

NJNAHRO News

Volume 6, Issue 1

February 2017

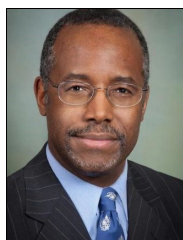
Special points of interest:

- Dr. Ben Carson becomes HUD Secretary
- What Generation Gap? Edison Housing Authority
- Davenport Village Dedicated Madison Affordable Housing Corp.
- River Friendly Certified Hightstown Housing Authority

Inside this issue:

President's Perspectives	5
Basic Plumbing & Electrical workshop	6
NJNAHRO Scholarship Program	7
NJNAHRO Conference Agenda	11-13
NJNAHRO Conference Registration Form	14
NJNAHRO Scholarship Golf Outing	15
"In the Spotlight" Apollonia Ezeanii	19

Donald Trump Sworn in as 45th President of the United States What will this mean for our nation's affordable housing stock?



HUD Secretary
Dr. Ben Carson

The Housing & Community Development industry is bracing for President Donald Trump's housing policy. While some advocates fear what the new administration may do with our nation's housing policy, others see it as an opportunity to make real positive change to benefit our nation's low-income citizens. President Trump's choice of a retired neurosurgeon and author with no previous housing policy experience, as HUD Secretary, seems to be unusual. The Department of Housing & Urban Development was established in 1964. The majority of the previous sixteen HUD Secretaries had some form of governmental experience before becoming Secretary. The first Secretary was Robert Weaver who served as a former Vice-Chairperson of the New York City Housing Authority. He was also the first African-American cabinet member. Samuel Pierce was an attorney and had significant experience in and around government, before becoming Secretary under Ronald Reagan. Henry Cisneros worked as an Administrator for the City of San Antonio before becoming Mayor. Alphonso Jackson served under George W. Bush and previously ran the Dallas Housing Authority, Shaun Donovan was a Commissioner for the New York Department of Preservation and Development and Julian Castro was the former Mayor of San Antonio. It would appear that some form of previous housing policy experience would be an asset as HUD Secretary; or would it? Most of the previous HUD Secretaries continued to build on the previous administration's policy, only tinkering around the edges. Secretary Pierce's tenure as Secretary was marred with scandals. Previous Secretaries with direct Public Housing Authority experience were mostly a bust in terms of making need-

ed policy changes. Housing policy in general never seems to be a major plank in any presidential campaign. This is true, in spite of most economist's insistence that housing is first to be hit by a recession and the last to recover. Therefore, you would think that housing policy would be a critical component of our nation's economic policy.

Dr. Ben Carson has a different background from his predecessors at HUD. He has no previous governmental experience and little management experience. At first glance, it would appear that he is unqualified to serve as HUD Secretary. However, as noted above, previous experience may be the cause of our current housing policy problems. Ben Carson appears to be an intelligent, articulate, educated professional who may possess the inner strength and capability to make meaningful change at the Department. He also grew up in inner city Detroit and was raised by a single mother who worked 3 jobs to support her family. His life experience, growing up in poverty, in an urban environment would certainly shape his conservative view of the world.

The Department has wrestled with public housing health related issues for many years. Emily Benfer, a law professor and Director of the Health Justice Project at Loyola University Chicago stated: "Poverty and unstable or unhealthy housing is the most under-recognized public health crisis of the 21st century. As Secretary,

(Cont. on Pg. 2)



Carson Becomes HUD Secretary (Cont. from Pg. 1)

of HUD, Dr. Carson has an unparalleled opportunity to make a profound impact on and create positive health outcomes for millions upon millions of individuals.” Sixteen years ago, a Presidential task force called for an end to childhood lead poisoning by the year 2000, but the problem still persists. The Trump Administration has committed to rebuilding our nation’s infrastructure and rebuilding inner cities. Maybe the new Secretary could advocate for the removal of lead as part of this commitment. With a background in medicine, the new Secretary may also look at the ban on smoking in public housing. Almost 1/5 of all Public Housing Authorities have instituted some form of restrictions on smoking. Dr. Carson’s medical background could make him the most qualified Secretary in dealing with housing and health related issues.

While we do not know for certain what changes Dr. Carson has in store for our industry, we can gain some insight based upon some of the things he said during his campaign for President. In a speech at the Conservative Political Action Conference (CPAC) on 2/26/15, he stated:

“It really is not compassionate to pat people on the head and say, There, there you poor little thing, I’s going to take care of all you needs, your healthcare, your food and your housing, don’t you worry about anything.”

