

## CONFERENCE & NETWORKING

### INSIDE THIS ISSUE:

<i>Spotlight on Passaic County</i>	2
<i>HQM Plans 8 Units</i>	3-4
<i>President's Message</i>	9
<i>Conference Registration Form</i>	10
<i>Conference Agenda</i>	11-15
<i>Scholarship Golf Outing</i>	16-17

### Special points of interest:

- Spring Conference
- NJNAHRO Picture Gallery
- 2023 Scholarship Recipients

### Hard Rock Hotel & Casino

#### CONFERENCE HOTEL REGISTRATION

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

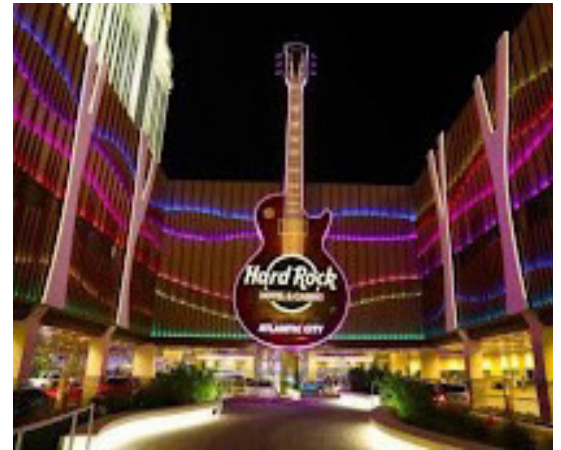
Group code number:  
GAHR024

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

## NJNAHRO TO HOLD SPRING CONFERENCE & TRADE SHOW IN ATLANTIC CITY-4/28/24-5/1/24

The New Jersey Chapter of the National Association of Housing & Redevelopment Officials will be holding its annual spring conference at the Hard Rock Hotel & Casino during the month of April. The agenda and registration are included in this newsletter. The Middle Atlantic Regional Council of the National Association of Housing & Redevelopment Officials (MARC NAHRO) will be co-hosting this year's conference. This year's conference will focus on important issues and topics facing the Housing & Community Development Industry. Regional members from Washington DC, Delaware, Maryland, Pennsylvania, New York, New Jersey and the U.S. Virgin Islands will be in attendance at this regional event. Our Spring 2024 edition of the NJNAHRO Newsletter is dedicated to this event. Information regarding the conference is included in this edition. NJNAHRO invites all Housing & Redevelopment officials to this important event. Many Housing Authorities have indicated that they need workshops geared towards

Commissioners, Executive Directors & staff. NJNAHRO responded by offering a diversified agenda at a greatly reduced fee. We anticipate a large demand for this first in-person spring conference in two years. It is recommended that you register early for this conference, especially for a hotel room. The Hard Rock Hotel & Casino will have a limited number of rooms available for conference attendees. Please utilize the hotel code when registering for your room. We look forward to seeing all of our regional partners at this year's conference.



## HOTMA & NSPIRE TRAINING

Timely training on both HOTMA & the new NSPIRE inspection protocol will be covered at this year's conference. Housing Authorities are being required to revise their ACOPs and S8 Administrative Plans. We will be providing tem-

plates that include the necessary changes to these plans in order to make it easy for our members to be in compliance with HOTMA. The conference will also include a full day training session on the new NSPIRE inspection pro-

tol.

Don't miss this opportunity to ensure that your Housing Authority is in full compliance with HOTMA and understands the NSPIRE inspection system and impact on your programs

## SPOTLIGHT ON NJNAHRO INTERNSHIP PASSAIC COUNTY PUBLIC HOUSING AGENCY

This past fall, NJNAHRO sponsored an intern at the Passaic County Public Housing Agency. The intern, Angelica Castro-Delgado, received a \$20.00 per hour salary for eight weeks. NJNAHRO reimbursed the Agency for half of Ms. Castro's earnings during that period.

Angelica's family is a success story within itself. Her father immigrated to the USA to make a better life for his family. Her parents both work to ensure that their children receive the best education available. Her mother, Marjorie, participated in the Agency's Family Self Sufficiency Program under the Housing Choice Voucher program, received her Bachelor's Degree in Education, and became a bilingual translator teacher in the public school system. The family subsequently removed themselves from the rental assistance program.

