

## CONFERENCE & NETWORKING

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### Special points of interest:

- Spring Conference
- HOTMA Rules
- Message from the President

#### Hard Rock Hotel & Casino

#### CONFERENCE HOTEL REGISTRATION

Hotel reservations, at the conference room rate, (\$99.00 + \$22.00 Resort Fee). The hotel registration phone number is 1-609-449-1000,

Group code number: GAHR23Z

**On-Line Reservations:** <https://book.passkey.com/go/GAHR23Z>

## NJNAHRO TO HOLD SPRING CONFERENCE & TRADE SHOW IN ATLANTIC CITY-4/23/23-4/26/23

The New Jersey Chapter of the National Association of Housing & Redevelopment Officials will be holding its annual spring conference at the Hard Rock Hotel & Casino during the month of April. The agenda and registration are included in this newsletter. This year's conference will focus on important issues and topics facing the Housing & Community Development industry. Our Spring 2023 edition of the NJNAHRO Newsletter is dedicated to

this event. Information regarding the conference is included in this edition. NJNAHRO invites all Housing & Redevelopment officials to this important event. Many Housing Authorities have indicated that they need workshops 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 for the conference, especially for a hotel room. The Hard Rock Hotel & Casino will have a limited number of rooms available for conference attendees. Please utilize the hotel code (see bottom left) when registering for your room.



## HOTMA Preview Rules Published

The U.S. Department of Housing & Urban Development published a preview of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). HOTMA became law in 2016 and it has taken nearly seven

years to fully implement many of the changes that were incorporated in the law. Our members are advised to carefully review Sections 102-104. HUD issued proposed rules on these sections on September 17<sup>th</sup>, 2019

(24 CFP Part 5 and 24 CFR Part 891). The proposed effective date of these rules is January 1, 2024. It should be noted, however, that HUD has not fully implemented many sections of 101

(Cont. on Pg. 10)

**NJNAHRO Training Institute  
Presents:**

**DEALING WITH DIFFICULT PEOPLE**

The New Jersey Chapter of NAHRO takes great pride in presenting seminars and workshops for New Jersey Public Housing Authorities. On February 17<sup>th</sup>, NJNAHRO conducted a workshop on “Dealing with Difficult People. The workshop was presented by Mike Brosnan from J.A. Montgomery as part of the New Jersey Public Housing Authority Joint Insurance Fund (JIF) training program. NJNAHRO was instrumental in forming the JIF many years ago in an effort to provide excellent insurance coverage at a reasonable price for our members. The workshop was hosted by the Perth Amboy Housing Authority. Many thanks to Doug Dzema and Rose McKeon for providing the facility for this workshop. The workshop was provided at no-cost to our members.

We had a capacity crowd for the workshop and had to stop taking registrations. NJNAHRO will be providing a second session in the near future. A session will be held at our 2023 Spring Conference (see agenda on page 14).



**WARNING!!!**  
**IMPORTANT POST-RAD CONVERSION REQUIREMENTS**  
**“By failing to prepare, you are preparing to fail.”**

*Benjamin Franklin*

Many New Jersey Housing Authorities have already converted all or part of their public housing stock under HUD’s Rental Assistance Demonstration Program (RAD). This article provides important information on the regulatory requirements after your RAD conversion. These issues must be followed to ensure that you are in compliance and not subject to potential severe penalties if HUD audits your program.

These issues are as follows:

- 1) Independent Entity (IE) Requirements for Project Based Vouchers; and
- 2) Housing ACC Close-out Requirements

**Independent Entity**-These requirements are enumerated in HUD Notice PIH 2017-21 and pertain to all “PHA-owned units.” The definition of PHA-owned unit is listed in this notice. Most, not if all, Housing Authorities converting to Project Based Vouchers (PBV) have PHA-owned units and are subject to these requirements. If a unit is PHA-owned, you must enter into an agreement with a unit of local government or a HUD approved Independent Entity (IE) to perform the following functions:

- Review of PHA’s PBV Selection process.
- Perform rent reasonableness.
- Perform inspections.
- Prepare the annual Operating Cost Adjustment Factor calculation (OCAF).