What could such a statement mean to those currently receiving housing assistance? Time will only tell! However, it is pos-

sible based upon recent statements that current work requirements for public housing residents will be enforced and may be extended to the Housing Choice Voucher Program. Could it also mean restrictions on the length of time that families are eligible to receive housing assistance? Whatever policy changes the administration has in store, we need to advocate for the children currently receiving assistance. This advocacy should insist that all necessary needs are available to these children in their quest to meet their maximum potential and ability to self-actualize. Current programs need to be revised to allow our residents to assume personal responsibility and become motivated in their quest to break the generational cycle of poverty that currently exists in our housing programs. This is a daunting task that can only be achieved through a commitment to make significant policy changes. It will also require additional funding in the short term to save people and funding over the long-term. It will require a total shift in the existing paradigm.

Dr. Carson’s lack of governmental experience may be an interesting attribute in making needed policy changes to effectuate a cultural shift in the way people view our social safety net. Hopefully, he will understand that HUD is not just about bureaucrats and governmental funding; but about changing people’s lives for the better. It is about allowing low-income citizens to live in a healthy, safe environment and providing an opportunity for our youngest residents to meet their maximum potential and become functioning members of society. If nothing else, the Trump Administration will provide us with an opportunity to debate meaningful policy changes.

NJNAHRO NOVEMBER CONFERENCE

Tropicana Hotel
11/13 to 11/16/16



WHAT GENERATION GAP!

Edison Housing Authority

I know that sounds like a funny title but after reading this you will understand. In July, 2008 the Cerebral Palsy Association of Middlesex County, AKA New Jersey Institute for the Disabled (NJID) approached the Edison Housing for its support and participation in a grant to bring programs to the Authority's senior and disabled population. The grant was funded and NJID became a partner with the Edison Housing Authority



The program coordinator, Patricia Tamburello, put her heart into this project and, after a slow start the program has grown and is flourishing. The program started at one site, but soon came to the public housing family site and Pat has brought benefits to the seniors and the disabled who could not previously access them.

On the fourth Friday of every month, Pat involved two churches to help out. St. James Episcopal Church donates bags of groceries to each senior and disabled household. Mount Pleasant Baptist Church brings lunch for everyone, including birthday cakes for those residents who have a birthday in the month. They have had art classes and dancing classes and most recently Pat has started a grandparent mentoring program.

This past summer Donna Pedde, second grade teacher at Wardlaw-Hartridge School joined forces with Pat and brought second grade children to meet the seniors. What was really interesting is that it was not the typical story reading program, but it was an exchange of stories from the children and the grandparents. It went so well they just made their second visit.

This second visit brought the second grade students back with their teachers Donna Pedde and Kelly Cannizzo and joining them were third grade students with their teacher, Katherine Heiss. We were fortunate to also welcome Maggie Granados-Head of lower grade school.

The seniors are delighted and the kids are already asking when they can come back. The children want to return the hospitality and have asked for the residents to visit their school in the Spring.

See why the title, the children and the seniors could not wait to share their stories and all of a sudden there was no young and old just smiles.



DAVENPORT VILLAGE DEDICATED



Morris Plains, New Jersey, November 4, 2016 -- The Madison Affordable Housing Corporation (MAHC) and the Borough of Morris Plains have completed construction of a 56-unit affordable housing development located at 260 Tabor Road in Morris Plains. Morris Plains, the owner of the site, began a conceptual development for affordable housing over 5 years ago, hiring MAHC in 2013 as a partner in all phases of planning and development.

The site is located on Tabor Road (Route 53) near the intersection of Route 10 and is conveniently located to transportation and major roadways.

The building design lends itself to unique characteristics of the property, which abuts a rock ledge. The Lobby design affords a sight line across the space and out to an exterior patio. The building has two elevators and enjoys many modern amenities, such as individual HVAC systems in each unit, and was designed with the highest standards for fire safety. Over 750 applicants applied for the opportunity to live in the "Community of Caring" and a waiting list was created through a random lottery in accordance with the state's affordable housing affirmative marketing rules. The 26 one-bedroom units are approximately 625 square feet; the 22 two-bedroom units are 960 square feet and the 8 three-bedroom units are over 1,100 square feet. Rents are based on three categories for each unit size: very-low, low and moderate income and range from \$440 to \$1237.

