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## HUD Takes Lead Role in Rebuilding New Jersey

The U.S. Department of Housing & Urban Development has long been instrumental in creating and preserving affordable housing in New Jersey. In Fiscal Year 2013, HUD stepped up to take a lead role in rebuilding New Jersey after the devastation caused by Superstorm Sandy. On January 29th, President Obama signed the Disaster Relief Appropriations Act of 2013, and HUD quickly allocated \$5.4 billion in Community Development Block Grant-Disaster Recovery (CDBG-DR) funding to five states. New Jersey submitted its required action plan describing how the funds will be used on March 27<sup>th</sup>, and HUD conducted an expedited review to enable the state to

access these funds as quickly as possible. HUD required that CDBG-DR pro-

grams focus predominantly on New Jersey's most impacted counties and on the State's low and moderate income populations. New Jersey's Disaster Recovery Action Plan calls for a \$1.83 billion investment to support a variety of housing, infrastructure and business activities. Of the total funding allocated to housing programs, 77%, or \$894,544,000, is dedicated to directly benefit low and moderate income households. A \$180 million fund for restoration of multi-family housing

will provide multiple funding mechanisms to facilitate the creation of quality, affordable housing units to help New Jersey recover from the loss of multi-family housing. This fund includes a \$20,000,000 set-aside for restoring damaged public housing and other federally-funded or owned housing as needed. An additional \$25 million is dedicated to the construction of quality, permanent supportive housing to expand options for special needs populations and victims of domestic violence. Incentive payments totaling \$40 million

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HUD Newark Office Director Diane Johnson with Ocean City Housing Authority residents returning to their homes after Superstorm Sandy.

access these funds as quickly as possible. HUD required that CDBG-DR pro-



## Pictures from the 2013 Spring Conference & Trade Show



## NJNAHRO Fall Conference & Trade Show November 20th to 22nd, 2013

*Harrah's Resort  
Atlantic City, New Jersey*

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Conference agenda & Registration are included on Pages 13-15  
[Registration form is on Page 15](#)

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

## *Storm Water Demonstration Project*

The Hightstown Housing Authority, working with the Borough's Environmental Commission recently completed a storm water demonstration project that reduces the runoff from the Housing Authority by 14%, or nearly a quarter million gallons of water per year- enough to fill an average bathtub over 5,000 times! The project was funded by a grant from the Sustainable Jersey/PSEG small grants program.



“Over 60% of the Housing Authority's land area is covered in buildings or paving” according to the Authority's Executive Director, Allen Keith LePrevost. “We feel it is important for the Housing Authority, being located in the center of our borough to set the example of what can be done on a developed site to help control storm water runoff,” Mr. LePrevost said. Our project, which has 3 simple solutions to control storm water runoff will capture and recharge over 240,000 gallons of water per year into the soil and aquifer instead of running down the street.”

With the project's success, plans are in place to expand to other landscape areas. “By capturing the water that would otherwise run down the street, we have been able to enhance landscaped areas without the need for irrigation and at the same time, reduce the impact our site has on the environment” Mr. LePrevost said.



**Don't Miss the 2013 NJNAHRO Annual Charity Scholarship Golf Outing  
November 19th, 2013  
During our Annual Conference & Trade Show**

**See Pages 18 & 19 for details and the registration form**





## ***PRESIDENT'S PERSPECTIVE***



In light of budget cuts and reduction in funding for affordable housing programs, at the Federal, State and local levels, we find ourselves in challenging times.

It is in these difficult times that every voice matters. Residents of all communities throughout this great State and members of this organization must continue to stand together to recognize and support the growing needs of seniors, veterans, and all other members of families that are in desperate need of safe, decent affordable housing.

Too often, the public does not realize the on-going commitment and dedication agencies throughout the State of New Jersey have made in their communities in an effort to provide individuals and families in need with affordable housing.

NJNAHRO has created a website which allows us to highlight some of the positive and vital work revolving around the 100,000 units of affordable housing that our members currently manage, but it also provides an opportunity for the voices of all residents of every town, city, and community to be heard. I urge you to continue to send your articles and photos of the programs and projects that exist in your communities throughout New Jersey.

The bylaws of this organization reference words like facilitate, cooperate, and coordinate. It is during these challenging economic times that these actions become essential. With over 80 agency members and some 600+ individual members, NJNAHRO possesses a wide variety of diversified backgrounds and individual expertise. It is our perpetual goal to pool this array of talent to continue our efforts to try and improve the lives of the families we serve and to make improvements to this organization, its programs, and its overall operation. It is also vital that this organization continue to improve our efforts to enhance our professional development by stressing the importance of the voices of each individual member of this organization and by reaching out to other organizations in the State to work together to reach our common goals.

As I finish out my term as President, I am proud to say that we continue to be the premier providers of affordable housing in New Jersey and that our organization continues to make improvements within the various programs revolved around assisting families in need throughout the state.