It should be noted that the IE regulations require that if the Housing Authority is a unit of local government, the next level of government may perform the IE services. “For example, if the PHA itself is created by the city or an agency of the city, then the county or state government may perform the function without HUD approval.” All New Jersey Housing Authorities are units of their local government.

If the PHA is using an Independent Entity, other than the next unit of local government, HUD must approve the IE prior to the commencement of any work. The following requirements must be adhered to:

- 1) Independent Entity Certification-The PHA must submit a certification, to the local HUD office, certifying that the Housing Authority and Independent Entity have no legal, financial, or any other connection that could cause either party to be improperly influenced by the other (see page 19 for a sample certification form).

*(Cont. on Pg. 18)*

## NEPTUNE HOUSING AUTHORITY

### Neptune Court Redevelopment

The Township of Neptune Housing Authority (TNHA) has taken on a monumental project that will change the face of public housing in the township. Since 1957, the three-story complex at 1130 Heck Avenue has provided much-needed affordable housing to area residents. But in later years, the complex has become a source of despair and the area has been plagued by crime.

However, that is about to change. The TNHA, leveraging its resources and partnerships, has taken a bold step to secure approval to demolish the outdated, mid-rise complex and replace it with a state-of-the-art modern facility. Dubbed “Neptune Court,” the new complex will provide safe, affordable, and attractive housing options for families and individuals in need. According to TNHA Executive Director Bart J. Cook, Esq., the project is part of a broader plan to revitalize the township's housing market while positively impacting the community.

As with many government entities, change does not happen overnight. TNHA conducted an assessment in April 2019, which substantiated the authority's belief that 1130 Heck Ave. was obsolete. With data in hand, TNHA moved into action and has been working closely with community, civic and corporate partners ever since to ensure the new development will provide opportunities for growth. Between January and June 2021, TNHA took the necessary steps to relocate existing tenants. Fortunately, some were absorbed at other housing properties within the township while others received Section 8 vouchers to relocate. Those who received vouchers and qualify will be given priority to return to the new complex once it is constructed.



① HECK AVENUE PERSPECTIVE



*(Neptune Court -Cont..)*

Cognizant of the lessons learned from the global pandemic, the TNHA recognized the need for larger communal spaces and housing. The existing 60-units will be replaced with 70 ADA-compliant ones. The property will include: nine, one-bedroom 750 sq. ft. units (previously 570 sq. ft.), 32, two-bedroom 1,010 sq. ft. units (previously 800 sq. ft.) and 29, three-bedroom 1,292 sq. ft. units (previously 1,000 sq. ft.).

“The new units are much larger than their predecessors and should provide sufficient living and storage space for families to live comfortably,” added Cook, noting common areas will offer bike storage, community room and garden space. Ground floor units will feature dual entry – common hallway access and an exterior entry – to foster a “neighborhood” feel. Several units will have balcony space.

The TNHA is in the process of soliciting bids for the project with construction set to begin in May 2023. The new venture will be jointly owned by TNHA and The Alpert Group, a fourth-generation, family-owned real estate development and property management company based in Fort Lee, New Jersey. The company has developed more than 3,500 units of affordable and mixed-income rental housing.

With the addition of “Neptune Court” to its portfolio, TNHA is taking a significant step forward in improving the quality of life for residents and serving as a catalyst for revitalization in the surrounding area. Their commitment to creating a thriving, inclusive, and sustainable community will positively change the face of public housing in the township and will be a model for others in New Jersey and beyond.



## **NEWARK HOUSING AUTHORITY'S \$70 MILLION DOLLAR RAD CONVERSION OF 1,050 APARTMENTS GETS GREEN LIGHT**

*Largest RAD conversion in New Jersey moves into the construction rehabilitation phase*



The United States Department of Housing and Urban Development (HUD) has signed off on the conversion of 1,050 units at four different Newark Housing Authority public housing developments. Under the Rental Assistance Demonstration Program (RAD), HUD allows public housing agencies to convert their current public housing funding to long-term Section 8 contracts, which are then leveraged to finance immediate capital needs to preserve the affordable housing

stock. The Housing Authority is on a mission to preserve as many public housing units as possible while assisting to create new housing to meet the City of Newark's need of 16,000 affordable units.