Louis A. Riccio, Executive Director of the Madison Affordable Housing Corporation stated, "In my 40 years of developing affordable housing in New Jersey, I can attest that the support and cooperation of the Borough of Morris Plains has been unparalleled. I also commend the Board of Trustees of the Madison Affordable Housing Corporation as well as the Board of Commissioners of the Madison Housing Authority for their continued commitment to excellence and their perseverance in providing affordable housing for the residents of Morris County."

Mr. Riccio added, "The MAHC is proud to be part of the Davenport Village development because it shows what can be accomplished when there is a common goal and a commitment to excellence. Together we have made a difference in the lives of 56 families. Our cooperative endeavor is a beacon to other non-profits and municipalities not only in New Jersey, but around the country."



Constance Stober, Chair of the Madison Affordable Housing Corporation stated, "The dedication of this 56 unit affordable housing development marks a new beginning for the community of Morris Plains. This complex will allow many families, who might otherwise not be able to afford to stay in the region, an opportunity to have a beautiful home they can afford. Davenport Village is a credit to the Borough of Morris Plains and their leaders and citizens should be very proud of this."

Mayor Frank Druetzler of Morris Plains stated, "This housing has been developed with a typical Morris Plains environment in mind. It is a place with a strong sense of community in a residential neighborhood overlooking a magnificent vista. This development provides affordable housing for all citizens and shows Morris Plains' strong sense of obligation to provide access to housing for all ages and income levels."



Suzanne McCluskey, Morris Plains Council President and chair of the Development Team stated, "Today, only sixteen months from ground-breaking, our vision has become a reality. We welcome fifty-six new families into the Community of Caring. This is a perfect example of a very successful public/private enterprise and a tribute to every member of the dedicated team who contributed to Davenport Village Apartments."

NJNAHRO PRESIDENT'S PERSPECTIVE



Joseph M. Billy, Jr.-NJNAHRO President

HOLD ON TIGHT.... IT'S SURE TO BE SOME RIDE !!

A new President; a new HUD Secretary; a freeze on federal regulations and funding coupled with a NJ Supreme Court decision on affordable housing obligations will surely make 2017 one of the most challenging many of us have faced in some time. More than ever, our need to continue as a unified organization will test our strength and be vital in lobbying for the causes we work so hard at, day in and day out, to provide for our communities.

NJNAHRO will be there for you. I hope you will take advantage of the many professional training sessions we are offering this year, beginning with our annual April Conference & Trade Show in Atlantic City and continuing through the summer and fall. Topics such as RAD Conversions, REAC inspections, PBV certification training, and specified trainings for Commissioners and maintenance personnel, along with many more. Please visit our website at www.njnahro.org for a full listing of the various courses offered. There is no better vehicle for professional development and networking than the programming sponsored by your state association.

Throughout the pages of this newsletter we are proud to highlight some of the many accomplishments of our member agencies over the recent months and their plans for future developments and programs. It's their tireless commitment to the neighborhoods they serve that rewards us all for being a part of the affordable housing professionals in New Jersey. Congratulations to everyone on your successes and God Speed for future ones.

Moving forward, your NJNAHRO Executive Board is deeply committed to supporting our membership in all their endeavors, not only through our training programs, but with advice and consultations. Please do not hesitate in reaching out to any of us to assist in addressing the issues you may confront. We will always be Stronger Together.

With best regards, I remain,

Sincerely yours,

JOSEPH M. BILLY, JR.
President
NJNAHRO



HOW TO SOLVE BASIC PLUMBING & ELECTRICAL PROBLEMS

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

NJNAHRO will be holding its Annual Conference and Trade Show on April 3-5, 2017.

There will be two ½ day “Hands-On” courses for maintenance personnel on “**HOW TO SOLVE BASIC PLUMBING & ELECTRICAL PROBLEMS**”. These sessions have been specifically designed to teach maintenance personnel basic plumbing & electrical problem solving. The courses will be on Monday April 3rd from 9:00 AM until Noon and then 1:00 PM till 4:00 PM.

The course will be taught by Mr. Randy Woolery from HD Supply. He has developed this session to aid maintenance personnel in their daily work load. He has taught this session across the country and has consulted with housing authorities instructing maintenance staff to save time and money in making these basic repairs.