I hope you find this newsletter positive, informative and indicative of the unequivocal work we do to create, provide, and maintain affordable housing in New Jersey. If you have any questions or comments, please feel free to email our Service Officer (Bill Snyder) at [wfsnyder@earthlink.net](mailto:wfsnyder@earthlink.net).

Thank you.  
Sincerely,  
John Clarke  
President, NJNAHRO

## HUD Takes Lead Role in Rebuilding New Jersey

*(Continued from Page 1)*

will be provided to qualified rental property owners to quickly address the need for affordable housing in the State, and to provide for the immediate needs of displaced low and moderate income households.

Even before HUD's approval of the State Action Plan, the Department contributed to recovery efforts in New Jersey. HUD Newark Office staff advised the public at Disaster Recovery Centers throughout the state and at the Joint Federal Field Office set up by FEMA in Lincroft. Soon after the storm struck, President Obama designated HUD Secretary Shaun Donovan to Chair the Hurricane Sandy Rebuilding Task Force. The Task Force has worked closely with federal, state and local partners to coordinate rebuilding efforts and maximize the impact of available resources to support recovery while mitigating against future disasters.

New Jersey's housing authorities performed heroically to protect residents against the devastation of the storm, and worked tirelessly to restore damaged units, so that tenants could return to their homes as soon as possible. Only a very small proportion of the State's subsidized residents were displaced for extended periods. Despite the hardships caused by the storm, PHAs across the Garden State continue to

develop and implement innovative programs to improve the quality of life for low-income clients. A number of activities administered by HUD partners recently received Smart Growth Awards from New Jersey Future. The Montgomery Corridor Choice Neighborhoods Plan was recognized as an excellent Community-Driven Affordable Housing Plan, and we congratulate Maria Maio and the Jersey City Housing Authority for receiving this award from New Jersey Future. HUD also congratulates the Camden Housing Authority and the Newark Housing Authority for being awarded Choice Neighborhood Planning Grants, and moving forward to develop plans to improve housing opportunities and transform distressed neighborhoods. New Jersey PHAs participating in the HUD-Veterans Affairs Supportive Housing (HUD-VASH) have greatly improved lease-up rates for these vouchers, so that veterans who sacrificed for our country have the permanent housing they deserve, along with critically needed supportive services.

All-in-all, in the past year, HUD and its partner housing authorities have proved that we're "stronger than the storm", as we continue to create quality housing opportunities for the residents of New Jersey.



Secretary Shaun Donovan with Newark Office Director Diane Johnson meeting during Superstorm Sandy in New Jersey.



Governor Chris Christie and Secretary Shaun Donovan meeting during Superstorm Sandy.

## *Madison's Latest Joint Venture with Morris Habitat for Humanity*



Madison's Affordable Housing Trust Fund dollars for this purpose.

Once the site was cleaned-up, MHfH began



Madison's Affordable Housing trust Fund, MHfH Shop Grant, NJDEP HDSRF grant and MHfH in-kind donations. The construction is anticipated to take 12 months with occupancy around March 1, 2014.

The development is unique not only because of its joint venture nature and the multiple funding sources, but also because of the design of each home. Each will be designed a little differently with the end home having a wrap-around porch.

The Madison Housing Authority and the Madison Affordable Housing Corporation have begun another joint venture with Morris Habitat for Humanity (MHfH). "This is the first such joint venture between Madison and MHfH and the third time MHfH has worked with me personally," said Louis A. Riccio, Executive Director of the Madison Housing Authority. The other two times were in Morristown on a duplex and in Summit on a six-plex."

This latest joint venture has them developing three single family homes on a site that was previously contaminated and needed to be cleaned-up and approved by NJDEP before construction could start. The environmental remediation took over six months to complete and cost over \$500,000. The MHA used

the task of building the units. The homes have been designed to fit into the fabric of the existing neighborhood. The architects donated their services for this development at no cost to the development. The architects are Christopher Kellogg and Susan Niculescu both of Madison. Each of the homes will have three bedrooms, two baths, a living room, dining room, kitchen and full basement. The homeowners were selected through a random lottery process of income eligible applicants who had attended the homeownership training classes held by the Housing Partnership for Morris County.

The total cost of the three homes including the remediation is approximately \$1.1 million. The funding for these homes has come from the County's HOME Investment partnership Program, the Community Development Block Grant program,





## *Unique Partnership helps create “Promise House”*



Triple C Housing recently partnered with the New Brunswick Housing and Redevelopment Authority (NBHA) and New Jersey Housing and Mortgage Finance Agency (HMFA) to develop Promise House located in New Brunswick, NJ.

Promise House is a two-story building with seven studio units and three one-bedroom units – all of which are dedicated to people who are at risk of becoming homeless and have special needs. Four of the units (40%) are fully ADA compliant meeting the needs of those who are physically disabled.

