

CONFERENCE & NETWORKING

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Special points of interest:

- Spring Conference
- 2021 Scholarships
- Message from the President

Hard Rock Hotel & Casino CONFERENCE HOTEL REGISTRATION

Hotel reservations, at the conference room rate, (\$99.00 + \$20.00 Resort Fee & taxes).

The hotel registration phone number is 1-609-449-1000,

Group code number: GMARC22

NJNAHRO/MARC NAHRO TO HOLD SPRING CONFERENCE & TRADE SHOW IN ATLANTIC CITY-5/1-5/4/22

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 May. The agenda and registration are included in this newsletter. The Middle Atlantic Regional Council of the National Association of Housing & Redevelopment Officials (MARC NAHRO) will be co-hosting this year's conference. This year's conference will focus on important issues and topics facing the Housing & Community Development Industry. Regional members from Washington DC, Delaware, Maryland, Pennsyl-

vania, New York, New Jersey and the U.S. Virgin Islands will be in attendance at this regional event. Our Spring 2022 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 first in-person spring conference in two years. It is recommended that you register early for this 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 when registering for your room. We look forward to seeing all of our regional partners at this year's conference



HOW ARE WE DOING AFTER OUR RAD CONVERSION?

The Housing Authority of the City of Hackensack converted its 504-unit public housing portfolio to Project Based Vouchers (PBV) under the Rental Assistance Demonstration Program (RAD) in 2017. The Hackensack Housing Authority is committed to preserving its affordable

housing units and has utilized the RAD Program to bolster this commitment.

The Housing Authority's public housing stock varied in age with some of it constructed in the 1950s. Like most other public housing authorities, they struggled to keep up with their capital needs due

to age of the housing stock and the federal government's defunding of the public housing program. It has always been the Housing Authority's mission to maintain its housing stock in a decent, safe, and sanitary condition. The Housing Authority saw the RAD

(Cont. Pg. 11)

SPOTLIGHT ON NEWTON HOUSING AUTHORITY EMPLOYEE JENNIE SWITZER



Jennie Switzer works in the office at the Newton Housing Authority which is located in Liberty Towers. Jennie has been a resident of Liberty Towers for the past 26 years and has worked there for the past 11 years. Jennie is an amazing woman that will celebrate her 105th birthday on May 17th. She was born in Newton and graduated from Newton High School in 1935.

Jennie's family were entrepreneurs where her father operated a shoemaker and tailor business in Newton. While Jennie was a child the family moved to nearby Sparta, New Jersey. After the Great Depression, in the 1920s, Jennie went to work at the Darlington where she made undergarments. Her family started a restaurant business where the family worked and enjoyed family time together. Jennie married Pio Paladini in 1946 after he returned as a World War II soldier. They had two children together, Dennis and Larry.

Jennie is an inspiration for everyone who can only see positive things in life. When asked what her secrets to long life is, she responded:

“Thinking positive and eating Italian food (Mediterranean diet)”

When asked what advice she could give to young people, she responded:

“Nothing comes to you easily, if you want it-you have to work hard, never give-up, keep going and always do your best.”

NJNAHRO would like to congratulate Jennie on her milestone birthday and wish her many more. The Newton Housing Authority is fortunate to have Jennie as an employee.

CONFERENCE MEMORIES



Redevelopment of former Ellis Manor public housing breaks ground

(Glassboro, NJ) – The Gloucester County Board of Commissioners, Pennrose, LLC, The Housing Authority of the Borough of Glassboro (GHA), and the Borough of Glassboro celebrated the groundbreaking of the redevelopment of the former Ellis Manor public housing complex. Built in the early 1960's, the complex was in dire need of a remodel due to age and damages; Lincoln Boulevard will be 65 one-story cottages units containing 57 one-bedroom and 8 two-bedroom units. 100% of the units will be affordable to residents at or below 60% of Area Median Income of Gloucester County. Residents will be emersed in the Glassboro Community and only a short distance from bustling, downtown Glassboro.



Kitchen & Associates
Architecture • Engineering • Planning • Interior

PENNROSE
Build & Maintain Public & Social Housing



LINCOLN BOULEVARD REVITALIZATION
ELLIS STREET & WINGDIPS DRIVE GLASSBORO, NJ 08038

52 of the units at Lincoln Boulevard will be age-restricted for seniors ages 55 and up. Additionally, 13 units will be set-aside for non-age restricted individuals with developmental disabilities, and 4 units will be set aside for individuals over 55 with developmental disabilities. 100% of the units at Lincoln Boulevard will have their rent supported by GHA project-based vouchers, helping those in the community in need at all income levels.