Evidently, the apple does not fall from the tree. Angelica attended Liberty College to pursue a degree in Social Work. She was required to complete an internship as a prerequisite for graduation. Angelica dealt with many applicants and clients in her tenure at the Agency and assisted in determining eligibility for assistance. "Angelica proved to be a team player and compassionately dealt with the clients and their needs and we wish her continued success as she pursues her Masters Degree," Janice DeJohn, ED of the Passaic County Public Housing Agency stated: "

The New Jersey Chapter of NAHRO sponsors Interns throughout the New Jersey Public Housing industry. NJNAHRO attempts to attract young talented individuals to be employed in the Housing & Community Development industry as a career. NJNAHRO pays 1/2 of the Interns hourly rate, up to \$20.00 per hour, and the member agency pay the other half. This program provides income to the student and potential credit towards their degree



## HQM PROPERTIES, INC. PLANS FOR 8 NEW AFFORDABLE APARTMENTS FOR FAMILIES



Louis A. Riccio, Chief Executive Officer of HQM Properties, Inc. announced the beginning stages of its latest development, the construction of 8 new affordable housing apartments.

This latest development was designed by William Charleroy, AIA from Pennington, New Jersey. Funding for this development is being sought from the New Jersey Department of Community Affairs National Housing Trust Fund program.

HQM Properties, Inc. is a 501 (c) 3 not for profit Community Housing Development Organization (CHDO). The corporation owns the existing 4-family home at 30 Central Avenue in Madison, New Jersey that was originally built in 1900. The Corporation will demolish the building and construct a three story 8-unit affordable housing complex. The new building will have 3 one-bedroom, 4 two-bedroom and 1 three-bedroom apartments. The building will be totally electric with solar panels and be energy star certified. All eight apartments will be affordable to families at or below 50% of the area median. Each of the households will be required to sign a one-year lease. It is anticipated that demolition could be started by the spring of 2024 with construction starting in the summer. Occupancy would be mid-2025.

The HQM Properties has joined forces with the Madison Housing Authority and with NORWESCAP, Homeless Solutions, Roots and Wings and the Housing Partnership of Morris County to provide the necessary services to the very low-income residents to assure a high quality of life for each of them. Some of the services to be offered may be as follows:

- Career counseling
- Case management
- Financial management
- Job training/ placement

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(Cont. from Pg. 3-HQM)

The building will have a 30-year deed restriction on it. The families will receive project-based vouchers to assist them with their rent. The target populations are as follows:

- Individuals or families that are Homeless.
- Youths Aging Out of Foster Care.
- Senior Citizens over 62 years of age.
- Victims of Domestic Violence.
- Veterans.

The mission of HQM is to increase the supply of decent, safe and affordable rental housing for low-income families and to provide a healthy, stimulating, and inclusive environment for families. This will be accomplished through partnerships with local service agencies who will provide employment services, social service opportunities and related support services designed to help them achieve their full potential for living meaningful and productive lives. In addition, the stability of a permanent residence will significantly add to the quality of life for the family and greatly benefit the school age children succeed in their academics.

HQM Properties has significant experience over the past 30+ years developing and managing affordable housing for low-income families. In addition, it has worked closely for almost 30 years with the Madison Housing Authority, NORWESCAP and Homeless Solutions in assisting families in need and establishing a Family Self Sufficiency program. Furthermore, it has recently developed a relationship with Roots and Wings to assist individuals aging out of the foster care system.

HQM Properties, Inc. recently completed and occupied another affordable housing development in Harding Township using a NJDCA NHTF grant of \$1,000,000. That development was completed within budget and on time by Straight Edge Construction from Matawan, New Jersey.