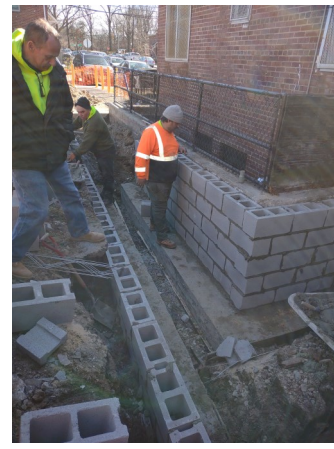
The recently approved conversion is the largest in the state of New Jersey and includes the historic Stephen Crane Village built in 1944, Wynona Lipman Gardens, Riverside Villa, and the James C. White senior citizen development. The property renovations have started at all sites and it includes new hot water heaters, cabinets/countertops, flooring, elevators, site improvements, retrofitting of handicap accessible units, electrical upgrades, plumbing upgrades etc.

The conversion was financed through a 223(f) non-recourse FHA secured loan in partnership with PGIM Real Estate Agency, which is a subsidiary of Prudential Financial. The Housing Authority is earmarking approximately \$19 million for immediate repairs and an escrow account of \$36 million has been set up to pay off energy performance contract (EPC) obligations for energy conservation infrastructure.

(Stephen Crane-Cont.)

“HUD’s Rental Assistance Demonstration has proven to be an effective tool across the nation to preserve critical affordable housing,” said Executive Director Victor Cirilo. “We are thankful for the partnership of so many, specially our HUD representatives, who assisted in seeing that this deal was properly consummated.”

The Housing Authority served as its own developer with NW Financial Group providing the financial consulting, Execu-Tech engaged as RAD consultants, and ACB Consulting Services serving as the construction managers.



### **N.J. State Mandated Training for Executive Directors & Commissioners**

#### **“Financial Issues”**

NJNAHRO has been approved, by the New Jersey Department of Community Affairs, to provide the state mandated training for Commissioners & Executive Directors. This initiative has been undertaken to enhance the availability of the required training to our members. We will be conducting the “Financial Issues” class at our April conference. The training will be held at the Spring Conference on Monday, April 24<sup>th</sup>, 2023.

There is a separate registration fee that must be paid to receive credit for this class.

The registration form is included on page 10 of this Newsletter. There will be an exam at the end of the training for those needing this course. The class will be available for all Commissioners & Executive Directors to attend. Only those registered for this training will receive credit.

## 2023 NJNAHRO SCHOLARSHIP APPLICATIONS AVAILABLE

**DUE BY: APRIL 24TH, 2023!**

The New Jersey Chapter of NAHRO (NJNAHRO) has been providing scholarships 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 (JIF). NJNAHRO works closely with the JIF to ensure solid membership, great coverage and excellent training. The revenue derived from the 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 Louis Riccio, CEO of HQM Properties, Joseph M. Billy, Executive Director of the Freehold Housing Authority, Douglas Dzema, Executive Director of the Perth Amboy Housing Authority and Janice DeJohn, Executive Director of the Passaic County Housing Agency. Chairperson Dzema noted, "In the last ten years, the fund has given out in excess of \$200,000.00 in scholarships to deserving students and spent \$18,480.00 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."

*2023 Scholarship Applications are now available at [NJNAHRO.org](http://NJNAHRO.org)!*

**2023 Scholarship Applications are due by April 24th, 2023**

*"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".



***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".

*(Scholarships Cont. on Pg. 15)*

*(HOTMA Cont. from Pg. 1)*

(HQS), Section 106 (PBV) and Section 109 (Replacement of R&R). The following sections will have an impact on determining initial eligibility and certifying income. PHA staff will need to be trained to ensure compliance with the new requirements.

**Section 102** addresses income reviews and definitions of income and assets. Several changes are being made on how to calculate rent for interim recertifications. Initial & interim recertifications will be based upon anticipated income for the coming year, while annual recertification will be based upon the prior year's income. Interims will only be conducted if there is a 10% increase or decrease in income. The final rule also raises the threshold for medical expenses and increases the medical/disabled deduction.