Lincoln Boulevard will also have a 2,908 square foot community building which will include a community room, fitness room, and supportive services center. Outside the community building will be a garden for residents to grow their own vegetables, as well as a gazebo.

"The development team has worked very hard to get to groundbreaking for this much needed affordable housing. We look forward to seeing the completed cottages and, most importantly, welcoming the residents who will occupy them," said Kimberly Gober, Executive Director of the Housing Authority of the Borough of Glassboro.

"We look forward to working closely with the Board of Commissioners, Borough, Housing Authority and the local community as we take the first step in this exciting redevelopment," said Jacob Fisher, Regional Vice President at Pennrose. "Plans for the site will transform outdated public housing into a high-quality, affordable and vibrant lifestyle community for families and seniors."

"We are excited to partner with the Housing Authority and Pennrose in creating these beautiful, high quality, affordable homes," said Councilman Andrew Halter. "We intend to continue development



of housing throughout Glassboro and partner with other developers looking to build smart, modern housing options."

The project is being funded by \$1.3 million in Special Needs Housing Trust Funds and a \$3.8 million first mortgage from the New Jersey Housing & Mortgage Finance Agency, a \$120,000 HOME loan from Gloucester County, \$530,000 in demo

loan funding from the Borough of Glassboro, \$1,000,000 in AHP funds from the Federal Home Loan Bank of NY, and \$13.5 million in 9% Low-Income Housing Tax Credit Equity, along with a construction loan, provided by Bank of America.

NJNAHRO Receives Approval to Provide N.J. State Mandated Training for Executive Directors & Commissioners



William F. Snyder-NJNAHRO Service Officer

In 1992, the New Jersey Legislature revised the Redevelopment & Housing Law (N.J.S.A. 40A:12) to require that every Housing and Redevelopment Authority Executive Director and Commissioner attend a series of training courses to be eligible to hold their position. The program mandates that Commissioners complete their training within 18 months of their appointment and Executive Directors within 24 months.

The initial course curriculum was developed by the New Jersey Department of Community Affairs (DCA) in conjunction with a Task Force comprised of New Jersey Housing Authority Executive Directors. This curriculum was approved by the Commissioner of DCA and has been solely administered through Rutgers University Center for Government Services since inception. Many of the course instructors are current and former Housing Authority Executive Directors who lend their expertise to ensure that the curriculum is fresh, accurate and provides the necessary skills to function as an Executive Director and Commissioner in a professional and efficient manner.

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. This training has taken place at our annual conferences and intermittently during the year. Over the past several years, NJNAHRO has been working on gaining approval to provide the state's mandated training to Executive Directors and Commissioners.

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 will be conducting the "Skills for Commissioners" course at our May conference. The training will be held over 2 days (May 2nd & 3rd). If you need this required training for your state mandated training as a Commissioner, there is a separate registration fee that must be paid. There will be an exam at the end of the training for those needing this course. The course will be available for all Commissioners to attend. Only those registered for this training will receive credit.

MOVING TO WORK DEMONSTRATION PROGRAM

Bergen County Housing Authority

The Housing Authority of Bergen County (HABC) is excited to announce its selection by the US Department of Housing and Urban Development (HUD) for admission to the Landlord Incentive Cohort of the Moving to Work (MTW) Demonstration Program. The HABC is one of 29 agencies selected for MTW status in this cohort. The MTW Program allows the HABC to exercise administrative flexibilities in testing innovative, locally designed strategies that use Federal dollars more efficiently while increasing housing choices for low-income families.

MTW is key in moving away from a "one-size-fits-all" approach to assisted housing and allows communities to effectively address the distinct issues they face. The locally tailored policies adopted by MTW agencies are part of problem solving the challenges faced by all PHAs, particularly through their ability to inform the Department about "what works" in housing.

This particular MTW Cohort is an exceedingly important matter for study for HUD and housing in the United States. Since 2009, the Housing Choice Voucher Program (HCVP) has lost approximately 110,000 landlords from the Program - about 10,000 landlords on average per year. Meanwhile, the number of Housing Choice Vouchers (HCVs) continues to increase. Consequently, Tenants qualifying for HCVs find that their options for housing are increasingly restricted, and often pushed toward living in overcrowded, higher density, lower income areas.