For more information visit [WWW.HQMPROP.COM](http://WWW.HQMPROP.COM)

## PERTH AMBOY ELEVATES LIVING STANDARDS FOR RESIDENTS WITH MAJOR HOUSING UPGRADES TO BOOST RESIDENT COMFORT AND EFFICIENCY



**PERTH AMBOY, NJ, February 20, 2024** - In a landmark move that has set a new standard for urban living, the City of Perth Amboy has proudly completed a transformative upgrade project for its Housing Authority properties. Announced at a press event on February 21, 2024, at the residence of local citizen Carmen Gonzalez, this project has successfully revolutionized the heating and hot water systems across multiple housing developments, signifying a pivotal moment in the city's commitment to elevating resident lifestyles.

Backed by an investment of \$990,000 from the City's Housing Trust Fund, the initiative has redefined what it means to live in Perth Amboy, leaving a lasting impact on 115 family units and enhancing the lives of 281 residents. The comprehensive upgrades, finalized in 2023, span across four Housing Authority garden apartment complexes, showcasing the city's dedication to providing its citizens with not just houses but homes that stand as beacons of comfort and efficiency.

"We've taken a big step forward in making Perth Amboy a better place to live," said **Mayor Helmin J. Caba**. "By intelligently utilizing redevelopment fees, we're not just improving homes today; we're laying the groundwork for a future where every resident experiences the peak of city life. This is more than a project; it's a journey towards continuous improvement and strategic development for Perth Amboy."

"The complete installation of brand-new heating and hot water systems in all our units just before the winter season has been a game changer for our residents," said **Douglas G. Dzema, Housing Authority's Executive Director**. "This major upgrade has significantly enhanced the quality of life for hundreds of families. We're providing more comfortable and efficient homes and lowering operational expenses by reducing utility costs. This allows us to allocate funds to other critical needs within our resident housing."

**Tashilee Vazquez, Executive Director of the Office of Economic and Community Development and the Perth Amboy Redevelopment Agency**, highlighted the importance of funding for these improvements. "The funds we've raised from residential and non-residential developers have been key to financing these recent upgrades in the city's affordable housing. This funding strategy advances our housing projects and provides a vital safety net in case of reduced federal funding, allowing us to maintain and enhance our housing initiatives efficiently."

The recent completion of these housing upgrades in Perth Amboy marks a pivotal advancement in enhancing resident lifestyles and establishes a model for future urban housing projects. The city's achievement is an example of the power of collaborative urban planning and community involvement in driving substantial and lasting improvements within the city.



## 2024 NJNAHRO SCHOLARSHIP APPLICATIONS AVAILABLE

**DUE BY: APRIL, 26TH, 2024!**

The New Jersey Chapter of NAHRO (NJNAHRO) has been providing scholarships to New Jersey Housing Authority residents for many years. This year we are proud to announce that we have exceeded our expectations in awarding scholarships to our residents. We take great pride in utilizing a large stream of our annual revenue to support this worthwhile cause. Over the years, we have held golf outings and other endeavors to raise money for our scholarships. NJNAHRO was a moving force in organizing and creating the New Jersey Public Housing Authority Joint Insurance Fund (JIF). NJNAHRO works closely with the JIF to ensure solid membership, great coverage and excellent training. The revenue derived from the JIF is also utilized to support our scholarship program. Our annual awards go directly to the student to be utilized for any purpose they may need in obtaining their educational goals.

NJNAHRO provides annual scholarships to eligible program participants who are either graduating from high school or are continuing their education in a later stage of life. Recipients of the awards may attend either college or a vocational school. The program also offers an internship program to expand employment opportunities throughout the housing industry. NJNAHRO's Scholarship Program is a major commitment of the organization to make a difference in the life of many students throughout the state. The Scholarship Committee is comprised of Louis Riccio, CEO of HQM Properties, Joseph M. Billy, Executive Director of the Freehold Housing Authority and Douglas Dzema, Executive Director of the Perth Amboy Housing Authority. Chairperson Dzema noted, "In the last ten years, the fund has given out in excess of \$200,000.00 in scholarships to deserving students and spent \$18,480.00 for internships. It gives the Board great pleasure to assist with the education and employment of these individuals and enable them to achieve their goals."

