

NJNAHRO News

Volume 9, Issue 1

April 2020

*Cliffside Park HA-Puts
Veterans First -Pg. 2

*2019 NJNAHRO Fall Con-
ference Pictures-Pg. 2

*Presidents Perspective-Pg.5

*2019 Scholarship & Intern-
ship Recipients-Pgs. 6-7

*Atlantic City Utility & Pleas-
antville HA Build Solar-Pg. 10

*2019 NJNAHRO Annual
Conference-Pgs. 13-18

Inside this issue:

Passaic County HA 8
Hosts Annual FSS
Event

"Can you Believe it?" 11
Editorial on proposed
2021 HUD Budget

Bergen County HA 19
Develops 30 Afford-
able Housing Units

Commissioner Spot- 23
light-Hackensack HA,
Anthony Stassi

NAHRO Launches 24-
New Financial Manage-
ment Training 25

Gloucester County 26-
HA -"A Daily Art 27
Exhibit"

Conference Registra- 18
tion Form



NJNAHRO and MARC NAHRO to Co-Host Annual Conference in Atlantic City, New Jersey



Hard Rock Hotel & Casino-Atlantic City

The New Jersey Chapter of the National Association of Housing & Redevelopment Officials (NJNAHRO) holds its annual spring conference at the Hard Rock Hotel during the month of May. NJNAHRO would like to announce that the 2020 spring conference is being co-hosted by the Middle Atlantic Regional Council of NAHRO (MARC NAHRO). This partnership will allow New Jersey to hold a regional housing conference encompassing New Jersey, New York, Maryland, Delaware, Pennsylvania, Washington, DC, Puerto Rico and the Virgin Islands

NJNAHRO President, Janice DeJohn, stated that she was "enthusiastic about the success of holding a regional housing conference in Atlantic City, New Jersey. Our agenda (Pages 16-17) provides for many outstanding topics that will be of interest to Commissioners, Executive Directors, staff and residents. The conference provides a major opportunity for Housing and Redevelopment Authorities to network with their peers from a large segment of our nation's affordable housing providers. This is a unique opportunity that we would like our entire region to take advantage of".

The conference agenda will include numerous staff members from HUD, industry experts and elected officials. We have invited the Mayor of Atlantic City to discuss the

city's redevelopment plan. Hands-on maintenance training will be provided in addition to the new REAC protocol for maintenance staff. The HUD Regional Administrators from New York (Lynn Patton) and Pennsylvania (Joseph DeFelice) have been invited to participate in a plenary session. Two sessions are being held on HUD's Public Housing Asset Repositioning which should be of interest to any Housing Authority considering converting their units. Our closing session, on Wednesday morning, will be hosted by David Vargas the Asst. Secretary for the Real Estate Assessment Center (REAC).

In addition to our significant agenda, we will be holding the following classes which require an additional registration fee:

Board Member Fundamentals (Sunday, May 3rd & Monday, May 4th)

Ethics-Rutgers Mandatory NJ training (Registration should be directly through Rutgers)

Don't miss this opportunity to learn more about what is happening in your industry. The conference registration is included in this newsletter on page 18. Please register early to ensure that you can get a room at the conference hotel.



UNION CITY HOUSING AUTHORITY

Providing Excellent Care for its Seniors



The Union City Housing Authority is always exploring new ways to promote wrap around services for its residents. This photo is from a recent health fair at our Senior Center. Based on feedback received from the senior residents, the event was a real success. Our social worker invited a local pharmacist to give a discussion on a topic of concern for the seniors. The topic of the day was Alzheimer's disease. On this day we invited a guest speaker within the health field to provide residents with much needed information on this disease. All of the residents in attendance received paper handouts full of information and those that were interested were referred to an Alzheimer's support group within the area. Feedback from this event was positive and the Union City Housing Authority has hosted a couple of health fairs since and they plan on continuing to provide residents with the opportunity to learn more about the things that matter to them. In doing so they are building community relationships and promoting the overall well-being of our residents.

NJNAHRO 2019 ANNUAL CONFERENCE

Hard Rock Hotel-Atlantic City, NJ





The best Housing Authority insurance at the most reasonable rates. NJPHAJIF was formed and is controlled by its member New Jersey Housing Authorities. The members understand their insurance needs and the need to control costs!

The New Jersey Public Housing Authority Joint Insurance Fund (NJPHAJIF) provides All-Lines insurance coverage to New Jersey Public Housing Authorities and their related non-profit entities. The fund was formed in the early 1990s by a core group of less than 10 public housing members for the purpose of providing Workers Compensation Insurance coverage. The formation was a result of some turmoil in the private insurance market which resulted in excessive costs and an inability by some members to obtain insurance coverage. In 1990, the State of New Jersey passed legislation which allowed public bodies to form Joint Insurance Funds. Today, most public bodies participate in one of the many Joint Insurance Funds. The small group of charter members has grown to more than 80 members with a complete All-lines insurance program. Today, the NJPHAJIF is the largest Joint Insurance Fund in the State of New Jersey based upon membership. The fund continues to grow and has established a positive track record in addressing its member's insurance needs, while staying true to its core mission.

The success of the New Jersey Public Housing Authority JIF's program has been well documented and in fact, **has produced a dividend to its members since it's inception in the amount of \$7,793,029!** This is a remarkable track record to build on. Our program is designed to provide long-term stability both for coverage and rates, which requires membership stability. In addition, the Authority becomes an owner in the program. With ownership comes a voice in all future transactions that affect your membership and governance.

As a Housing Authority owned Joint Insurance Fund, the requirement to bid insurance is waived by HUD. In addition, the Fund meets all the requirements set forth by the Department of Banking and Insurance of the State of New Jersey.

The fund's Account Manager is Tracy Lopez who can be reached at 201 881-7632 or by email at: tracyL@permainc.com. She can provide information on all your insurance needs.