The instructor will review the following areas of interest:

- | | |
|-------------------------------------|---------------------------|
| Toilet repair& replacement | - Outlets |
| Toilet filler valves | - GFI Outlets |
| Faucet repair & replacement | - 2 Way switches |
| - Shower valve repair & replacement | - Photo cells |
| - Shower diverter replacement | - Replacement of Breakers |

We have had to limit this session to only 30 participants. If you plan on attending the Conference you will be given a preference for this course.

Coupled with the outstanding response to last year’s “hands-on” maintenance courses, 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.



2016 NJNAHRO SCHOLARSHIP WINNERS

The New Jersey Chapter of NAHRO provides annual scholarships to eligible program participants. The 2016 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. Each year, scholarship money is awarded to high school seniors in rent subsidized families who wish to attend either college or vocational school. The Scholarship Committee is chaired by Janice DeJohn, Executive Director of the Passaic County Public Housing Agency. Committee members included Louis Riccio, Executive Director of the Madison Housing Authority, Joseph M. Billy, Executive Director of Summit, and Douglas Dzema, Executive Director of the Perth Amboy Housing Authority. According to Ms. DeJohn, "There has been more competition in recent years for these scholarships. We have also expanded opportunities for young people and our industry by implementing an internship program and widening the pool of eligible scholarship recipients to include head of households who have returned to school" (see page 15).



Tiara Bryant, Morris County Housing Authority –

Tiara graduated high school with a 3.5 GPA. Academically, she was on the honor roll and in the National Society of High School Scholars. She also volunteered many hours at Morristown Neighborhood House, a resource for immigrants and working families. She completed 335 hours in 2015, and spent much of that time tutoring grade school children. She participated in dance at high school, and also spent time supervising classes at Morristown Neighborhood House. She plans to study Communications or Journalism at college, and continue volunteering in the community.

Luis Paez, Bayonne Housing Authority -

Luis participated in the high school newspaper working his way up to sports editor, the Italian club, and the Academic Challenge Team while maintaining a 3.7 GPA in school. He was also inducted into the National Language Honor Society for Italian. He has volunteered his time in events to raise money for St. Jude, and has also been employed in the maintenance department for the Housing Authority. Luis will be studying at Rutgers University in the fall.



Omar Muhajer, Passaic County Public Housing Agency –

Omar kept up a 3.2 GPA while participating in band, French Club, and soccer. He was also in French Honors and U.S. History Honors, and was named "Student of the Marking Period". He has been active in the Circassian Benevolent Association assisting with family affairs and children's events, and has a special interest in world cultures. He plans on pursuing his dream of becoming a dentist at Montclair State University.

Appolonia Ezeanii, Passaic County Public Housing Agency -

Appolonia is currently enrolled in the Agency's Family Self Sufficiency Program. She is attending William Paterson University full time with an anticipated graduation date of May 2018. Appolonia is focused on graduating with a degree in Criminology and a minor in health studies. As a single mother, she plans on becoming self-sufficient and providing stability for her son. Her goal is to work with victims of domestic violence and to create awareness of its existence in the community.





VENDORS

VENDORS

NJNAHRO ANNUAL CONFERENCE & TRADE SHOW

EXHIBIT AT THE NJNAHRO ANNUAL CONFERENCE

Only NJNAHRO offers exhibitors an opportunity to reach so many of the people who make the buying decisions for housing and community development agencies. As an exhibitor at the 2017 Annual Conference and Trade show you will have direct exposure to Housing and Redevelopment Agency Officials from New Jersey. In addition, you will receive a 20% discount on ad space purchased in the conference program book.

During the Conference, the exhibit area will be set-up for two days (April 3-4, 2017) with viewing hours from 8:30 AM to 4:30 PM and during all evening networking receptions. All viewing hours are scheduled during prime, non-competitive times. Only a limited number of spaces are available, so it is imperative that you make an early reservation. To participate as an exhibitor, fill out an *Application for Exhibit Space* and return it, along with your deposit to secure a place at the 2017 NJNAHRO Annual Conference at Resorts Casino Hotel on the Boardwalk in Atlantic City, New Jersey. The application is available on the NJNAHRO website (NJNAHRO.ORG). Spaces are assigned on a first-come first-serve basis.

EXHIBITOR OPPORTUNITIES

ATLANTIC AVE (\$995)

Exhibit Booth in Prime Location

Includes two(2) free registrations to the Conference & all events

Pre- and Post-conference attendee lists

PARK PLACE (\$1,250)

Exhibit Booth in Prime Location

Event Signage in Registration Area and

Networking Hall Registration bag insert – if submitted

Pre- and post-conference attendee lists

Includes two(2) free registrations to the Conference & all events

BOARDWALK (\$2,500)

Exhibit Booth in Prime Location

Event Signage in Registration Area and

Networking Hall Registration bag insert – if submitted

Pre- and post-conference attendee lists

Includes three (4) free registrations to the Conference & all events

Conference information may be obtained at NJNAHRO.ORG.

