic achievements, he has a desire to serve others in meaningful ways. Helping special needs children play sports or volunteering with the Big Brother/Big Sister programs. He is an impressive young man.

Stay humble and willing to help others, your future is bright!



NJNAHRO

20 Marin Lane
Manahawkin, New Jersey 07080

We are on the Web
NJNAHRO.ORG

*Providing Affordable Housing to New
Jersey Residents*



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.



NJNAHRO EXECUTIVE BOARD

OFFICERS

Janice DeJohn-President
Eric Chubenko-Senior Vice President
Douglas Dzema-Treasurer
Sherry Sims-Recording Secretary
Hector Fuentes-Vice President, Commissioners
Vernon Lawrence-Vice President, Community Development
Randall Wood-Vice President, Professional Development
Kimberly Gober-Vice President, Housing
Rick Iovine-Vice President, Legislation
Gary Centinaro-Vice President, Members Services

TRUSTEES

Christopher Marra
E. Dorothy Carty-Daniel
Anthony Feorenzo
John Clarke
Domingo Senande
John Mahon

Robert DiVincent
Louis Riccio
Lynn Bartlett
Joseph Capano
Joseph Billy
Victor Figueroa

IMMEDIATE PAST PRESIDENT

Victor Cirilo

SERVICE OFFICER/EDITOR

William F. Snyder