NJNAHRO IS A PROUD SPONSOR OF NJPHAJIF.



CLIFFSIDE PARK HOUSING AUTHORITY PUTS VETERANS FIRST

The Cliffside Park Housing Authority prides itself on serving the community, especially those who have served their country. No matter how long the waiting list may be, or even if it is closed, a position will always be ensured for a senior U.S. veteran or a spouse of a deceased U.S. veteran. There is always room for a U.S. veteran at the Cliffside Park Housing Authority.



Our complex currently houses over 80 veterans, and they and their bravery never go unnoticed. During the week of Veteran's Day, our Senior Activity Center honors the veterans of the building as well the community. They are given a veteran's luncheon and an awards ceremony. The Senior Activity Center also gives a Veteran's Appreciation Day in which the veterans are honored from 8:30 A.M. through 3:00 P.M. starting with a breakfast, ending with a luncheon and filled with speeches given by public officials as well as their peers.

We feel that without the sacrifices that our veterans so willingly made, some the ultimate sacrifice, we would not be here to provide them with the services we see to. This is the number one reason that U.S. veterans and spouses of deceased U.S. veterans will always have the first preference at the Cliffside Park Housing Authority.

The services we provide may just be a drop in the bucket compared to all that our veterans have done. America's heroes will never be forgotten and this is just another way we try to give back to those who sacrificed so much for us.



NJNAHRO PRESIDENT'S PERSPECTIVE



NJNAHRO President
Janice DeJohn

Welcome to the 2020 spring edition of the NJNAHRO Newsletter. It is hard to believe that we are starting a new decade and I am anticipating new things to come for NJNAHRO and its members!

I am extremely honored to have been elected as President of the NJNAHRO Executive Board for the next two years. I have served on the Board for eight years and have been the Chairperson of the Scholarship Committee for the last six years. Being a part of the Scholarship Committee and promoting the education of our residents throughout the state has been a rewarding experience for me. I also serve on the Conference Committee, which plans the venues, agenda and networking events of our conferences and trainings. By working on that Committee, I have had the pleasure of meeting many of you who work in the housing industry.

My experience on the Board has proven to me that despite the challenging work environment that we all share, we have a network of support around us. Like a family, we help each other out when the going gets tough and we celebrate our achievements together. This newsletter is a showcase of some of those achievements and I encourage you to share it in your offices and with your local officials.

My hope for the next two years is to both continue and expand the services that NJNAHRO offers. Please feel free to check in at our website at www.njnahro.org to see the latest updates.

I look forward to seeing you at our Spring Conference on May 3, 2020 in which MARC NAHRO will be joining us. The Agenda and registration for this conference is included in this newsletter. In addition to a variety of training for commissioners and staff, there will be plenary sessions with HUD and other housing officials to update you on the latest developments in housing.

Sincerely yours,

Janice DeJohn
NJNAHRO President



NJNAHRO SCHOLARSHIP PROGRAM

The New Jersey Chapter of NAHRO provides annual scholarships to eligible program participants which include high school seniors and adults who wish to further their education. The program has also extended an internship program to Housing Authorities in recent years in order to encourage young people to become employed in the housing industry. The Scholarship Committee is chaired by Janice DeJohn, Executive Director of the Passaic County Public Housing Agency. Committee members include 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. Awards are based on grades, scholastic achievements, extracurricular activities, and community involvement. Information on the NJNAHRO Scholarship Program can be obtained on the NJNAHRO website at: NJNAHRO.ORG.

2019 Scholarship Winners



Tricia Cole, Morris County Housing Authority

Tricia achieved a 3.5 GPA in high school while also participating in numerous activities which included Spanish Club, Film Club, Tumbling, Videography and basketball. She was also employed part time and tutored English to children. Tricia plans to attend Rutgers to major in Human Resources and continue her work with children.

(Continued on Page 7)





2019 NJNAHRO Scholarship

Niko Gonzalez, Secaucus Housing Authority



Graduating with a 3.5 GPA, Niko also served as Vice President of the Science Club. He participated in the school newspaper, Photography Club, and was a Summer Camp Counselor. Niko will attend Montclair State University to study journalism. He has already begun to write his own novel.

Angelica Castro, Passaic County Housing Agency

Angelica achieved high honor roll in school and was a lacrosse and volleyball player. She has been on mission trips to several countries and is a student leader in a local ministry which assists families. As a result of her mission trips, she plans to become a teacher while studying at Liberty University.



Lashanti Bran- Womack, Summit Housing Authority



While maintaining her grades, Lashanti was involved with the Environmental Club, Peer Leadership, Drama Club, Recycling Club, Speech and Debate Club and was also employed at a local gym. She has also served as a Summer Camp Counselor and volunteered for the Red Cross. Lashanti is committed to every task that she takes on, and her next one will be attending William Paterson College.



Passaic County Hosts Annual FSS Event



On April 3, 2019 the Passaic County Board of Chosen Freeholders and the Passaic County Public Housing Agency hosted the sixth annual Family Self Sufficiency Event at The Brownstone in Paterson.

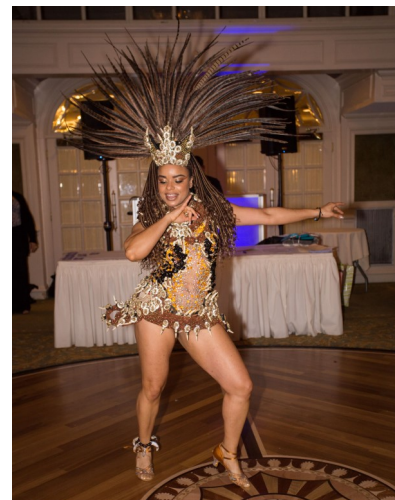
In addition to providing rental subsidies to low income families, the Housing Agency administers a Family Self Sufficiency (FSS) Program with approximately 75 clients per month. The program guides residents through a five year period which focuses on training, education and employment to reach economic self sufficiency. The program also accrues escrow monies

which are paid to the participant upon successful completion of the program.