RESERVE THESE DATES

NJNAHRO ANNUAL CONFERENCE & TRADE SHOW

April 2 – 5 2017

Mark your calendars for the NJNAHRO Annual Conference and Trade Show. The conference will be held at Resorts Hotel & Casino Sunday through Wednesday-April 2 to 5, 2017.

The 2017 NJNAHRO Conference & Trade show will provide important and timely information on Housing & Community Development issues facing every Housing & Redevelopment Authority. Pages 12 through 17 of this newsletter have been dedicated to the upcoming conference. The agenda has been specifically designed by industry experts in order to provide relevant topics and subjects for both Commissioners and staff. We have reduced this year's conference fee for those Authorities that register multiple members. This is also an opportunity to meet and speak with your peers about the various common issues facing our industry.

Page 7 of the newsletter describes NJNAHRO's Scholarship Program. Funds raised from our conference and golf outing are utilized to support these worthwhile efforts. Your participation is critical to assisting us in maintaining these programs. Pages 18 & 19 provides information on the upcoming scholarship golf outing that is being held in conjunction with the annual conference.



2017 NJNAHRO SPRING CONFERENCE & TRADE SHOW

Don't miss the 2017 NJNAHRO conference & trade show!

April 2nd to April 5th, 2017

NJNAHRO Spring Conference

New Jersey NAHRO (NJNAHRO) will be holding
its Spring conference this April.

The conference is being held at Resorts Hotel & Casino
Atlantic City, New Jersey

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

Information regarding this conference may be obtained at NJNAHRO.ORG



2017 NJ NAHRO CONFERENCE AGENDA

Sunday, April 2nd^h

9:00 AM - 3:00 PM Scholarship Golf Outing

5:00 PM - 6:30 PM Opening Reception – *Ocean Ballroom A & B*

Monday, April 3rd

8:00 AM - 9:00 AM Continental Breakfast–*Ocean Ballroom A & B*

**9:00 AM – 12:00 PM Basic Plumbing Repairs – Hands-On Workplace – *Atlantic A*
Randy Woolery, HD Supply**

8:30 AM – 4:00 PM RAD Occupancy Training Course–*Atlantic C*

9:00 AM - 10:15 AM New Jersey Public Housing Authorities Joint Insurance Fund–*Atlantic B*

10:30 AM – 11:45 AM Risk Management Strategies – MEL Training Institute – *Atlantic A*

**10:30 AM – 11:45 AM Preventing Sexual Harassment and Other Hostile Behaviors in the
Workplace
Brenda Edmonson – HUD Programs Compliance Branch Chief
*Atlantic B***

**10:30 AM – 11:45 AM The Bottom Line – Fundamentals for Non-Financial Managers–*Atlantic C*
Claire Russ, Senior Manager, BDO PHA Finance**

**12:00 PM – 1:15 PM Luncheon – John Bohm, NAHRO Acting Executive Director
*Ocean Ballroom A & B***

Note: You must be pre-registered for the RAD Occupancy Certification Course in order to attend these sessions. There is a certification examination at the end of this training

Monday, April 3rd (Continued)

1:30 PM – 4:00 PM	Basic Electrical Repairs – Hands-On Workplace - <i>Atlantic A</i> Randy Woolery, HD Supply
1:30 PM – 2:45 PM	Legal Issues – Lease Provisions, Evictions and Assistance Animals <i>Atlantic B</i>, Tracey Goldstein, Esq., Feinstein, Raiss, Kelin & Booker
1:30 PM – 2:45 PM	RAD Accounting Pre & Post Conversion - <i>Atlantic C</i> Nick Auriemma, CPA, Managing Director, BDO PHA Finance
1:30 PM – 2:45 PM	Public Housing Safety and Security Initiatives — <i>Atlantic D</i> Passaic & Newark HA personnel
3:00 PM – 4:15 PM	Credit Worthiness in Tenant Selection – <i>Atlantic C</i> Jaime Borodin, National Tenant Network
3:00 PM – 4:15 PM	REAC – Ways to Increase Your Score – <i>Atlantic D</i> Dennis DiBello, American Property
5:00 PM - 6:30 PM	NETWORKING RECEPTION – <i>Ocean Ballroom A & B</i>