Triple C Housing, the developer and social service provider for Promise House, is a private, non-profit corporation that provides housing and social services to disabled individuals. Triple C was incorporated in 1979 and their mission is to improve the quality of life of those suffering from mental illness by enlisting the private and public sectors to assist with their rehabilitation and recovery enabling them to live with dignity and personal freedom within their communities.

“Promise House is an excellent example of how the public and private sectors roll up their sleeves and work together to provide housing for homeless individuals with special needs. This building and the units within are a place where these individuals can live normal, productive lives while receiving necessary counseling and other supportive services. We are proud to be part of this partnership and hope that we can continue to participate in development projects of this sort in the future” said John Clarke, Executive Director of the NBHA.

Promise House was also able to access funding from The Special Needs Housing Trust Fund. This fund is administered by the HMFA and provides capital funding to create affordable, permanent, supportive community residences for the individuals with special needs with an emphasis on those suffering from mental illness. The purpose of the fund is to develop special needs housing and residential opportunities as alternatives to institutionalization or homelessness for those who would benefit from these programs and to ensure the long-term viability of such housing.

The HMFA’s Special Needs Trust Fund has provided funding for several housing projects with Triple C. Since 2006, Triple C has completed four other projects totaling 27 units that provide permanent supportive housing to individuals with mental illness.



## **Passaic Housing Authority successfully transitions into Asset Management *Organization's highest UPCS scores in five years reinforces its full transition***

The

Housing Authority of the City of Passaic was designated as a stop loss agency during HUD's public housing transition into Asset Management. Decentralization was a must considering the potential loss in subsidy should compliance not be met. Prior to Asset Management, the Housing Authority had centralized the bulk of administrative functions such as case work, work orders, maintenance supervision, site management etc. Decentralization and most importantly site management became a daunting challenge. Continuous changes and a stricter interpretation of the Uniform Physical Condition Standards (UPCS) inspection protocol presented an additional burden.

The Housing Authority first began by rearranging the organization breaking apart all centralization of its 700 apartments at six sites. The housing stock and staffing was divided into three Asset Management Projects (AMP) offices. Staff assignments were based on HUD release staffing ratios, which was the easy part. The hard part was changing the management philosophy into a more pro-active approach relying more on individual decision making rather than a centralized system. The days of three to four hour committee meetings became a thing of the past. Local staff supervision, budgeting, procurement, waiting list management, maintenance and resident services all became site based.

Accelerated staff training was also necessary at this stage. Individual AMP staff became certified in public housing management, eligibility/rent calculation, UPCS, and procurement/contract management. To date, we continue to hold individual sessions in areas such as staff supervision, customer service, budgeting, and planning. By the second year of transition, the Housing Authority was found to be in transitional compliance by HUD; during which time its REAC scores improved, reaching high performer status in all categories except for the physical component. Maximizing the structural component score became the Housing Authority measuring stick, that would internally reinforce its full transition.

Actual physical property management was the most difficult administrative function to cultivate. Our AMP managers in collaboration with maintenance staff had to develop a keen sense for structural deficiencies, and a thorough understanding of every property corner. This knowledge was to be calibrated with property budgets, capital planning, and UPCS protocols. A significant struggle became apparent as our physical scores continue to plummet from a first year asset management aggregate of 65 in 2008 into a 45 in 2011. Alfred Speer Village, our biggest and oldest family site built in 1953, saw its property scores sink from 60 in 2008 into a 25 in 2011 on a 100 point scale. The Housing Authority needed to take significant action.

After some difficult personnel changes, the first step was to focus our training around UPCS protocols, on performing walk-throughs, and on following a preventive maintenance program also focused around inspection protocols. Consequently, we hired a third party to perform quality control inspections, which coupled with our in-house inspection findings, generated a significant amount of data. Our residents were kept involved through flyers, several newsletters, and normal wear/tear vs. tenant generated damage sessions. Residents at certain sites were given a grace period to report tenant generated deficiencies without being fined. Our repair staff and property management staff were extended camera phones to record and report deficiencies and temporary repair staff were hired to increase the volume of work being performed. Finally, we arranged a recovery plan with our local HUD Field office, which was closely followed and updated monthly.

The recently received results for 2012 showed a significant improvement. The Housing Authority improved to an overall average of 76 from an all-time low of 45 in 2011. The Alfred Speer Village site improved from a 25 to an 82. The Housing Authority staff has now officially transitioned its full public housing operations into the asset management model. Our managers have become equipped in all areas of administration, and except for a weekly meeting with the Executive Director, independently run their site operations with great success. As it moves forward, the Housing Authority is now exploring the possibility of a portfolio wide Rental Assistance Demonstration Program application to generate much needed capital for full site rehabilitation of its aging properties.