This year the event was an evening affair which included entertainment and a host of services. Twelve graduates from the program were honored. Two of the program participants spoke about their personal journey. The graduates as a whole received \$192,344.00 in escrow monies and two of them voluntarily gave up their rental assistance. The honorees included educators, a pharmacy technician, a security officer and supervisory positions with health benefits provided by the employer. Freeholder Deputy Director Cassandra Lazzara was in attendance to present certificates from the Board of Chosen Freeholders in acknowledgement of the graduates' achievements. Freeholder Lazzara also presented each graduate with a personal journal appropriately titled "Yes You Can."

The night was dedicated to the beauty of a person both inside and out. Representatives from Mary Kay cosmetics, a local beauty shop, and a program participant were available to provide their services during the event. Lakeland Bank was also represented by Kenneth Partyka, VP Area Manager and India Delgado, Mortgage Loan Originator. The bank supports the Housing Agency clients with valuable workshops and programs for first time home buyers.

A former graduate of the FSS program entertained the attendees in full costume with a mixture of both an authentic Brazilian Samba and African Dance. Dancing to the tunes of a DJ and a tricky tray provided more highlights to the evening.

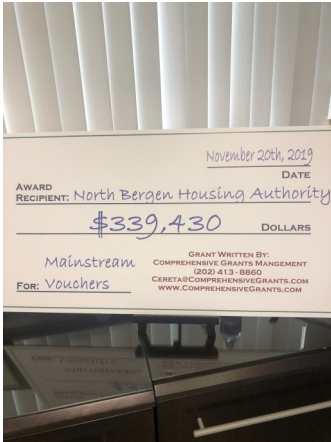


"The County's Self Sufficiency Program provides counseling and the service partners needed for residents on their journey to become economically self sufficient," said Freeholder Director John Bartlett.



Passaic County Public Housing Agency Director Janice DeJohn stated, "The Family Self Sufficiency Program could not be successful without the support of the Freeholder Board, my staff, our partners, and the people who donate their time to this annual event. The dinner was a vehicle to display to our clients that we are here to support them, and that we have the resources to assist them in their endeavors. Most important, we are trying to establish that base of encouragement, improvement of self esteem and self awareness to get them started on their road to independence."

North Bergen Housing Authority to Soon Break Ground on New Building



The North Bergen Housing Authority (NBHA), along with its not-for-profit affiliate, will soon be breaking ground on a new building. The building will be named "Meadow Hill" which is still in the planning stages and will contain 61 one-bedroom units. It will be located on the 6700 block of Columbia Avenue and is reserved for persons 55 years and over or physically disabled adults.

The NBHA, as the managing agent, will be accepting referrals from the Catholic Charities Network and applications when the building is completed. The project has been approved by the Township of North Bergen and the State of New Jersey through the New Jersey Housing and Mortgage Agency (NJHMFA). The project is a partnership through an affiliated non-profit organization and the Alpert Group. The Alpert Group is a leading developer of affordable housing who was involved in building the Theresa Ferraro building in 2001. The Department of Housing and Urban Development must give their approval for the disposition of the land, after which time construction will begin.

"I cannot wait for this new building to break ground so that we can get people moved in as quickly as possible," said NBHA Executive Director Gerald Sanzari. "This is an exciting project that will begin as soon as the Department of Housing and Urban Development gives their approval."

The ground-breaking is anticipated for some time in 2020 and the project may take up to 18 months to complete. As the development gets closer to completion more information shall be made available to the public.



HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
PROPOSED RESIDENTIAL SENIOR BUILDING
CONCEPTUAL MODEL
LOTHROP ASSOCIATES LLP
APRIL 22, 2018

ACUA and Pleasantville Housing Authority to Build One of State's First Community Solar Projects

Egg Harbor Township, NJ – December 23, 2019 – The Atlantic County Utilities Authority (ACUA) and the Pleasantville Housing Authority (PHA) were recently awarded approval to build one of the state's first community solar projects through the New Jersey Board of Public Utilities (NJBPU) Community Solar Energy Pilot Program.

A community solar project allows a solar array built at one property to provide electricity to multiple subscribers throughout the community. It allows those who may not have the ability to install solar on their property to partake in the benefits of renewable energy.

With the NJBPU's pilot program, New Jersey joins many states that have successfully implemented community solar initiatives. The ACUA/PHA project was one of only 45 selected out of 252 applications, and one of just three in the Atlantic City Electric coverage area.

The approved project consists of a two megawatt solar array that will be installed on the closed portions of ACUA's landfill in Egg Harbor Township. The power generated will be sold to PHA residents at a discounted price.

"ACUA is proud to partner with the Pleasantville Housing Authority in bringing clean, renewable energy to more Atlantic County residents," said ACUA President Rick Dovey. "As beneficiaries of solar energy for years, we know it works, is cleaner for our community, and can be cheaper for ratepayers. We are happy to put the closed space on our landfill to work for the community in this way."

"We are excited to introduce the benefits of renewable energy to the more than 300 residents of the Pleasantville Housing Authority through this forward-thinking partnership with ACUA," said Vernon Lawrence, Executive Director/CEO/CFO of the Pleasantville Housing Authority.

The NJBPU pilot program was designed to evaluate community solar projects before implementing a full-scale program statewide. This is the first of a three-year pilot program, and applications for additional projects will reopen in 2020 and 2021. The pilot program focused on awarding submissions that would help expand renewable energy to low-to-moderate income communities to fulfill the state's goal of ensuring an equitable solar market in New Jersey.