Implementing MTW, the HABC will apply vacancy loss payments to landlords for units that turn over to another program participant, and to expand greater housing choice, HABC will implement payment standards between 80%-150% of the SAFMR for the HCV program. These initiatives compliment the work of the HABC in recent years to improve HCV Program that impacts landlords, including improved communication with landlord interviews, lunch and learn focus group sessions, the development of a dedicated landlord portal on the HABC website, as well as direct deposit and multiple check runs in a month to ensure timely payment. Working with HUD, its MTW advisers, and with HUD's assigned Technical Assistance experts, the HABC hopes to foster an ideal environment to encourage and support landlords in Bergen County to partner with the Authority and its participants to improve the HCV housing experience.



2022 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 Carteret Housing Authority, 96 Roosevelt Avenue, Carteret, NJ 07008

FAX Registration Form to: 732 541-2867

For Room Reservations – 609-449-1000 – Use Code GMARC22 - Hard Rock Hotel & Casino

\$99+ \$20.00 Resort Fee & tax

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 _____

Late Registration (after 4/1) \$525 _____

One Day Registration \$325 _____

On-site Registration \$590 _____

*Skills for Commissioners (State Mandated Training) \$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 15th!!!!

Make Checks payable to:

NJNAHRO

c/o Carteret Housing Authority

96 Roosevelt Avenue

Carteret, New Jersey 07008

2022 NJNAHROMARC NAHRO SPRING TRAINING CONFERENCE AGENDA

Sunday, May 1st, 2022

- 11:00 AM NJNAHRO Scholarship Golf Outing (Seaview Bay Course)
- 1:00 PM-4:00 PM Skills for Commissioners 1-*Fort Pierce D Room*
- 3:00 PM-5:00 PM Committee Breakouts & MARC Executive Board Meeting-*Fort Pierce AB&C*
- 3:00 PM-4:30 PM Early Registration/Exhibitor's Area Open
- 5:30 PM-6:30 PM MARC President's Hospitality Suite

Monday, May 2nd, 2022

- 8:00 AM-9:00 AM Continental Breakfast-
- 8:00 AM-9:00 AM Registration
- 9:00 AM-12:00 PM Skills for Commissioners 2-*Immokalee Room A*
- 9:15 AM-11:45 AM Hands on Maintenance-Plumbing Issues-*Immokalee Room B*
- 9:15 AM-11:45 AM Affordable Housing & Homelessness-*Fort Pierce Room A*
- 10:30 AM-11:45 AM Plenary Session-DC Update-*Hollywood Ballroom*
Eric Oberdorfer-NAHRO Dir. Policy/Program Dev.
Tim Kaiser-PHADA Executive Director
- 12:00 PM-1:45 PM Opening Luncheon & Welcome-*Seminole Ballroom*
Marty Small, Atlantic City Mayor
Janice DeJohn, NJNAHRO President
Kathryn Walter, MARC NAHRO President
Patricia Wells, NAHRO President
- 2:00 PM-3:15 PM Pest Control-*Fort Pierce Room A*
Dr. Changlu Wang, Rutgers University
- 2:00 PM-3:15 PM Hands on Maintenance-Electrical Issues-*Immokalee Studio B*
- 2:00 PM-3:15 PM Active Shooter Protocol-Homeland Security-*Big Cypress Studio A*
- 2:30 PM-4:00 PM **Registration** - Havana Registration Area
- 5:00 PM-6:30 PM Reception in Exhibit Hall
Come and enjoy some food & drink while networking with your peers.