*2024 Scholarship Applications are now available at [NJNAHRO.org](http://NJNAHRO.org)!*

***2024 Scholarship Applications are due by April 26th, 2024***

*"Education is the most powerful weapon which you can use to change the world"*

*Nelson Mandela*

**We Proudly Present  
the  
NJNAHRO 2023 Scholarship Recipients**



**Valerie Sanchez Caro**

**Award: \$3,000**

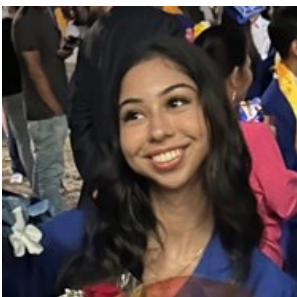
High School Youth- Madison High School

**School: Undecided**

**Major: Business**

Valerie Sanchez Caro is currently a senior at Madison High School and a first-time recipient of the NJNAHRO Scholarship. She is interested in attending Fairleigh Dickinson University, Seton Hall University, College of St. Elizabeth, Caldwell University, or Kean University. Valerie immigrated to the United States with her parents from Colombia, ten years ago. They immigrated in order to have a better life with more opportunities to achieve their dreams. Valerie wants to go to college because it is the step to achieving her American Dream. She is interested in studying business because she wants to pursue her dream of starting her own business one day. A college degree will give her a lot of opportunities to succeed.

Father Yojaneider Garcia, of the Diocese of Paterson, stated that Valerie is honest, trustworthy, and intelligent. He also stated that she is a person of integrity and very loved in the parish community. Her employer at New Leaf Consignment, Stephanie Vezza, described Valerie as a hard-working and dedicated employee who is always eager to learn.



**Areeba Siddiq**

**Award: \$3,000**

High School Youth- Dover High School

**School: Massachusetts College of Pharmacy and Health Sciences**

**Major: Pharmacology**

Areeba Siddiq is currently a senior in Secaucus High School and a first-time recipient of the NJNAHRO Scholarship. She is planning on attending Penn State Altoona in the fall to study law. Areeba became interested in law after seeing her cousin be wrongly convicted and incarcerated at a young age. She spent a lot of time in courtrooms and realized that, since they could not afford a good lawyer, her cousin was not being represented as well as he could be. It was then that she realized that she wanted to become a lawyer, to help those who could not afford a lawyer. She wants to help repair the broken justice system.

Areeba's guidance counselor, Cate Suzano, described her as an intelligent and driven student who sees the good in everyone. She believes that Areeba has a great potential to succeed and hopes she excels in her mission of helping others. Her Social Studies teacher, Gregory Lekakis, described Miss Siddiq as a conscientious and devoted student who is very active in her community, partaking in multiple extracurricular activities.

Cont. Pg. 8

## NJNAHRO 2023 Scholarship Recipients



**Betsabe Paulino**

**Award: \$2,500**

High School Youth- Secaucus High School

**School: Fairleigh Dickinson University**

**Major: Forensic Psychology**

Betsabe Paulino is currently a senior in Secaucus High School and a first-time NJNAHRO Scholarship recipient. She plans on attending Fairleigh Dickinson University in the fall to study Forensic Psychology. She has been interested in psychology ever since she was a young girl because she was always intrigued about how people behaved and why they did so. Betsabe wants to study Forensic Psychology because she is interested in the logistics of investigating crime scenes, as well as the study of the human mind. She will complete a 5 year accelerated master's program in which she will earn a bachelor's and master's degree. These two degrees will give her more opportunities to pursue her dream career.

Her guidance counselor, Tara Tavares, stated that she is a highly motivated, energetic, and a compassionate young lady. Her compassionate nature shines through with the extensive community service she does. She has participated in various events, such as Senior Citizen Prom, a walk-a-thon, and many other events. Megan Miller, her Social Studies teacher, describes her as diligent, hard-working, and disciplined.



**Alicia Ciprian**

**Award: \$2,500**

Continuing Education- Rutgers University

**School: Rutgers University**

**Major: Environmental Policy, Institutions, and Behavior**

Alicia Ciprian is currently a junior at Rutgers University and a first-time recipient of the NJNAHRO Scholarship. She is currently pursuing a bachelor's degree in Environmental Policy, Institutions, and Behavior with a minor in Geography. She has always known that she wanted to major in something related to Environmental Science and settled on Environmental Policy. She decided to minor in Geography after she took a couple of Geography classes that intrigued her. Miss Ciprian hopes that with her degree she can inflict positive change in the environment.