Can you Believe it-Again?

Editorial

William F. Snyder

The Trump administration has released its proposed 2021 federal budget and once again it doesn't look friendly to the Housing & Community Development Industry. In fact, it is downright draconian! The 4.8 trillion 2021 budget has a hit list that dramatically shrinks the federal safety net. The proposed budget cuts show how far away the President has moved from his 2016 campaign promises. Non-defense domestic spending only makes up a very small portion of the proposed 4.8 trillion budget. The President has also vowed to not cut Social Security and Medicare. This results in a much larger impact on discretionary programs like HUD.

The proposed HUD budget of \$47.9 billion is 15% lower than what was approved in 2020. There are large cuts to public housing and the elimination of many programs that build affordable housing and improve local infrastructure. As previously proposed, the budget would eliminate the Capital Fund Program in spite of HUD's estimate that there is a backlog of capital needs exceeding \$30 billion dollars. Housing Authorities would have to continue to defer needed maintenance like replacing malfunctioning boilers, leaky roofs and other necessary repairs.

In addition to the cuts to the Capital Fund Program, the budget cuts the Operating Fund by almost \$1 billion from the prior year's approved amount (\$3.572 billion from \$4.549 billion). Public Housing Authorities (PHAs) have dealt with the Operating Subsidy Proration Factor for many years. In itself, this has caused significant disruption in service due to uncertain subsidy levels. PHAs have been dynamic and resilient in their efforts to continue operating with less financial support and uncertainty. The low-income residents of public housing are greatly impacted by the disinvestment in our nation's public housing stock. The President is also proposing an increase in the tenant's portion of the rent to 35%, while eliminating deductions for child care and medical expenses.

The current administration has been proposing similar cuts for each year that they have been in office. Fortunately, the Democratically controlled House of Representatives have been able to fend them off. 2020 is an election year which will determine if the administration's public housing proposals will be the norm for the future. We have faced several decades of disinvestment in public housing. The continuation of the disinvestment will lead to the total demise and ultimate elimination of public housing.

We need everyone to reach out to their legislators and let them know about the good things that you are doing with your limited resources. Also, let them know that the proposed 2021 budget should not be approved.



President's Trump's Proposed 2021 Budget is harsh on HUD and Low-Income Residents living in public housing.

NJNAHRO/MARC NAHRO OFFERS TRAINING COURSES FOR COMMISSIONERS, EXECUTIVE DIRECTORS & STAFF

NJNAHRO will be holding its Annual Conference and Trade Show on May 3rd – 6th, 2020. This year's conference is being co-hosted by MARC NAHRO.

This newsletter includes the complete Agenda for this three day event. As you can see it is very ambitious and has many sessions which will be useful to Commissioners, Executive Directors, Administrative and Maintenance staff. All of the sessions have been developed to provide you with the tools and strategies needed to build a more effective and efficient organization.

There will be several Special Maintenance Courses offered on Monday May 4th from 9:15 AM till 11:45 AM and 2:00 PM until 3:15 PM, which specifically address plumbing and electrical repair problems. The courses will be taught by qualified personnel. They have taught this course for maintenance staff at the New Jersey Apartment Association Conference, the New Jersey League of Municipalities, the New Jersey Affordable Housing Management Association, NAHRO and for numerous private landlords.

We had to limit the sessions last year to only 30 registrants. If you plan on attending the entire Conference you will be given a preference.

Based upon the outstanding response to last year's conference sessions, we know that the demand for this year's sessions will once again be overwhelming. Early notice is being sent to you so that you are not *shut-out*. Many people were unable to reserve a room for last year's Conference or even attend because they did not register early enough. You can stay at the Hard Rock by calling **609-449-1000**. **Cut-off date is April 10th**. The attached registration form (Page 18) provides the necessary information to register for the conference and hotel.

Please make your reservations for the Conference by mailing (NJNAHRO, c/o Carteret Housing Authority, 96 Roosevelt Avenue, Carteret, New Jersey 07008) or faxing (732-541-2867) the attached registration form. Your registration will not be valid until payment is received!



VENDORS**VENDORS**

NJNAHRO Annual Conference & Trade Show

**EXHIBIT AT THE 2020 NJNAHRO/MARC NAHRO
ANNUAL CONFERENCE**

May 3-6, 2019

The New Jersey State Chapter of the National Association of Housing and Redevelopment Officials (NJNAHRO) in conjunction with the Middle Atlantic Regional Conference of NAHRO (MARC NAHRO) are holding their Annual Conference and Exhibition May 3 - 6, 2020 at Hard Rock Hotel & Casino in Atlantic City. I would like to invite you to take advantage of a very special marketing opportunity available to your business in 2020.

Through the 2020 NJNAHRO Annual Conference your business can reach the decision-makers in public housing, redevelopment and community development in New Jersey. Our Conferences and Trade Shows offer you a cost-effective method of communicating directly with the decision-makers in New Jersey's multimillion dollar housing and community development market.

The Annual Conference offers numerous options:

Exhibit at the Conference

Corporate Sponsorship

Enhanced Marketing

Sponsor a Social Event at the conference

If you would like more information, call Louis Riccio at (973) 377-0258. Space is limited, so be sure to let us know of your interest today. You don't want to miss this once a year opportunity to reach such an important market.

**Louis Riccio
Conference Chairman**

Vendor application packages can be obtained on-line at www.NJNAHRO.Org

RESERVE THESE DATES

NJNAHRO/MARC NAHRO ANNUAL CONFERENCE & TRADE SHOW

May 3rd – 6th 2020

Mark your calendars for the NJNAHRO Annual Conference and Trade Show. The conference will be held at Hard Rock Hotel & Casino in Atlantic City (Sunday through Wednesday).