**Section 103** addresses over-income families at annual and interim recertifications. The Housing Authority would have to amend its Admission & Continued Occupancy Policy within 120 days of publication of the Notice. Over-income residents would have to be monitored to determine their status for 24 months. This rule is complicated and could require tenancy termination which will be very difficult in New Jersey. The rule dictates that the Housing Authority transition over-income tenants to non-public housing status or terminate the tenancy within 6 months. Over-income tenants would have to pay the Fair Market rent or the total monthly unit subsidy.

**Section 104** sets asset limits for the Section 8 & Public Housing programs. This section seems to be straightforward and restricts eligibility if the family has more than \$100,000.00 in assets or property. The Housing Authority will have the option of enforcing the asset restriction or establish exceptions to the restriction.

**NJNAHRO will be conducting training on the HOTMA requirements to ensure that staff is knowledgeable about the changes and the implementation.**

**Look on the NJNAHRO website for information on training:**

**NJNAHRO.ORG**

## PRESIDENT'S MESSAGE



**Eric Chubenko**  
**NJNAHRO PRESIDENT**

I would like to thank the entire Executive Board of NJNAHRO and all of the member agencies for your continued support as I embark on the start of my term as President. Reflecting back on my past 27 years in housing and redevelopment, I have fond recollections of my earliest days in NJNAHRO, meeting the incredibly talented group of professionals who had dedicated their lives to serve those in need. Now, many years later, I see this same passion on the Executive Board and in each of our Agencies working to lead not only New Jersey, but the entire country in the pursuit of excellence in our industry.

NJNAHRO continues with its mission of providing educational opportunities to our members through an extensive professional development program that now encompasses the offering of NJ Department of Community Affairs accredited classes for Executive Directors and Commissioners. This wouldn't be possible without the commitment of the members from within our own housing community. In addition to these training opportunities, NJNAHRO is dedicated to our scholarship program that assists a multitude of families who reside in our housing. During the past decade alone, our organization has awarded over \$250,000 to assist our next generation in achieving their goals of higher education. NJNAHRO has also focused heavily on our internship program to continue creating opportunities to encourage young professionals to work within our ranks and to grow their knowledge and expertise in hopes of one day having these same individuals sit amongst our industry leaders that made this opportunity possible.

This is an exciting time, as we transition from the past several years of the Pandemic where we found ourselves trying to identify the new norms, adapting to the challenges that none of us ever anticipated and then figuring out a way to serve our communities and families in need. It's a time where we start to move from focusing on individual constraints and return to thinking globally about growing the services we provide.

In closing, I would like to remind everyone that the successes of this organization have not happened by accident and come in large part due to the participation of housing professionals in our annual conference. Our upcoming conference is scheduled in Atlantic City from April 23<sup>rd</sup> through the 26<sup>th</sup> and we strongly encourage you to be a part of it.

Thank you once again for your support and I look forward to working together with each of you.

Very truly yours,

Eric Chubenko  
NJNAHRO President



# 2023 NJNAHRO CONFERENCE & TRADE SHOW

## REGISTRATION FORM

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

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

For Room Reservations – 609-449-6806– Use Code GAHR23Z - Hard Rock Hotel & Casino

\$99+ tax, fees, a \$27.00 Resort Fee credited at checkout

Room Rate only guaranteed until 3/1/23

On-Line Reservations: <https://book.passkey.com/go/GAHR23Z>

Name \_\_\_\_\_

Title \_\_\_\_\_

Agency \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Daytime Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

Only General/Late Registrations includes sessions, reception, meals and Entrance Fees

General Registration \$425 \_\_\_\_\_

Each Additional Registrants \$375 \_\_\_\_\_

Late Registration (after 3/31) \$475 \_\_\_\_\_

One Day Registration \$350 \_\_\_\_\_

On-site Registration \$575 \_\_\_\_\_

\*Financial Issues (State Mandated Training (Monday-4/24/23) \$250.00 \_\_\_\_\_

This class is open to all attendees. However, you must be registered and pay the \$250.00 fee to receive credit for this course. This is part of the New Jersey state mandated training Commissioners. NJNAHRO is an approved trainer for the required training.