Tuesday, April 4th

8:00 AM - 9:00 AM	Continental Breakfast – <i>Ocean Ballroom A & B</i>
9:00 AM – 10:30 AM	HUD Update – What's New – <i>Horizon Ballroom</i> Tim Kaiser, PHADA Executive Director
8:30 AM – 4:00 PM	RAD Training Course & Examination - <i>Atlantic D</i> NAHRO
10:45 AM – 12:00 PM	Success Stories in Public Housing - <i>Atlantic C</i> E. Dorothy Carty-Daniel, Commissioner Perth Amboy HA
10:45 AM – 12:00 PM	Civil Rights Update – <i>Atlantic A</i> Wanda Nieves, FHEO Director & Brenda Edmondson, Programs Compliance Branch Chief
10:45 AM – 12:00 PM	How to deal with problematic residents & guests/Improving the quality of life at you family sites - <i>Atlantic B</i> William Snyder, Joseph Zisa, Esq.
12:00 PM – 1:30 PM	Luncheon – <i>Ocean Ballroom A & B</i>

2017 CONFERENCE AGENDA

Tuesday, April 4th (Continued)

- 1:45 PM – 3:00 PM **“Staying Out of Trouble” & Commissioner’s Obligations - Atlantic D**
HUD Inspector General
- 1:45 PM – 3:00 PM **Instituting HUD’s Smoke-Free Public Housing - Atlantic C**
Karen Blumenfeld, GASP
- 1:45 PM – 3:00 PM **Commissioners Advocacy – Atlantic B**
Louis Riccio, Executive Director, Madison Housing Authority
- 3:15 PM – 4:30 PM **The Role of the Chair – How Much Power Do They Have? - Atlantic C**
E. Dorothy Carty-Daniel
- 3:15 PM – 4:30 PM **Bed Bugs – Treatment Options – Atlantic B**
Spencer Corbett, Corbett Exterminating, Steve Spinelli, Titanium Laboratories
and Michael Russell, Action Termite & Pest Control.
- 5:30 PM– 7:00 PM **RECEPTION & RAFFLE – Margaritaville**



Wednesday, April 5th (Continued)

- 9:00 AM - 10:30 AM **Breakfast – Ocean Ballroom A & B**
- ☐ The Honorable Ben Carson, HUD Secretary - Invited
 - ☐ Acting Assistant Secretary for Public & Indian Housing - Invited
 - ☐ Director, Public Housing Programs HUD Central Office
 - ☐ Maria Maio-Messano, HUD Field Office Director
 - ☐ HUD's Office of Public Housing
- GRAND PRIZE DRAWING**
- 8:30 AM – 12:00 PM **RAD Occupancy Training – Conclusion - Atlantic 4**



NJNAHRO SPRING CONFERENCE & TRADE SHOW

April 2ND – 5th, 2017

REGISTRATION FORM

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

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

RESORTS CASINO HOTEL - 1-800-772-9000

Name _____

Title _____

Agency _____

Address _____

City _____ State _____ Zip _____

Daytime Phone _____ Fax _____ E-Mail: _____

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

Due Postmarked/Faxed by March 17th (\$75.00 retained for cancellations before March 17th,

no refunds for cancellations after March 17th.)

Hotel reservations: 1-609-344-6000 (Code: VHOUS17)

GENERAL REGISTRATION

Postmarked/Faxed by March 17

2nd Registrations**

Late registrations after March 17

Member	Non-Member
\$475	\$575
\$375	\$575
\$500	\$625

On-Site General Registration

\$550

\$700

One-Day Registration

\$250

\$450

Pre-Conference Trainings include admission to entire conference.

 2 1/2 Day RAD Occupancy Training

\$525

\$750

 Scholarship Golf Outing – Sunday April 2nd

\$150

\$150

TOTAL AMOUNT ENCLOSED

\$ _____

CANCELLATION AND REFUND POLICIES FOR THE 2017 CONFERENCE

The cancellation and refund policies have been revised to minimize potential conference and hotel room liability for which NJ NAHRO commits well in advance of conference dates. Such expenses include, but are not limited to, hotel rooms, catering, and attendee supplies (i.e. badges, programs, etc.). All conference cancellations must be in writing and submitted by mail or fax on or before March 17th, 2017 to receive a refund less a \$75 cancellation fee to cover administrative costs. No refunds will be granted after March 17th, 2017, however access to program content (video of plenary sessions and complete set of handouts/presentations) will still be permitted. No telephone or e-mail cancellations will be honored. No refunds will be granted for no-shows or functions you do not attend. Please check to acknowledge that you have read and agree to the Cancellation Policy:

 I AGREE

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

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

2017 NJNAHRO ANNUAL CONFERENCE

Annual Charity Scholarship Golf Tournament

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

FORMAT:

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

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

WHEN: Sunday, April 2nd, 9:30 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 Louis Riccio at (973) 377-5237. Send hard copy with payment to Louis Riccio, 24 Central Avenue, Madison, New Jersey 07940. Make checks payable to NJNAHRO Scholarship Fund.

NO REGISTRATIONS WILL BE ACCEPTED AFTER MARCH 29TH, 2017
GOLF REGISTRATION - \$150 SINGLE / \$600 FOURSOME

Name: _____ **Organization:** _____
Phone _____

Address: _____

My Foursome Includes (Open Foursomes will be filled)

Name: _____

Name: _____

Name: _____

Name: _____



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

Through a sponsorship you will be supporting the NJNAHRO Scholarship Fund. This is an awesome cause that helps many low-income children of public housing afford a higher education.
Your organization's logo will be included on the sign.

BE A SPONSOR OF THE 2017 NJNAHRO SCHOLARSHIP FUND

Visit our website for details-NJNAHRO.ORG

NJNAHRO Scholarship Fund

Help Us, Help the Students!

(See page 7 for the 2016 Scholarship Recipients)

BE A SPONSOR OF THE 2017 Annual Charity Scholarship

Golf Tournament

Through a sponsorship you will be supporting the NJNAHRO Scholarship Fund. This is an awesome cause that helps many low-income children of public housing afford a higher education. Your organization's logo will be included on the sign.

PLEASE HELP US HELP THE KIDS!

THE TOURNAMENT TO BE HELD DURING THE 2017 NJNAHRO ANNUAL CONFERENCE AT THE SEAVIEW RESORT BAY COURSE ON SUNDAY
April 2nd, 2017

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 March 24th, 2017

Organization Name on Sign: _____

___ Closest to the Pin-\$500.00

Contact Person: _____

___ Longest Drive-\$500.00

Day Phone #: _____

___ Hole Sponsorship-\$450.00

Address: _____

___ Range Ball Sponsor-\$300.00

City: _____, State: _____ Zip: _____

___ Hole in One Sponsor-\$500.00

Email Address: _____

___ Beverage Cart Sponsor-\$500.00



Passaic Housing Authority's Public Safety

Passaic Housing Authority communities are some of the safest in the state of New Jersey however; we still have much work to do on criminal activity prevention. The current low crime rate is attributed to residents and police working together.



PHA Security Director
Jeff Gorley

We receive tips and other information every day from residents and the Passaic community at large via telephone, in person, or by mail. Every tip received is reviewed, investigated and forwarded to the appropriate law enforcement agencies.. There is an extraordinary seamless partnership with our residents, law enforcement agencies and courts.

The City of Passaic police officers are assigned to housing authority work under a shared service agreement between the City of Passaic and the Housing Authority. These officers work closely with our investigative team and residents to address any problems, concerns, and criminal complaints in these areas. The officers also attend meetings with staff, as needed. The Housing detail officers know who the residents are and residents know who the officers are. This partnership in turn this is extremely helpful in preventing problems before they start. The housing authority maintains a database of known criminals who are prohibited from entering properties. If an officer spots a nonresident who is on the exclusion database they stop and detain them and often times issue a summons to appear in court .



The Passaic Housing Authority together with the City of Passaic are committed to providing safe and secure housing to our resident families; eradicating crime in our communities is the overall objective. While it is recognized that lack of resources and funding sometimes prevent housing authorities from implementing effective crime prevention programs to this objective, it remains vitally important to the Passaic Housing Authority that collaborations are sought out to assist in the successful reduction of crime in our public housing communities. The Passaic Housing Authority has many strategies and methods utilized in the prevention of criminal activity (i.e. the use of CCTV, interviews, tip line, surveillance activity, and also covert operations).

These different tools are used without violating the civil rights of our residents. Moreover, local and state law enforcement officials, social service providers and most importantly our resident stakeholders collaborate in addressing issues related to crime and speak with one voice.