The 2020 NJNAHRO/MARC NAHRO Conference & Trade show will provide important and timely information on Housing & Community Development issues facing every Housing & Redevelopment Authority. Pages 12 through 18 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. This is also an opportunity to meet and speak with your peers about the various common issues facing our industry.

Pages 6 & 7 of the newsletter describe NJNAHRO's Scholarship Program. Funds raised from our conference are utilized to support these worthwhile efforts. Your participation is critical to assisting us in maintaining these programs.



William F. Snyder-NJNAHRO Service Officer

2020 NJNAHRO/MARC NAHRO SPRING CONFERENCE & TRADE SHOW

**Don't miss the 2020 NJNAHRO/MARC NAHRO Conference &
Trade Show!**

May 3rd to May 6th, 2020

NJNAHRO/MARC NAHRO Spring Conference

New Jersey NAHRO (NJNAHRO) with MARC NAHRO will be holding their Spring conference this May.

The conference is being held at Hard Rock 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



2020 NJNAHRO/MARC NAHRO CONFERENCE AGENDA

Sunday, May 3rd

12:00 PM - 4:00 PM	Board Member Fundamentals 1
2:00 PM – 5:00 PM	Committee Breakouts & MARC Board Meeting
4:00 PM – 5:30 PM	Early Registration
5:30 PM—6:30 PM	President's Hospitality Suite

Monday, May 4th

8:00 AM - 9:00 AM	Continental Breakfast
8:00 AM - 4:00 PM	Registration
9:00 AM – 4:00 PM	Board Member Fundamentals 2
9:00 AM - 4:00 PM	Rutgers Course (Ethics)
9:15 AM - 11:45 AM	Hands-on Maintenance-Dealing with Plumbing Issues
9:15 AM - 11:45 AM	Opening Plenary Session-DC Update Adrianne Todman & Tim Kaiser Sunny Shaw & John Mahon.
12:00 PM – 1:45 PM	Luncheon & Welcome Atlantic City Mayor Janice DeJohn-NJNAHRO President John Mahon-MARC NAHRO President Sunny Shaw, NAHRO President
2:00 PM – 3:15 PM	Commissioners Roundtable E. Dorothy Carty Daniel
2:00 PM - 3:15 PM	Hands on Maintenance Training – Dealing with Electrical Issues
2:00 PM – 3:15 PM	Housing Counseling-New Certification Requirements, Final Rule
2:00 PM – 3:15 PM	A New Win-Win Funding Solution to replace your Agency's aging Infrastructure

**2019 NJNAHRO ANNUAL CONFERENCE & TRADE SHOW
HARD ROCK, ATLANTIC CITY
MAY 5 – May 8, 2019**



Monday, May 4th (Continued)

3:15 PM - 4:30 PM	Housing Opportunity Through Modernization Act
3:15 PM - 4:30 PM	File Management & Policy Revisions
3:15 PM - 4:30 PM	Active Shooter Protocol-Homeland Security
5:30 PM – 7:00 PM	Reception in Vendor Area

Tuesday, May 5th

8:00 AM –9:00 AM	Continental Breakfast
8:00 AM-4:00 PM	Registration
9:00 AM-10:30 AM	Plenary-Regional Administrators Lynn Patton-Region I Joseph DeFelice-Region II
10:45 AM-12:00 PM	Insurance Liability (Sexual Harassment, Cyber Security, etc.)
10:45 AM-12:00 PM	REAC Inspections-New Protocol
10:45 AM-12:00 PM	Housing Repositioning Alternatives HUD-Jane Hornstein & Greg Byrne
12:15 PM	Luncheon-MARC Annual Meeting R. Hunter Kurtz-HUD Asst. Secretary PIH
2:00 PM-3:15 PM	Fraud, Waste & Mismanagement HUD Inspector General
2:00 PM-3:15 PM	International Roundtable
2:00 PM-4:30 PM	Housing Repositioning Alternative-OFFICE HOURS HUD-Jane Hornstein & Greg Byrne
3:15 PM-4:30 PM	Closing Plenary Session-Alan Mallach Author of “The Divided City”
4:30 PM-5:00 PM	NJPHAJIF Meeting
5:30 PM-7:30 PM	Networking Reception & Tricky Tray

Wednesday, May 6th

9:00 AM	Closing Session David Vargas-Acting Deputy Assistant Secretary for REAC
10:45 AM	Atlantic City Bus Tour

**2020 MARC/NJNAHRO CONFERENCE
& TRADE SHOW
May 3 - 6, 2020
REGISTRATION FORM**

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

FAX REGISTRATIONS ACCEPTED, (732) 541-2867. Simply fax entire page.

HARD ROCK CASINO HOTEL - 1-609-449-1000

Name _____

Title _____

Agency _____

Address _____

City _____ State _____ ZIP _____

Daytime Phone _____ Fax _____ E-Mail: _____

General Registration fees include general sessions, reception, breakfast, lunch, exhibitions, Annual Meeting and Bus Tours. Due Postmarked/Faxed by March 20th (\$100.00 extra for Late Registrations after March 20th. \$75.00 retained for cancellations before April 10th.) **Hotel reservations: 1-609-449-1000 Code GHRA520** (room rate-\$99.00 plus resort fee).

GENERAL REGISTRATION

Postmarked/Faxed by March 20 th	\$395	_____
Late registrations after March 20 th	\$495	_____
Resident	\$295	_____

On-Site General Registration	\$550	_____
-------------------------------------	--------------	-------

One-Day Registration	\$295	_____
-----------------------------	--------------	-------

Pre-Conference Training -Commissioner's Fundamentals	\$450	_____
---	--------------	-------

TOTAL AMOUNT ENCLOSED

\$ _____

CANCELLATION AND REFUND POLICIES FOR THE 2016 CONFERENCE

The cancellation and refund policies have been revised to minimize potential conference and hotel room liability for which MARC/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 April 10, 2020 to receive a refund less a \$75 cancellation fee to cover administrative costs. No refunds will be granted after April 10, 2020, 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 (Please initial)**

**Make Checks payable to:
NJNAHRO**

**c/o Carteret Housing Authority, 96 Roosevelt Avenue
Carteret, New Jersey 07008**

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, **HARD ROCK 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 your attendance will not be counted.