TOTAL AMOUNT ENCLOSED \$ \_\_\_\_\_

**Sorry No Refunds after April 14th!!!!**

Make Checks payable to:

**NJNAHRO**

c/o L. Riccio

455 Diamond Spring Road

Denville, New Jersey 07834



## 2023 NJNAHRO SPRING TRAINING CONFERENCE AGENDA

### Sunday, April 23, 2023

- 8:50 AM NJNAHRO Scholarship Golf Outing (Seaview Bay Course)
- 4:00 PM-5:00 PM Early Registration

### Monday, April 24, 2023

- 8:00 AM-9:00 AM Continental Breakfast-Meet the Vendors-*Hollywood Ballroom*
- 8:00 AM-9:00 AM Registration
- 9:00 AM-3:00 PM Financial Issues-Mandatory State Course-*Big Cypress A*
- 9:00 AM-12:00 AM Ask the Pro: Basic Electrical Problems-*Ft. Pierce Salon C*  
*Michael Goldberg, RestoreCore*
- 9:00 AM-10:15 AM Fair Chance in Housing-*Fort Pierce Salon B*  
*Kai Durant, NJ Division on Civil Rights*
- 9:00 AM-10:15 AM Streamline Your Operations-Go Paperless-*Ft. Pierce Salon A*  
*Nick Bessey, PHA-Web*
- 10:30 AM-11:45 AM NJDCA's Affordable Housing Grant Programs-*Ft. Pierce Salon D*  
*Lorissa Luciani, NJDCA Office of National Housing Trust Fund*
- 10:30 AM-11:45 AM New Lead Based Paint Regulations-*Ft. Pierce Salon A*  
*Lee Wasserman, LEW Corporation*
- 10:30 AM-11:45 AM Commissioner Essentials-*Ft. Pierce Salon B*  
*E. Dorothy Carty-Daniel, John Mahon & Victor Cirilo*
- 12:00 PM-1:45 PM Luncheon-Introduction of Vendors-*Hollywood Ballroom*
- 2:00 PM-4:15 PM Ask the Pro: Basic Plumbing Problems-*Ft. Pierce Salon C*  
*Michael Goldberg, RestoreCore*
- 2:00 PM-3:15 PM Section 3 Training-*Ft. Pierce Salon A*  
*Hector Fuentes & Martinique Costa-Labor Local 55*
- 2:00 PM-3:15 PM Cyber Security-*Ft. Pierce Salon A*  
*Krista Valenzuela, NJCCIC*
- 3:30 PM-4:00 PM NJPHAJIF Executive Board Meeting-*Ft. Pierce Salon B*
- 5:00 PM-6:30 PM Reception in Exhibit Hall-*Hollywood Ballroom*  
Come and enjoy some food & drink while networking with your peers.

## 2023 NJNAHRO ANNUAL SPRING CONFERENCE AGENDA

### Tuesday, April 25, 2023

- 8:00 AM-9:00 AM Continental Breakfast, Sponsored by NetConnect-*Hollywood Ballroom*
- 8:00 AM-2:00 PM Registration
- 9:15 AM-10:00 AM HUD Update-What's New-*Hollywood Ballroom*  
*David Weber, PHADA Policy Analyst*
- 10:15 AM-11:45 AM Office of HUD Inspector General-*Ft. Pierce Salon D*
- 10:15 AM-11:45 AM HCV Utilization, Extensions & Waivers-*Ft. Pierce Salon A*  
*Leonard Spicer, Director-Newark Public Housing Division*  
*Fatimah Holder*
- 12:00 PM-1:45 PM Luncheon-Sponsored by Lakeland Bank-*Hollywood Ballroom*  
*Guest Speaker: Alicka Ampy-Samuel-HUD Region 2 Administrator*  
NJNAHRO Board Meeting
- 2:00 PM-3:15 PM Post RAD-Requirements & Compliance-*Ft. Pierce Salon D*  
*William Snyder & William Katchen, CPA*
- 2:00 PM-3:15 PM NJ Energy Equity Program for LI Residents-*Ft. Pierce Salon A*  
*Kevin Dunshee, Solar Landscape & Riean Norman, Dimension Renewable*
- 3:15 PM-4:30 PM Save Yourself-*Ft. Pierce Salon A*  
*Patrick Keen, FBI Agent, E Dorothy Carty-Daniel*
- 3:15 PM-4:30 PM PIC Training-*Ft. Pierce Salon B*  
*Lisa Harrington, HUD Newark Field Office*
- 5:30 PM-7:30 PM Networking Reception-*Ballroom*