2022 NJNAHRO/MARC NAHRO ANNUAL SPRING CONFERENCE AGENDA

Tuesday, May 3rd, 2022

- 8:00 AM-9:00 AM Continental Breakfast
- 8:00 AM-2:00 PM Registration
- 9:00 AM-11:00 AM Plenary Session-HUD Regional I and II Administrators-*Hollywood Ballroom*
- 10:45 AM-12:00 PM Insurance Workshop-*Immokalee Studio B*
- 10:45 AM-12:00 PM REAC-Inspire, New Protocol-*Big Cypress Studio A*
- 10:45 AM-12:00 PM Asset Repositioning-Best Practices-*Big Cypress Studio A*
- 10:45 AM-12:00 PM Commissioner's Workshop-*Fort Pierce A*
- 12:00 PM-1:30 PM Luncheon - MARC Annual Meeting
Dominique Blom-HUD General Deputy Assistant Secretary (Invited)
Exhibit Introductions
- 2:00 PM-3:15 PM Tenant Screening-Fair Chance Housing-*Immokalee Studio B*
- 2:00 PM-3:15 PM HUD Inspector General-*Big Cypress Studio A*
- 2:00 PM-3:15 PM International Research & Global Exchange-*Immokalee Studio B*
Don Bibb & Irma Gorham
- 3:00 PM-4:30 PM Plenary Session
Congressman Richie Torres-15th District (NY)
Congressman Bill Pascell-9th District (NJ)
- 4:45 PM-5:15 PM NJPHAJIF Meeting-*Immokalee Studio A*
- 6:00 PM-8:00 PM Networking Reception-*Ballroom*

Wednesday, May 4th, 2022

- 9:00 AM-10:30 AM Closing Breakfast
Paumen Scholarship Award
2021 Agency Awards of Merit
Basket Auction
Grand Prize (must be present)
- 10:45 AM Atlantic City Bus Tour

Message From Your President



Janice DeJohn
NJNAHRO-President

On behalf of the Executive Board of NJNAHRO, I would like to thank you for your anticipated participation in our impending Spring Conference in Atlantic City on May 1st through 4th. This year the conference will be a regional collaboration with MARC NAHRO, so we are expecting a big turnout of both vendors and Housing Authority Commissioners and staff. We hope that the enclosed agenda includes courses that will be of interest to all of you. The Conference Committee of NJNAHRO works on this event for months to ensure that it will be successful in providing the newest information and updates available in our industry. The pandemic is still creating challenges for all of us. We are still dealing with obstacles such as staff shortages, sanitization efforts, eviction issues, shortfalls in voucher lease up, and unit turnover challenges. It is always a positive for us to all come together and share our experiences and expertise in dealing with the similar problems that we face.

A New Jersey state mandated class for new Commissioners and Executive Directors will also be offered in Atlantic City. I am proud to announce that through the efforts of several Executive Board members, NJNAHRO has received the authority from the N.J. Department of Community Affairs to conduct these mandatory classes. A special thank you to Victor Cirilo, Executive Director of the Newark Housing Authority, for spearheading this effort. Although Rutgers is still also offering these classes, it is the intent of NJNAHRO to offer additional class time options for participants. We intend to hold one class at both the annual fall and spring conferences, and two others during the course of the year at various locations throughout the state. The ability of NJNAHRO to provide instruction for these courses once again demonstrates our commitment to being the premier training facility in the state.

Last but not least, I would like to remind everyone that with Spring comes the opening of our NJNAHRO Scholarship applications. The scholarship fund is something that is very important to me personally. What better way to give back than to assist our young adults and parents who are currently subsidized and are striving to better themselves through education. NJNAHRO provides students with scholarships that are worth up to \$8,000.00; I do not know of any other organization that is able to be so generous with its donations. In the last 7 years, \$155,500.00 has been disbursed by the fund for scholarships and \$18,480.00 has been spent on internships. What better way to invest in the future than to ensure that people receive a good education. As always, the information will be sent to all member housing authorities in the coming months and I implore you to make a difference in someone's life by encouraging them to apply.

I hope that you find this newsletter to be informative and many thanks to all that contributed. I hope to see all of you soon in May. In the meantime, if you have any questions, comments or need assistance, please do not hesitate to contact our Service Officer, Bill Snyder at BillSnyder1952@gmail.com

Thank you and stay well,

Janice DeJohn, President

IN-PERSON CONFERENCE

Commissioners, EDs & Staff-Don't miss this Conference!

We have scheduled workshops for Commissioners, Executive Directors & staff. You don't want to miss our session on "Clean Homes" and "Pest Management." Staff will receive important information on the products that we may be using that are damaging to residents and staff. Our pest management workshop will provide information on dealing with infestations and how to best control them before they become a building problem. Everyone is invited to the New Jersey Public Housing Authority Joint Insurance Fund meeting to hear about the benefits of being in the JIF, including free benefits like addressing the members "Right to Know" requirements.

Gloucester County Housing Development Corporation Awarded NJDCA Affordable Housing Trust Funds

(Deptford, NJ) – The New Jersey Department of Community Affairs approved an award of \$4,200,000 in Affordable Housing Trust Funds to the Gloucester County Housing Development Corporation, which is an instrumentality of the Housing Authority of Gloucester County, for the development of a 24-unit midrise apartment building for individuals with special needs to be in Deptford Township. The project will provide 48 COAH credit units to the municipality.