PASSAIC HOUSING AUTHORITY COMPLETING PHASE I OF ITS RAD CONVERSION

The Passaic Housing Authority has completed one of the first Low income Housing Tax Credit (LIHTC) RAD conversions in New Jersey. The Authority has converted all of its elderly units to Project Based Vouchers (PBV). The project consists of 3 elderly buildings in 3 separate neighborhoods in the city (consisting of 130 units). The program has allowed the PHA to infuse millions of dollars into totally renovating the buildings. According to the Housing Authority's Executive Director, Victor Cirilo, "the renovation of these 3 properties has totally changed the quality of life for the elderly and disabled residents living at these properties. It also serves as an incentive for surrounding property owners to invest in their properties which will be a further enhancement to the neighborhood and the City of Passaic. It is our goal to convert our entire portfolio."



The Hightstown Housing Authority is Becoming River Friendly

The Hightstown Housing Authority (HHA) has applied for “River-Friendly Certified” status by the Stony Brook-Millstone Watershed Association under their River-Friendly Business Program. To achieve this, the HHA must provide documentation on a variety of land use operations including pest management, landscape care, snow removal, and stormwater management. The Program also requires the completion of three site-specific projects, which is up to the business to determine based on their needs. Projects the Hightstown Housing Authority are undertaking in 2017 include resurfacing one parking lot with pervious pavement, installation of two perennial pollinator gardens, expansion of our “Resident Gardener” program to include a children’s garden, and reduction, with the goal of eliminating chemical lawn fertilizers.



Winner of the 2016 Governor’s Environmental Excellence Award, the Watershed Association’s River-Friendly Certification Programs promote clean water and a healthy environment through voluntary action by individuals and institutions. To achieve these goals they work one-on-one with residents, businesses, golf courses and schools to improve land stewardship practices. The program works to reduce pollution, conserve water, restore habitat for wildlife and educate the public about becoming better environmental stewards.

The main areas businesses must focus on are:

Water Quality Management- *Manage stormwater on property to reduce polluted runoff*

The HHA has built 2 rain gardens, installed drywells, rain barrels and over 500 feet of percolating trenches to capture storm water from our roofs and sidewalks.

Water Conservation- *Decrease indoor and outdoor potable water usage*

The HHA has replaced every toilet, showerhead and faucet aerator with new low flow devices that has reduced our water consumption by 30%



Wildlife Habitat Enhancement- *Enhance property features to support beneficial native species*

The HHA continue to rework landscaping, including native species, drought tolerant plantings, and pollinator friendly plantings. We also have added bird houses and feeders around the property.

Education & Outreach- *Share information and encourage environmental stewardship*

The HHA is the storm water demonstration site for the Borough of Hightstown, and presentations have been provided for ANJEC- Association of NJ Environmental Commissions, borough residents and Environmental Commission and a group from the Watershed. The HHA also includes environmental information in their monthly newsletter.

For more information on the River-Friendly Program, go to: <http://www.njriverfriendly.org/>

“IN THE SPOTLIGHT”

Appolonia Ezeanii

For the first time since its inception, one of the NJNAHRO scholarships awarded this past year was to a head of household in subsidized housing that participates in the Family Self Sufficiency (FSS) Program. Traditionally, the scholarships have been awarded to high school seniors and after a review of the program, the NJNAHRO Board decided to expand the pool of recipients for this beneficial award.

Appolonia Ezeanii from Passaic County was presented with a \$1,000.00 check at the June 28, 2016 Freeholder Meeting where she was also given a Certificate from the Freeholder Board. She is attending William Paterson University full time and expects to graduate this summer with a degree in Criminology and a minor in Health Studies. Janice DeJohn, Executive Director of the Passaic County Public Housing Agency credits Appolonia's success to her drive and determination in striving to achieve her goal of working with victims of domestic violence.

To that end, Appolonia is currently interning in the Family Division of the County Superior Court. She is learning the many aspects of the industry and hopes that the internship leads to full time employment. Appolonia wanted to express that: “The NJNAHRO Scholarship assisted me to purchase school books and my own computer. The computer has enabled me to do my research without having to continuously use the school library. I am very grateful and thankful that I am the very first head of household to receive this award.”



Appolonia Ezeanii being awarded her scholarship by NJNAHRO Scholarship Chairperson Janice DeJohn. Participating in the presentation are Passaic County Freeholders, Terry Duffy and Pat LePore.

NJNAHRO

NJNAHRO.ORG

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



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