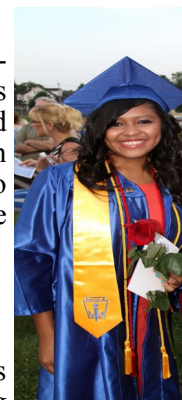
## 2013 NJNAHRO SCHOLARSHIP WINNERS

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



My name is Tianna Tucker and I will be attending Pennsylvania State University in the fall. Graduating from high school with a 3.4 grade point average and transforming into a college student is all new to me and I don't really know what to expect. As a little girl, I always knew that I wanted to work in the fashion world. Growing up, I then decided that I wanted to own a business. Helping others express themselves through fashion isn't like saving someone from a burning building like a firefighter, but it's giving someone a chance to be who they are. I know that owning a clothing store will not be easy, but it will all be worth it in the end. Being cheerleading captain my senior year in high school, I've gained the responsibility and confidence to strive for my goals. I believe that it's not always about getting goals and dreams, it's about making your goals and dreams happen.

Kirsten Meneses, a graduate of Hawthorne High School, achieved a 3.7 grade point average. Kirsten was active in the journalism club, yearbook, Adventurers club, and Pathfinders club. She also played basketball and found the time to volunteer at both a local food pantry and the Boys and Girls Club. She was inducted into the National Honor Society and the Spanish Honor Society. Kirsten plans to attend Passaic County Community College. According to Kirsten, "I greatly and sincerely appreciate the NJNAHRO Board for selecting me. I will use the scholarship wisely and will reciprocate the act of helping others in return".



Wei K. (Jackie) King, was born in Taipei, Taiwan, and lived there until the age of 5 when his family immigrated to the USA. After they came to the US, they did not have permanent housing



and relocated numerous times, from relatives and friends to substandard housing. In 2008, Jackie moved into the Peer Place Family Housing Complex located in Denville, owned by the Housing Authority of the County of Morris. Being raised by a single father, public housing gave Jackie and his older brother a multitude of opportunities. He did not have to constantly worry about starting anew, because he finally had a place he could call home. Jackie is a graduate of the Academy for Health Care Sciences at the Morris County School of Technology, where he excelled as a scholar and athlete. Captain of the Varsity Basketball Team, Jackie also participated in an organization known as HOSA. This competitive organization administers vigorous tests to evaluate an individual's knowledge in the field of medicine. Jackie is a HOSA nationalist and medaled in regional and state competitions in the field of nutrition.

Jackie believes Public Housing provided him the opportunity to concentrate on becoming a better person in life and achieve new milestones set forth by him and others. Jackie states that "without the help of Public Housing, none of this would have been possible" he further states that "he will be forever indebted to the providers of such a wondrous thing." He wishes to applaud and thank everyone involved with this opportunity from the bottom of his heart.

## HONORING OUR BEST!

Richard “Dick” Keefe celebrated his birthday recently (50 years old), while Sandi Niemiec celebrated her retirement from the Sayreville Housing Authority. The surprise event was setup by West New York/Weehawken Executive Director, Robert “Bob” DiVincent. It was attended by many of Dick and Sandi’s friends. Both are and have been long-time NJNAHRO Executive Board members. Mr. Keefe is currently the longest serving NJNAHRO Executive Board member. NJNAHRO would like to wish Dick Keefe a very happy birthday and Sandi Niemiec a long, prosperous and healthy retirement.



## NJNAHRO SCHOLARSHIP COMMITTEE PRESENTS CHECK AT THE PASSAIC COUNTY BOARD OF FREEHOLDER’S MEETING



NJNAHRO Scholarship Committee Chairperson Janice DeJohn and Vice Chairperson Joseph Billy presented the \$8,000.00 check to one of the 2013 scholarship recipients-Kirsten Meneses (l to r: Kimberly Meneses, Monica Agamez (mother), Nicole Welch, Joseph Billy, Freeholder Director Bruce James, Kirsten Meneses, Freeholder John Bartlett, Janice DeJohn, Freeholder Deputy Director Theodore Best, Freeholder Ronda Casson Cotroneo, Freeholder Hector Lora, Freeholder Pat Lepore.



## SECAUCUS DEVELOPS AFFORDABLE HOUSING

### “Colonial Court”

The Leased Housing Corporation (LHC) of the Town of Secaucus has developed 8-3 bedroom affordable housing units known as “Colonial Court.” The LHC was originally created in the early 70s in order to develop a 100 unit senior citizen project under the Section 23 Leased Housing Program. It was anticipated that the corporation would cease to exist once the project was paid off and converted to public housing. A group of local affordable housing advocates, including the former Executive Director of the Secaucus Housing Authority, reincorporated the LHC in order to develop and manage affordable housing within the town.