Bergen County Housing Authority Develops 30 Affordable Housing Units For Seniors in Saddle Brook

In September the Housing Authority along with the Housing Development Corporation of Bergen County (HDC), the non-profit real estate development arm of the Housing Authority of Bergen County, celebrated the ribbon cutting for brand-new senior housing in Saddle Brook, NJ. The property owned by the Township of Saddle Brook is leased to the HDC under a long-term lease provision. The building will be managed by the Housing Authority of Bergen County.

RSC Architects of Hackensack designed the 2-story building complex. Del-Sano Contracting of Union NJ and Simplex Homes of Scranton, Pennsylvania constructed the building which features 30 one-bedroom prefabricated modular apartments for senior citizens with incomes of less than 50% of Area Median Income. Matina and Son of Hackensack completed all the project site work. The building contains a common area space that includes a furnished community room, laundry facilities, and office space for management. The entire building is ADA (Americans with Disabilities Act) adaptable. Each apartment has a complete kitchen with Energy Star appliances, a walk-in shower, and an intercom system that provides a live video feed for the residents. John T. Celio LLC of Rutherford NJ was the project's interior designer who assisted the HDC in furnishing the common areas, lobby, community room, and office space. Of the 30 apartments, 6 have been set aside for households experiencing homelessness or are precariously housed. Catholic Charities will provide supportive services to resident households including onsite case management, connections with community organizations for health care and other services as needed.

Saddle Brook Mayor Robert White explained, "It is with great enthusiasm and pride that Saddle Brook opens the doors to the newly constructed senior housing building. We welcome all the residents that will now call the building their new home. It took a bit longer than expected, but it was well worth the wait. We now have a beautiful, well-constructed building with 30 affordable apartments conveniently located on Caldwell Avenue across from our Township Senior Center. Partnering with Bergen County Housing and Development to get the job done proved to be our best option. They were always professional, dependable and courteous in managing the project to a successful conclusion."



(Story continued on Page 21)

One Meal at a Time, Edison Housing Authority Fights Food Poverty

Here's a twist on an old saying: When life gives you a government shutdown, you make a food pantry.



At least that's what Edison Housing Authority did in 2019. During this crisis, EHA recognized a need to aid their Section 8 tenants and housing authority residents who were dependent on federal food programs such as SNAP (Supplemental Nutrition Assistance Program) and WIC (Special Supplemental Nutrition Assistance Program for Women, Infants, and Children).

Their answer was to partner with MC FOODS (Middlesex County's Emergency Food Network) and soon opened the food pantry in the community room of Robert Holmes Gardens. The food pantry was so successful that the decision was made to continue. What started as an emergency response to the government shutdown has evolved into a permanent resource for residents. Now, once a month the community room is transformed into a food pantry where residents, including Section 8 tenants, can get these much needed provisions. Every third Wednesday, approximately 100 Section 8 tenants and housing authority residents come with their shopping bags to get their food essentials.

The small EHA staff plans for days before a scheduled food pantry. Veronica first assesses how many cars are needed and how to organize the trip to the food bank in New Brunswick. They start at about 6 a.m. that day and travel to MC FOODS. It's first come, first served, so the early arrivals have the best choice.

As a result of their partnership with MCFOODS, EHA is now a member of the Edison/Metuchen Food Pantry Network. For some time, the Network has been looking for a partner to establish a pantry in North Edison where they have seen a great need. Food poverty is systematic throughout Middlesex County where MC FOODS serves approximately 100,000 families annually. "The North End of Edison has been a focal point for the food pantry," said EHA executive director Deborah Hurley. "They identified a need, but had no one to corroborate with."



(Continued on Page 27)

(Continued from Page 19)

**Bergen County Housing Authority
Develops 30 Affordable Housing Units
For Seniors in Saddle Brook**

The project was made possible through the generous funding of SB One Bank as well as Federal Home Loan Bank of New York, the Township of Saddle Brook, the New Jersey Housing and Mortgage Finance Agency (NJHMFA) and the HDC.

“Partners like SB One Bank and funding opportunities made possible by NJHMFA and FHLBNY make it possible for HABC and HDC to fulfill its mission, creating vital affordable housing opportunities in Bergen County,” said Lynn Bartlett, Executive Director of the Housing Authority of Bergen County & Housing Development Corporation of Bergen County. “The demand for affordable housing is extremely high and has always exceeded supply. In fact, the waiting list for these 30 units was full and closed within an hour of opening the application process. I know I speak on behalf of the HABC Board of Commissioners and HDC Trustees when I say that we are happy to bring viable senior housing to Saddle Brook, and we look forward to making similar housing options available throughout the County.”

“This project was a long time in the making. I’m so proud to have been a part of it. The apartments are beautiful, and I am very happy for all the people who will be able to live in them and enjoy a better quality of life,” said Councilwoman Karen D’Arminio.



HUD OFFICIALLY DECLARES NEWARK HOUSING AUTHORITY OFF “TROUBLED” STATUS WATCHLIST



Officials of the U.S. Department of Housing and Urban Development (HUD) convened with staff and commissioners of the Newark Housing Authority this past week to officially declare the agency out of the Federal “Troubled” status list.

Every Housing Authority nationwide is extended a Public Housing Assessment System (PHAS) score based on performance measurements, which include its financial condition, management of operations, condition of its housing stock, and management of capital improvement funds.