### Wednesday, April 26, 2023

- 9:00 AM-10:30 AM Closing Breakfast  
Grand Prize Drawing, 3-\$250.00 Gift Cards  
(Must be Present to Win)



(2022 Scholarships-Cont. from Pg. 8)



**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. 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”.



**Isabella Diaz**

**Award: \$ 2,500**

High School Youth – Boonton High School – 4.5 GPA

**School: Carnegie Mellon University**

**Major: Business**

Isabella Diaz attended Boonton High school with an impressive 4.5 GPA. She is attending Carnegie Mellon University studying Business. Isabella stated 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 Kellshall, 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.”



**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 collected 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 is an example of his community service.

## Seth Boyden Public Housing Site to Convert into a Creative Mix Use Development *\$100 Million Dollar Movie Studio and Affordable Housing to be built on site*



A way to secure much needed affordable housing development dollars in the age of dwindling options is to build mix use developments. The revenue from the commercial component assists with affordable housing construction and operational dollars. This is the approach being utilized at Seth Boyden Court where the NHA has subdivided the property and entered into a 75- year land lease with its partners New Jersey Performing Arts Center (NJPAC) and its tenant Lionsgate for the construction of six movie studios. Revenue from

the studio component will be utilized for the construction and operation of a mix income development at the adjacent parcel in partnership with Boraie Development.

Built in 1939, Seth Boyden Court was the first public housing complex built in the City of Newark. The complex served as a home to generations of children and families. The 530 apartment units in 12 garden style buildings were closed due to high maintenance costs and public safety issues in 2015. The property had been abandoned becoming a target for squatters and illegal dumpers. “We are ecstatic to see redevelopment in the Frelinghuysen Avenue corridor also known as the Dayton Street neighborhood”, said Executive Director Victor Cirilo. “We are grateful to have committed partners in Mayor Ras J. Baraka, NJPAC, Boraie Development, and Great Point Studios.”

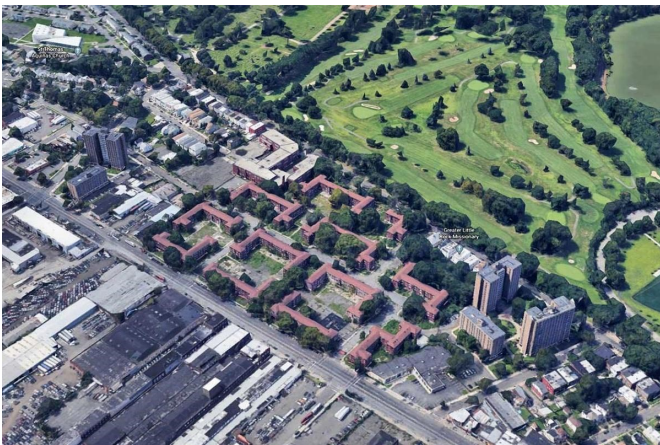




*(Seth Boyden-Cont. from Pg.16)*

The 30,000 square-foot studio facility will be the first purpose-built studio in New Jersey specifically constructed for TV and film production. It is conveniently located near Newark Liberty International Airport, the Port of Newark, NJ TRANSIT, the PATH system, and several major highways. Operations are expected to begin in late 2024 and it is anticipated to create more than 600 new long-term jobs, with priority for positions going to residents of Newark, and generate more than \$800 million of annual economic impact for Newark and New Jersey.