The project was made possible with the collaboration of the County of Gloucester, Deptford Township, the Rowan College of South Jersey, and the Housing Authority of Gloucester County.

The soon-to-be developed one-bedroom units will house individuals with developmental and/or intellectual disabilities on the grounds of the Gloucester County Campus of Rowan College of South Jersey. The location of the housing will allow the residents to benefit from supportive services on the campus and will be designed to serve the needs of the residents. The building will also be equipped with on-site office space for both property management and supportive services, meeting spaces, laundry facilities, recreational community room and lounge spaces, and an outdoor recreational area.

“We are very proud of this project, individuals with special needs are an underserved population, and we hope this project will bring some independence and security to their lives.” said Kimberly Gober, Executive Director of the Housing Authority of Gloucester County.

Gap funding is being provided by the County of Gloucester and the Housing Authority of Gloucester County has awarded 24 Project Based Vouchers to the project, ensuring 100% of the units will be affordable to residents at or below 50% of Area Median Income of Gloucester County.



ROWAN COLLEGE of SOUTH JERSEY
SPECIAL NEEDS HOUSING
EARTH-TONE COLOR SCHEME

VINYL SIDING - BASIS-OF-DESIGN
CERTAINTED FIBROGLASS SERIES 9-INCH LAP SIDING
HORIZONTAL COLOR: BUCKSKIN
VERTICAL COLOR: SANDSTONE BEIGE

JK Joseph F. McKeown Jr., Architects & Associates
100 SOUTH LANE SUITE 200 DEPTFORD, NJ 08342
DATE: 04/10/2012 PROJECT NO. 113

(Cont. from Pg. 1)

HOW ARE WE DOING AFTER OUR RAD CONVERSION?

program as an opportunity to both preserve and improve its housing stock. HUD approved the Housing Authority's RAD conversion in 2017. The approval moved all the Housing Authority's public housing units (Section 9) to the more stable Section 8 platform. Once the conversion was accomplished, the Housing Authority completed rehabilitation in excess of \$2.5 million dollars. They also paid-off their Capital Fund Financing Program (CFFP) debt in the amount of \$2.4 million dollars. The RAD financing also included an initial deposit to a reserve for Repair & Replacement account (R&R). They make annual deposits into the R&R account of \$90,000.00 to address their anticipated capital needs over the next 20 years. This will provide funding to make more than \$7 million dollars in repairs over the 20-year period.



We thought that it would be interesting to interview an Executive Director that has completed a portfolio-wide conversion to gain his perspective on the RAD Program results. The Hackensack Housing Authority completed its RAD conversion several years' ago and has been operating completely under the Section 8 PBV program for almost 5 years. As such, we asked Hackensack Housing Authority Executive Director, Anthony Feorenzo, if we could give his prospective on how he was doing after conversion. We asked him to comment on the following:

Was the RAD Conversion worth it?
How is the Housing Authority doing after RAD conversion?

Mr. Feorenzo stated that "the RAD conversion accomplished exactly what the Housing Authority was looking for to preserve and rehabilitate our housing stock. We were able to complete sufficient rehabilitation to ensure the long-term viability of our entire portfolio for generations to come.



The RAD program provided a stable funding source, as promised by HUD, which allows for greater funding due to the additional Section 8 administrative fee provided through the Project Based Voucher (PBV) Program. The term of our RAD loan is twenty (20) years. We anticipate paying the loan off in approximately eight (8) years. Once the loan is repaid, it will allow us to utilize the additional cashflow to finance a new project to provide additional affordable housing opportunities in our city. The conversion has allowed us to operate with less governmental restrictions and more like a private business. If the past 5 years are an indication of what the future may hold, I feel that we will be able to

maintain our existing stock and expand into other affordable housing opportunities. Our Housing Authority is doing much better both physically and financially since the conversion. We have not experienced anything that I would consider a negative as a result of our RAD conversion. The elimination of the Declaration of Trust has allowed us to obtain 2 cell phone antenna leases without HUD approval. This has also resulted in substantial additional "other income" from non-federal sources.