The LHC owns and manages another family housing complex in Secaucus known as “Patriot Commons.” This is the corporation’s second family development which was completed in August. The project was financed through the Town of Secaucus Affordable Housing Trust Fund and a \$1,000,000.00 HOME Investment Partnership grant from Hudson County. Rents are based upon the requirements of the New Jersey Council on Affordable Housing. The units will be occupied by eligible low and moderate income tenants that are selected in accordance with the town’s Affirmative Marketing Plan.

The project was designed by the architectural firm of Minervini/Vandermark of Hoboken, New Jersey. The units were modular construction built by Simplex Homes, Scranton Pennsylvania. The General Contractor was Straightedge Construction from Manasquan, New Jersey. According to the Executive Director of the Leased Housing Corporation, William F. Snyder, “we are very proud of the unique partnership that has been formed between the town, the county and HUD in developing these new units. This project will assist the town in meeting its affordable housing obligation and will provide high quality affordable units in perpetuity.” The project is deed restricted as affordable housing.





## REGISTRATION INFORMATION

FAX REGISTRATIONS  
1-973-377-5237

### CONFERENCE ATTENDANCE INFORMATION

Is this your first time at the Conference?    YES       NO

Would you be interested in receiving important conference alerts and reminders via text message during the conference. Your number will not be shared with exhibitors or used for sales purposes.    YES       NO

Please inform conference planners of any special event needs that you may have in order to ensure your full participation in the conference. Check those that apply and the conference special needs coordinator will contact you to verify your request.

Visually impaired  
Hearing impaired  
Mobility concerns

### HOTEL RESERVATIONS

The conference will be held at the **Harrah's Atlantic City**. A block of discounted rooms are available for NJNAHRO Conference participants. Reservations are subject to availability, Call the Hotel at **1 609 441-5000** for reservations and mention you are with NJ NAHRO and use Code **VHOUSE** to obtain the discounted rate.

### PHOTO & VIDEO RELEASE

NJ NAHRO reserves the right to use photos/video taken at the **2013 NJNAHRO FALL CONFERENCE & TRADESHOW** by individuals under its hire for future NJNAHRO promotional purposes and in any and all media. By submitting this conference registration form, you are acknowledging that you have read and understood this photo release statement.

## VENDOR SPONSORSHIP OPPORTUNITIES

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

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

# RESERVE THESE DATES

## NJNAHRO ANNUAL MEETING & TRADE SHOW

**November 20 – 22 2013**

Mark your calendars for the NJNAHRO Fall Conference and Trade Show. The conference will be held at Harrah's Resort Wednesday through Friday November 20 - 22, 2013.



On Wednesday morning there will be a meeting of the Board of the **Public Housing Authorities Joint Insurance Fund** (NJPHAJIF) and the **Executive Board of New Jersey NAHRO** will hold a business meeting. Come and join us and see how **YOUR** organization works for you. In addition, there will be a session on the **Fundamentals for Non-financial Managers** by DBO PHA Finance, a session on **Hoarding – The Legal Issues**. Saul Ramirez will address the audience at lunch to review the ongoing changes occurring at HUD and the **Vouchering Out Of Public Housing**. In the afternoon there will be another session by DBO PHA Finance on **Budgeting and Subsidy Maximization**, a session on **Ethics-What Commissioners and Staff Need to Know** and a session for staff on **Credit vs. Rental Scoring and Qualification Trends in Affordable Housing by Jaime Borodin of NTN Online**. Most of the afternoon is left open so you can go to the New Jersey State League of Municipalities at the Convention Center where NJNAHRO will have its own booth setup.

On Thursday there will be a **HUD Update**, and **Assistant Secretary Delton Nichols** will meet with us to discuss **What is Happening in DC**. There will also be two sessions specifically for **Maintenance Staff – Solving Basic Electrical Problems I & II** offered by RestoreCore. There will also be sessions on the **Money Follows the Person Program**, **Cash Management in the Housing Choice Voucher Program**, **Understanding PHAs and SEMAP for Commissioners** and a **PIC Training for Staff**. The outstanding session that received overwhelming positive feedback last year, **Success Stories in Public Housing**, and a session for **Commissioners on Succession Planning** will also be offered. On Friday morning we will have featured guests from the Newark Field Office as well as Washington, DC to discuss the future of public and assisted housing and we will hold our elections. We will also be giving away the Big Screen TV.



All of the sessions have been developed to provide Staff as well as Executive Directors, Commissioners and others with the tools and strategies you will need to build a more effective and efficient organization. In addition, there will be Exhibitors displaying quality products and services and many opportunities to meet and discuss with them your specific problems and/ or concerns.

Coupled with the outstanding response to this past April's Conference, we know that the demand will once again be overwhelming. Early notice is being sent to you so that you are not *shut-out*.