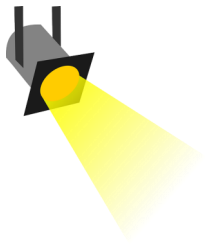
The Newark Housing Authority was declared “Troubled” for failing to meet a public housing program passing score for the years 2016 and 2017. The Board of Commissioners selected a new Executive Director in late 2017 to address the expected recovery efforts. Executive Director Victor Cirilo immediately went to work and decreased administrative expenditures by \$9 million, put over 350 units back on line via a working agreement with labor unions, increased rent collection to 98%, and oversaw a 30% decrease in bad debt write-offs. This activity all took place in the year 2018, which resulted in a passing score for the fiscal year. The 2019 review has yet to be completed but the Housing Authority is confident of a more significant improvement.

“This has been a team effort which includes staff, residents, stakeholders, and the community,” said Executive Director Victor Cirilo. “There is always a lot more work to do and we cannot forget our responsibilities outside of the realms of measurements, more specifically in the areas of customer service and curb appeal.”

The Newark Housing Authority is divided into three distinct operations. The Public and Mixed Income Housing Program, which is comprised of over 7,500 units; the Housing Choice Voucher Program, which is comprised of over 6,000 units and is already a high performer under HUD; and its Redevelopment and Asset Preservation Division.

After finding an agency to be in “Troubled” status, the U.S. Department of Housing and Urban Development (HUD) intervenes and requires agencies to go through a series of assessments. Ultimately an improvement decree is entered into between the Board of Commissioners, the Mayor of the particular jurisdiction, and HUD.

“We applaud the Housing Authority’s efforts to improve its delivery of services,” said Newark Mayor Ras J. Baraka. “It shows an enhanced positive impact in the lives of residents in need and helps build a more empowered and equitable city. Everyone deserves a decent, safe, and affordable place to live.”



COMMISSIONER SPOTLIGHT

Hackensack Housing Authority



Chairperson Anthony "Tony" Stassi

Anthony "Tony" Stassi has faithfully served as a Commissioner at the Housing Authority of the City of Hackensack for more than 30 years. He has been an instrumental part the total redevelopment of the Housing Authority's public housing stock. Tony's leadership resulted in major capital improvements through both the Capital Fund Financing Pool (CFFP) and the conversion of the Housing Authority's entire public housing portfolio under the Rental Assistance Demonstration Program (RAD). His leadership has also been a major factor at ensuring that the Housing Authority's residents live in decent, safe and sanitary housing.

Tony was born in Sicily and moved to the United State in 1951 before settling in Hackensack, New Jersey. He served in the United State Marine Corp and operated an automotive repair business for many years. He ultimately was hired by the Hackensack Department of Public Works where he served as Fleet Maintenance Supervisor until his retirement. The local Chapter of UNICO was lucky to have Tony serve as its Chapter President and District Governor. Tony strongly believes that "people are ultimately judged not by what they take from life, but for what they give back." He has strong ties to his local community based upon what he has given back to his community in service and compassion.

Tony is married to Mary Ann and has two children (Lisa & Anthony) and two grandchildren. He continues to serve as Chairperson of the Hackensack Housing Authority. He spends his free time restoring antique cars and spending time with his family.

New Jersey Public Housing Authorities are best served by having competent, caring individuals, like Tony Stassi, serving as Commissioners. Tony has set the benchmark for high quality affordable housing in the City of Hackensack. We congratulate Tony on his many years of dedicated service.



NAHRO Launches New Financial Management Training Program for Housing Agencies

NAHRO is thrilled to announce the availability of its new Financial Management Training Program, a first-of-its-kind educational series designed by housing agency (HA) industry professionals to enhance existing skills and create a qualified talent pool of finance professionals for the future.

Developed through a public-private partnership between Aprio, Gans, Gans & Associates and NAHRO, the program will equip financial professionals with the knowledge of HA accounting and financial management techniques, tools and data management principles, as well as the standards required to effectively manage HUD financial reporting.

“The financial structure, and operations, of public housing agencies is currently undergoing a generational change,” explains Duane Hopkins, CFO of Housing Catalyst. “This is a result of the realities of underfunded federal programs and deteriorating housing portfolios that require significant financial investment and transformation. Chief Financial Officers for public housing agencies must now oversee the federal funded programs such as public housing and housing choice vouchers while also being knowledgeable of real estate development financing and structures. This complex mix of knowledge requires new skills and ongoing education for the Chief Financial Officers who will be depended upon to help shepherd public housing agencies into this new era.”

Delivered through a blended model of face-to-face classroom sessions and e-learning, this program will provide Directors of Finance, Controllers and Senior Accountants in the HA industry with the necessary training to effectively lead, organize, direct and manage HA finance and administrative staff, operations and accounting systems, processes and regulatory compliance. As Heather R. Franklin, CPA, Executive Vice President of Finance of the Charlotte Housing Authority notes, “This program provides a holistic view of the skills and knowledge needed to be a successful CFO in the industry. Currently these skills must be obtained either on the job or through multiple training outlets, creating a large need and skills gap. By combining the necessary elements together into succinct, purposeful sessions, this allows both new and aspiring CFOs to make a quicker, more effective impact on their organizations.”