Boraie Development will build two residential phases, an affordable 200-unit multifamily housing development and a new construction market rate component. A third mix income phase is scheduled upon the acquisition of the neighboring vacant Dayton Street School. Commercial and retail options will be available on site.



*(Post-RAD Cont. from Pg. 3)*

- 2) The IE submission must take place prior to any IE services being rendered.
- 3) If the Housing Authority is using multiple Independent Entities, they must submit each IE for HUD approval and clearly identify the functions being performed. If the Housing Authority wants to add functions to a previously approved IE, a certification must be submitted to HUD listing the additional functions. The IE must be qualified to perform any functions being provided.

The Housing Authority should be cognizant to follow all procurement requirements in selecting an Independent Entity since the Field Office may request confirmation about the selection process (Competitive Solicitation).

**Public Housing ACC Closeout**-These requirements are enumerated in HUD Notice PIH 2019-13 (see Appendix B for Closeout Planning Checklist). Many Housing Authorities are not aware that there is an additional step, after RAD closing, to closeout their public housing program. Until this step is completed, the RAD units are still considered federally funded. As such, the Housing Authority is still subject to all requirements for federal funds. During the RAD process, the Housing Authority was requested to remove their units from the PIH Information Center (PIC). This is only the first step in the ACC closeout process. The following requirements are mandatory in completing the public housing ACC closeout process:

- 1) Completion HUD form 5837 (Notification of PH Closeout)
- 2) Board Resolution directing the Housing Authority to request ACC closeout from HUD. The resolution must certify:
  - A) The PHA retains no real or personal public housing property;
  - B) There is no outstanding litigation, claims audits, debt obligations, or civil rights matters existing; and
  - C) There are adequate assurances in place to ensure compliance with prior HUD approvals.
- 3) A legal opinion must be submitted supporting that the Housing Authority had complied with all applicable close-out requirements of HUD Notice PIH 2019-13, the ACC, the 1937 Act and 2 CFR part 200.
- 4) The Housing Authority must complete the closeout procedures for all open Capital Fund Program years, including an audit, prior to obtaining ACC close-out.

***NJNAHRO will be conducting a training session on these requirements at the 2023 Spring Conference on Tuesday (4/25).***

***See the agenda on pg. 14!***

(Post RAD Cont. from Pg. 14)

If you have converted your public housing stock to Section 8 under one of HUD's Asset Repositioning tools, we suggest that you immediately review both PIH 2017-21 & PIH 2019-13. It is better to be prepared for these important program requirements prior to being audited by HUD. If you were not aware of these requirements, start the implementation process immediately. This will bring you into compliance going forward! If you fail to address these issues, it could be considered a failure of management.

### INDEPENDENT ENTITY JOINT CERTIFICATION (PIH Notice 2017-21)

I, \_\_\_\_\_, duly appointed Executive Director of the Housing Authority of the City of \_\_\_\_\_, New Jersey and I, \_\_\_\_\_, owner of \_\_\_\_\_ do hereby jointly certify that there are no legal, financial, or any other connection that could cause either party to be improperly influenced by the other and \_\_\_\_\_ will perform inspection responsibilities as it relates to the \_\_\_\_\_ Housing Authority's \_\_\_\_\_ RAD PHA-owned units. The contract for inspection services was obtained through a publicly advertised Request for Proposals. The points of contact for this work are:

\_\_\_\_\_ Housing Authority

\_\_\_\_\_  
Executive Director

\_\_\_\_\_, New Jersey \_\_\_\_\_  
\_\_\_\_ \_

\_\_\_\_\_  
\_\_\_\_\_  
President

\_\_\_\_\_, New Jersey \_\_\_\_\_  
\_\_\_\_ \_

\_\_\_\_\_  
\_\_\_\_\_  
Executive Director  
\_\_\_\_\_ Housing Authority

Date:

\_\_\_\_\_  
\_\_\_\_\_  
President

\_\_\_\_\_  
Date

## NJNAHRO

20 Marin Lane  
Manahawkin, New Jersey 08050

Phone: 201 725-1997

E-mail: billsnyder1952@gmail.com

**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.*



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