We have only been able to reserve a block of 90 rooms for Tuesday, Wednesday and Thursday evenings. Many people were unable to reserve a room at Resorts in April or even attend the conference because they did not register early enough. You can stay at Harrah's Resort and also attend the League of Municipalities Conference in Atlantic City. Attached is a reservation form. You can register by mailing or faxing a registration form. However, your registration will not be valid until payment is received. Registration is strictly limited in each state course and you must register directly with Rutgers.



# 2013 NJNAHRO FALL CONFERENCE

## ***DID YOU FORGET US***

The NJNAHRO Fall Conference we will be offering the following sessions at Harrah's Resort on Wednesday, Thursday & Friday November 20, 21 & 22, 2013. These sessions are **The Bottom Line - Fundamentals for Non-Financial Managers, Ethics – What Commissioners and Staff Need to Know, NJPHAJIF Board Meeting, RAD Follow-up, Cash Management in the Housing Choice Voucher Program, Budgeting and Subsidy Maximization, Maintenance Management – Solving Basic Plumbing and Electrical Problems, Success Stories in Public Housing, Staff Training – Credit vs. Rental Scoring and Qualification Trends in Affordable Housing, Professional Ethics and Succession Planning for Commissioners and Staff.** Rutgers University will also be providing a course, as part of the state-mandated training.

Many people were unable to attend the sessions last April because they did not register early enough. You can stay at Harrah's Resort and go to the League of Municipalities Conference at the Convention Center in Atlantic City. Transportation is be provided by the League of Municipalities.

Please make your reservations **immediately** by faxing a registration form to 973-377-5237 and call Harrah's Resort for a room at (888) 516-2215. However, your registration will not be valid until payment is received. Registration is strictly limited in each course.

**We cannot accept any registrations after Tuesday, November 13<sup>th</sup>  
YOU DON'T WANT TO MISS THIS ONE !!!!**

## **REMINDER 2013 NJNAHRO FALL CONFERENCE & TRADE SHOW**

There will be many worthwhile sessions at the Conference this year. See the attached Agenda for a listing of the sessions offered. The demand for these sessions has once again been overwhelming. We are only allowed to reserve space in each session for 40 participants. Many people were unable to attend the sessions last November because they did not register early enough. Please make your reservations **immediately** by faxing a registration form to 973-377-5237. However, your registration will not be valid until payment is received. Registration is strictly limited in each session.

**Because of the past response we cannot accept any registrations after**

**Thursday, November 13<sup>th</sup>**

**CALL HARRAH'S RESORT IMMEDIATELY SO YOU**

**HAVE A ROOM**

**(888) 516-2215**



**REGISTRATION FORM**<sup>FAX</sup>**REGISTRATIONS 1-973-377-5237****(Email: Lriccio@madisonha.com)**

# NJNAHRO TO SAVE THE DAY!!

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

**ATTENDEE INFORMATION**

MAIN CONTACT: \_\_\_\_\_

AGENCY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: (    ) \_\_\_\_\_ FAX: (    ) \_\_\_\_\_ EMAIL: \_\_\_\_\_

**REGISTRATION TYPE**

\_\_\_\_ HOUSING AUTHORITY

\_\_\_\_ SPEAKER

\_\_\_\_ GUEST

\_\_\_\_ OTHER

**REGISTRATION FEES**

Member

Non-Member

General Registration

\$425.00

\$575.00

Late Registration

\$475.00

\$625.00

*After October 8th*

On Site Registration

\$550.00

\$700.00

One Day registration

\$300.00

\$475.00

**Late One Day Registration \$450.00**

\_\_\_\_ Wednesday \_\_\_\_ Thursday \_\_\_\_ Friday

Guest \$165.00



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

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

GUEST: \_\_\_\_\_

\_\_\_\_ MEMBER \_\_\_\_ NON-MEMBER

REGISTRATION TYPE: \_\_\_\_\_

AMOUNT: \$ \_\_\_\_\_

PHONE: \_\_\_\_\_

CELL PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**TOTAL AMOUNT:** \_\_\_\_\_

Make Conference Checks payable to:

NJNAHRO

24 Central Avenue

Madison, NJ 07940

To register for the State Training Course SEND FEE to Rutgers University

State Course (first come-first served)

\$525.00-Send Checks to Rutgers

**YOUR MUST USE THE RUTGERS' REGISTRATION FORMS FOR THIS COURSE**

There will be no refunds after November 1st, 2013



## *How to Solve Electrical Problems!*

### ***NJNAHRO OFFERS SPECIAL TRAINING COURSE FOR MAINTENANCE STAFF AT THE ANNUAL CONFERENCE***

NJNAHRO will be holding its Fall Conference and Trade Show on November 20<sup>th</sup>– 22<sup>nd</sup>.

There will be a one day “Hands-On” course for maintenance personnel on **“How to Solve Electrical Problems”**. This session has been specifically designed to teach maintenance personnel basic electrical problem solving. The course will be on Thursday November 21<sup>st</sup> from 9:00 until 4:00 PM.