The Curriculum

Delivered in partnership with the John Dailey Florida Institute of Government at the University of South Florida, the Financial Management Program is a year-long certificate program that includes 32 hours of face-to-face classroom training and 6 hours of online e-learning. The course work spans six vital topics:

Industry Knowledge & Updates

- Topics: HUD Regulations, HUD Financial Reporting, Financial Policies, Operating Budget Development, Funding Sources, Audits

(Continued on Page 25)

(Continued from Page 24)

Staff Development

•Topics: Internal Controls, Standard Operating Procedures, Compliance Toolkit, Soft Skills, How to Be an Effective Partner with Leadership

Increasing Non-Federal Revenue

•Topics: How to Identify Funding Opportunities, Best Practices and Case Studies, Grant Writing and Cost-Benefit Analysis

Real Estate Deal Structure & Property Operations

•Topics: Financial Management, Financial Models, Management Fees and Cost Centers, Industry Standards and Outsourcing Property Operations

•Format: Face-to-face Training

•Contact Hours: 12 hours/1.5 days

Cyber & IT Security

•Topics: Data Protection, How to Identify Cybersecurity Risks, Methods for Improving Internal Controls and Procedures to Reduce Exposure, Asset Protection and Fraud Alerts

Leadership Development

•Topics: Effective Communications, How to Handle a Crisis, Hacking, Misconduct, Managing Stress, Strategies, Activities and Process

NAHRO CEO Adrienne Todman commented, “By combining the rich expertise of Aprio, Gans, Gans & Associates and NAHRO, we’ve built a unique blended learning experience that will give our members – and public housing agency professionals everywhere – the tools they need to succeed in an ever-changing future.”

For more information or to register, visit the NAHRO website or email professionaldevelopment@nahro.org.



A DAILY ART EXHIBIT

At the Housing Authority of Gloucester County



Colonial Park Apartments is a 200-unit, five story building for the elderly in beautiful Gloucester County, NJ. In August 2010, a fire occurred in an apartment on the top floor of the south wing of the building and the smoke from the fire activated the sprinklers after the resident opened the apartment door. Although the fire was confined to the one unit, the Fire Chief evacuated the entire building and by the time the fire was completely extinguished, there were several inches of water in the hallway which migrated downwards over the next few days. Luckily there were no injuries other than the minor burns suffered by the resident of the fire unit. However, fifty-eight (58) residents were displaced to hotels or the homes of friends and family.

While the Housing Authority worked very hard to rehabilitate the building, brick and mortar repairs proved to be the least difficult hurdle to overcome, as some residents started demonstrating signs of emotional distress. Those who were displaced missed their home and independence, those who stayed, worried about their displaced neighbors and had to cope with the repairs and modernization efforts.

In the middle of this critical time, Executive Director Kimberly Gober thought some form of therapy would be beneficial to the residents. There was already an existing painting program at the two Public Housing buildings owned by the Authority which was funded through the Resident Opportunity for Self Sufficiency (ROSS) Program, so she introduced the amazing Art Teacher, Ms. Bonnie Redkoles, to the seniors of Colonial Park.

Art Therapy proved to be exactly what the Colonial Park residents needed, and they immediately embraced the painting class. Ms. Redkoles' demeanor and pleasant personality provided the residents an opportunity to relax and express their feelings in a constructive way. The painting program was received so well by the residents, that it grew into a mural program to redecorate the building. The paintings of the residents are proudly displayed throughout the freshly painted walls of the building.

The Art program proved to be so successful amongst the Colonial Park residents, that the Authority decided to expand it to all the buildings owned and/or managed by the Authority in hopes it would benefit all residents. Classes are held bi-monthly and usually last about 2 hours.

After 9 years, the Art program at the Housing Authority of Gloucester County is still going strong. It helps our residents feel a sense of pride, allows time for them to share experiences, socialize together and overall improves their mental health. The visitors of the building and employees also benefit by experiencing the beautiful resident created artwork on display throughout the building. Each building hosts an art exhibit on a regular basis. The mural program, to decorate the buildings with resident painted art, is also expanding. It is the hope of the Authority to continue providing this program to our residents for many years to come.



“One Meal at a Time”*(Continued from Page 20)*

Future plans call for EHA to fulfill this need by opening this location to the public. “Our goal is to remedy and eventually eradicate food poverty,” explained Hurley. “All of this is part of what we are trying to do.”

EHA’s work with the food pantry brought them to the attention of the New Jersey Department of Agriculture where EHA enrolled to offer free lunches to children during the summer. This program is crucial for low-income children who rely on the breakfasts and lunches they receive at school as their only meals. During school vacations, these children may not have any access to food. At Thanksgiving, the EHA partnered with the Township of Edison, MCFoods, the New Jersey Indian Business Association (IBA), the Metuchen-Edison-Piscataway New Jersey Branch of the NAACP, and the Edison Lions Club, to host their first annual Operation Warm Heart where they distributed nearly 200 turkeys and nonperishable food items to tenants.



“It just amazes me that we live in such an affluent state, yet we have neighbors suffering with the uncertainty of food poverty,” said Hurley. “My staff and I see firsthand the effect this has had on our residents and tenants. We are determined to make a difference.”

NJNAHRO/MARC ANNUAL CONFERENCE & TRADE SHOW

The 2020 NJNAHRO Annual conference will have sessions designed specifically for maintenance staff. Monday, May 4th will have the following sessions for Maintenance:



Basic Electrical Repair



Basic Plumbing Repair



Maintenance preparation for your REAC Inspection

**ENSURE THAT YOUR MAINTENANCE STAFF IS WELL-TRAINED IN ORDER
TO MAINTAIN YOUR PROPERTIES ACCORDING TO YOUR STANDARDS!
ATTENDANCE AT THESE TRAINING SESSIONS IS CRITICAL FOR YOUR
STAFF. DON'T HESITATE-REGISTER TODAY!**

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.



NJNAHRO Executive Board

OFFICERS

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

TRUSTEES

Joseph Billy
E. Dorothy Carty-Daniel
Joseph Capano
Louis Riccio
Anthony Feorenzo
Domingo Senande

Robert DiVincent
Lynn Bartlett
John Mahon
John Clarke
Christopher Marra

NJNAHRO

IMMEDIATE PAST PRESIDENT
Victor Cirilo

SERVICE OFFICER/EDITOR
William F. Snyder