In closing, Mr. Feorenzo stated that "this is a win-win situation for the City of Hackensack and the Housing Authority residents. "

NJNAHRO SCHOLARSHIP PROGRAM HITS MILESTONE

\$200,000.00 Scholarship Milestone

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. 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 Louis Riccio, CEO of HQM Properties, Joseph M. Billy, Executive Director of the Freehold Housing Authority, and Douglas Dzema, Executive Director of the Perth Amboy Housing Authority. 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."

2022 Scholarship Applications are now available at NJNAHRO.org!

**We Proudly Present
the
NJNAHRO 2021 Scholarship Recipients**



Judy Sagha – Passaic County Public Housing Agency

Graduating with a 4.17 GPA, Judy is headed for Seton Hall to fulfill her dream of becoming a physician's assistant. She has been co-president of the National Honor Society, and was salutatorian of her class. She earned awards in science and educational council. She also participated in Science Club, soccer, and track. Aside from her school activities, Judy was also a volunteer in her community and tutored younger children.

Brandon Cartagena – Passaic County Public Housing Agency

Brandon is extremely thankful to receive the scholarship which will help with his tuition at Lincoln Technical School in Mahwah, NJ. Working on vehicles has been a hobby for him and he is hoping to turn that into a career in the automotive field.



Christeen Abdelshahied – Bayonne Housing Authority

In high school, Christeen had many accomplishments which included STEM Science Fair Bronze winner, honor roll, National Honor Society, English Honor Society, and World Language Honor Society. She was also in the Latin Club, Student STEM Advancement Club, Archery Club, and Ice Skating Club. Christeen also found time to teach Sunday School and volunteer at a local hospital. She will attend Rutgers Newark to study biology in order to pursue her dream of becoming a doctor.



Cook's Pond Volunteer has Name on the Moon

At the Cook's Pond Senior Housing in Denville, owned by HQM Properties, Inc. there is a Superstar volunteering with the Morris County Nutrition program every week. She assists the seniors with a lunch and dinner three times a week as part of the county's program

This individual, Florence Pipes has an incredible past. She worked on the instruments used in the Apollo spacecrafts. For her outstanding work she was recognized by the Apollo Program and received a certificate that read, "in appreciation for your outstanding contribution to the Apollo Program through pride and in your skill and error free performance." With the certificate came a free trip to Cape Canaveral for her and her family to watch the Apollo 6 mission lift-off. During this trip she met with Dr. Wernher von Braun, the famous engineer who has been credited for the superbooster that allowed man to reach the moon.

NASA created a Journal of the Apollo missions and gave credit to those individuals who were responsible for its success. Mrs. Pipes' name was one of those listed in the Journal. A copy of the Journal was taken to the moon and left there. She is one of the few people to have their name placed on the surface of the moon.

She was also given a medal for her work that is now housed at the Smithsonian in Washington DC. Mrs. Pipes is very proud of her accomplishments and likes to show everyone her certificate.



PASSAIC COUNTY PUBLIC HOUSING AGENCY RECEIVES EMERGENCY HOUSING VOUCHERS

This past July, the Passaic County Public Housing Agency received 29 Emergency Housing Vouchers (EHVs). HUD allocated approximately 70,000 of these vouchers to assist families who are homeless, at risk of being homeless, recently homeless and at risk of housing instability, and fleeing domestic violence, dating violence, sexual assault, stalking or human trafficking. The vouchers were awarded based on geographical need and past lease up performance of the individual housing agency.



Niccole Allegra & Luke Slott presented a check to Wayne Bedding for the purchase of beds for EHV Families

Through direct referrals from the Continuum of Care (COC), Passaic County has already issued the vouchers to qualified families and several have been leased up in apartments. The EHV program also provided Service Fee funds to support the families with leasing challenges. PHAs can use this fee to provide any of the eligible uses as defined by HUD.



Passaic County resident receiving her new bed in her new apartment.

The Passaic County Public Housing Agency has established a variety of uses for the Service Fees. Numerous security deposits have been paid to landlords on behalf of the tenants. Additionally, the Agency has purchased beds for any tenant that does not have one. Other eligible expenses under the Administrative Plan include realtor fees, paperwork fees involved in lease up, small household items, and utility deposit assistance. According to Executive Director Janice DeJohn, "The Passaic County Board of Commissioners are committed to assisting those in need throughout the County and the Emergency Housing Vouchers are another facet of that mission."

NJNAHRO

20 Marin Lane
Manahawkin, New Jersey 07080

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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