The course will be taught by Michael Goldberg, CR, CGR, a licensed electrician and trainer for the State of New Jersey. He has taught this course for maintenance staff at the New Jersey Apartment Association Conference, at the New Jersey League of Municipalities, at the New Jersey Affordable Housing Management Association and for numerous private landlords.

We have had to limit this session to only 25 registrants. If you plan on attending the entire Conference you will be given a preference. If you plan on only attending this one day course the cost is \$300.

Coupled with the outstanding response to past Conferences, we know that the demand for this session will once again be overwhelming. Early notice is being sent to you so that you are not ***shut-out***.

Please make your reservations for the conference by mailing or faxing the attached registration form. However, your registration will not be valid until payment is received.

**Be sure to register quickly so you are not shut-out.**



## ***NJNAHRO members attend NAHRO's Annual Legislative Conference in Washington, D.C. March 17th –20th, 2013***

The National Association of Housing & Redevelopment Officials (NAHRO) conducts an annual legislative conference in Washington, DC. This year's conference was held on March 17th-20th. Members of NAHRO descend on DC in order to hear the latest news regarding Housing and Community Development Programs. This year's conference was of particular interest to the membership due to the proposed cuts in funding which were further exacerbated by additional cuts as a result of "sequestration." The New Jersey delegation met with their Senators and Representatives in an effort to educate them on important Housing & Community Development issues.



NJNAHRO members outside the Rayburn House Office Building.



Members discussing housing issues at Congressman Sires office.



Executive Directors Janice DeJohn & Sherry Simms at the Capital.



Janice DeJohn, Sherry Simms, Lillian Ciufo, Joe Juliano, E. Dorothy Carty Daniel, Mary Guzman & Victor Cirilo at the Capital.



Executive Director Robert DiVincent waiting to get into the Rayburn Office Building.



Passaic HA Executive Director, Victor Cirilo and Chairperson Mary Guzman at the Rayburn Building



## 2013 NJNAHRO ANNUAL CONFERENCE

### Annual Charity Scholarship Golf Tournament

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

**FORMAT:**

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

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

**WHEN:** Tuesday, November 19th, 10:00 Start

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

**TO REGISTER TO PLAY GOLF**

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

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

**Name:** \_\_\_\_\_ **Organization:** \_\_\_\_\_  
**Phone** \_\_\_\_\_

**Address:** \_\_\_\_\_

**My Foursome Includes (Open Foursomes will be filled)**

**Name:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Name:** \_\_\_\_\_



**WE HAVE ONLY BEEN ABLE TO RESERVE SLOTS FOR A LIMITED  
NUMBER OF FOURSOMES  
BE A SPONSOR OF THE 2013 NJNAHRO  
Annual Charity Scholarship Golf Tournament**

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

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

**THE TOURNAMENT TO BE HELD DURING THE 2012  
NJNAHRO ANNUAL CONFERENCE AT THE  
SEAVIEW RESORT BAY COURSE ON TUESDAY  
NOVEMBER 19, 2013**

**TO BE A SPONSOR OF THE TOURNAMENT**

Please fill out the form below and fax it to Lou Riccio 973-377-5237. Send hard copy with payment to Louis Riccio 24 Central Avenue, Madison, New Jersey 07940. **Make checks payable to**

**NJNAHRO Scholarship Fund.**

Questions? Please call 973-377-0258.

**PAYMENT MUST BE RECEIVED BY OCTOBER 23, 2013**

Organization Name to be on Sign: \_\_\_\_\_

**PLEASE CHECK ONE**

Contact Person: \_\_\_\_\_

Day Phone (    ) \_\_\_\_\_

Address: \_\_\_\_\_

E-mail address: \_\_\_\_\_

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

(Taken) **Closest to the Pin Sponsorship - \$350**

\_\_\_\_\_ **Longest Drive Sponsorship - \$350**

\_\_\_\_\_ **Hole Sponsorships - \$350**

(Taken) **Range Ball Sponsorship - \$300**

\_\_\_\_\_ **Hole-In-One Sponsorship - \$500**

\_\_\_\_\_ **Beverage Cart Sponsorship-\$500**

Help us provide scholarships to our young .  
Residents (President John Clark presenting  
a scholarship to 2013 recipient Jackie King).



## ***ENGLEWOOD HOUSING AUTHORITY RE-DEDICATES NEWLY RENOVATED WESTMORE GARDENS IN HONOR OF LATE COMMISSIONER JACK DRAKEFORD***

In 1981, the Englewood Housing Authority embarked upon the construction of a Section 8 New Construction project known as Westmoor Gardens. The multi-family complex consists of 64 one, two, three and four bedroom units. The complex also includes one handicapped unit as well as seven other modified units for persons with disabilities. The property includes the Westmoor Café, a center available at low cost rental for special family events and also available at no cost for tenant meetings and other tenant organizational functions.



Last year, the Englewood Housing Authority completed the renovation of the eight buildings which make up Westmoor Gardens. The renovations included new roofing, siding, and paving of parking lots. The Board, with the aid of the Executive Director, Maria Iwana, and then Chairman Bruce Kane refinanced the units using the Authority's own monies without the help of government funding or taxpayer money. The renovated project took almost two years of planning and approvals.

On April 30, 2013 the Housing Authority honored former City Councilman and Housing Authority Board member, Jack Drakeford, by re-dedicating the complex as "Jack Drakeford-Westmoor Gardens". The Authority is proud to showcase the property to the community in honor and memory of a person that gave so much of himself to his community and the Englewood Housing Authority.





## ***NJNAHRO Trains New Jersey PHAs in “PHAS IV and HUD Accounting Updates”***

The New Jersey Chapter of the National Association of Housing & Redevelopment Officials (NJNAHRO) regularly conducts training sessions for its member Housing Authorities. On Friday, March 8th, NJNAHRO hosted a session at the Perth Amboy Housing Authority. The session focused on the interim PHAS rule and updated accounting issues including the subsidy proration factor and the impact of sequestration. BDO Asher & Company conducted the training and provided the training materials. Claire Russ, Brian Alten and Nick Auriemma trained the PHAs that were in attendance. The workshop included information on: subsidy proration, the Financial Data Schedule, PHAS Financial ratios, Housing Choice Voucher updates, operating statement review and 5 tips to increase your PHAS scores. This all-day session provided an in-depth process for dealing with these issues. Attendees were provided with information on how to maintain their financial viability in light of proposed funding cuts.

The seminar assisted executive level staff, project and financial staff on how to effectively prepare a financial plan and monitor the plan to ensure financial success to avoid “troubled” status.



Claire Russ, of BDO Asher, discussed the current and proposed Public Housing Assessment System (PHAS) rules. Attendees learned many tips on how to prepare for their PHAS review. Doug Dzema and the Perth Amboy Housing Authority graciously hosted the workshop at their newest facility.

Brian Alten & Nick Auriemma discussed current accounting issues and the effects of the proration factor and sequestration on PHA annual funding. Attendees listened intently in an effort to try to predict what the future may hold for PHAs.



## SUMMIT SENIORS DRAWN TO ART

Senior residents at the Vito A. Gallo Building of the Summit Housing Authority held their annual Art Exhibit & Reception on Saturday, June 15, 2013 in the Annette Dwyer Art Gallery located in the building. Numerous paintings which were the creations of the buildings residents who participate in the Art & Relaxation Workshop at the development were on display for exhibition and sale. A reception luncheon was served. Well over 100 visitors, family members and guests attended the affair throughout the afternoon taking in a wide variety of the artistic styles being presented. Easels and canvases were even set up for visitors who wanted to release their own artistic passions.

The Summit Housing Authority's new Executive Director Joseph Billy was quite impressed by the magnitude and talent being displayed. "The level of artistic expression is quite impressive. The seniors, and especially their mentor Ms. Evelyn, should be very proud of their accomplishments. I hope this program continues for many years to come" Billy said.

The Art & Relaxation Workshop was founded in 2002 and receives its inspiration from the talented tutelage of senior resident Ms. Evelyn H. Hassell. Ms. Hassell conducts art classes in the arts & crafts room on the first floor of the Gallo building every Tuesday morning from September through May. Dozens of the buildings residents participate in the program, as well as, seniors from the Summit community.

From the beginner to the advanced, all are welcome to participate in the program. An annual Art Exhibition is held in June to display the creations from the current semester.

The Vito A. Gallo Building is located at 12 Chestnut Avenue in Summit, N.J.



## NEW JERSEY NAHRO SPONSORS TOUR OF MODULAR FACILITY Simplex Homes

The New Jersey Chapter of NAHRO sponsored a trip to Simplex Homes in Scranton, Pennsylvania on April 5th, 2013. NJNAHRO opened the tour to all members, free of charge, in an effort to educate the membership on the pros and cons of modular construction. The tour left from the Town of Secaucus where a tour of a current modular development was undertaken. The tour included a briefing on the project's financial proforma, funding sources and total development cost. The 8 unit Secaucus project was funded from the town's affordable housing trust fund and a contribution from the Hudson County Home Investment Partnership Program. The project consists of 8-3 bedroom townhouse units which will be rented to low-moderate income households (see pg. 11-Colonial

Court).

The tour participants proceeded from the development site in Secaucus to the modular construction facility in Scranton, Pa.. Simplex Homes hosted a luncheon and tour of their facility. Simplex Executives Dave Boniello, Dave Mertz and Mark Russell met with the NJNAHRO representatives and provided an insight into modular development. Participants asked questions and thoroughly enjoyed this educational experience. Everyone agreed that modular development should be considered as a viable development option when developing new housing.





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



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