According to her professor, Nancy Glazer, Miss Ciprian is a serious and dedicated student who had perfect attendance in her class. Miss Ciprian has been described to be a valuable asset in both her internship and work study positions. Her supervisor in her work study position, Alexandra Cross, stated that Miss Ciprian was a diligent and attentive worker who always tries to go above and beyond. Her internship supervisor, Thomas Lott, stated that she is an efficient and enthusiastic worker.



## PRESIDENT'S MESSAGE



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

I would like to thank the NJNAHRO Executive Board and all of the member agencies for an extremely successful 2023. Last year, we saw record attendance at both our annual conference and fall training sessions. This allows NJNAHRO to continue with its mission of providing educational opportunities to our members through our extensive professional development program and support our scholarship program that assists so many of our families achieve their goals of higher education. The ongoing internship program encourages young professionals to work within our ranks with the hope of one day having these same individuals sit amongst our industry leaders. These programs have strengthened our Authorities and have worked to ensure a bright future in our efforts to provide the best possible services to our residents.

We are extremely excited to again be partnering with MARC NAHRO for our upcoming annual conference in Atlantic City from April 28<sup>th</sup> through May 1<sup>st</sup> and we strongly encourage you to be a part of this year's program. I would like to remind everyone that the successes of this organization have not happened by accident and come in large part due to the participation of housing professionals at our annual conference. Your attendance will not only ensure access to the best and most up to date training in our industry, but will also provide everyone an incredible opportunity to network with professionals from throughout New Jersey and the entire MARC NAHRO region.

Thank you again for your support and I look forward to working together with each of you for a successful 2024.

Very truly yours,

Eric Chubenko  
NJNAHRO President



# 2024 NJNAHRO/MARCNAHRO CONFERENCE & TRADE SHOW

April 28 – May 1, 2024

## REGISTRATION FORM

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

FAX REGISTRATIONS ACCEPTED, (973) 664-1083. Simply fax entire page..

**Hotel reservations: 1-609-449-1000 Code – GAHRO24** or click on this link <https://book.passkey.com/go/GAHRO24>

Date Postmarked by April 5th or late registration applies!

Name \_\_\_\_\_

Title \_\_\_\_\_

Agency \_\_\_\_\_

Address \_\_\_\_\_

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

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

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

General Registration	\$450	_____
Each Additional Registrants	\$395	_____
Late Registration (after 4/5)	\$550	_____
One Day Registration	\$375	_____
On-site Registration	\$600	_____
Financial Issues (Must be registered for the conference to attend)	\$250	_____

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

(Please check all that you will be attending)

NSPIRE Training \_\_\_\_\_

Women in Leadership Breakfast \_\_\_\_\_

Commissioners Breakfast \_\_\_\_\_

Will you be bringing a gift basket (please circle yes or no) Yes    No

**CANCELLATION AND REFUND POLICIES FOR THE 2024 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 5, 2024, to receive a refund less a \$75 cancellation fee to cover administrative costs. No refunds will be granted after April 5, 2024. 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** \_\_\_\_\_ (Initials).*

**Make Checks payable to:**

NJNAHRO

455 Diamond Spring Road

Denville, New Jersey 07834

## 2024 NJNAHRO/MARCNAHRO SPRING TRAINING CONFERENCE AGENDA

### PRE-CONFERENCE TRAINING

**SUNDAY, April 28th, 2024**

- 8:40 AM NJNAHRO Scholarship Golf  
Seaview Bay Course
- 9:00 AM – 3:30 PM (NJ Mandatory Course)  
For new Executive Directors and Commissioners  
Separate Registration Required to obtain New Jersey credit towards the  
required training for Executive Directors & Commissioners. Attendees are  
welcome to attend this training without receiving credit at no cost.  
Financial Issues & Procedures  
William Katchen & William Snyder  
*Immokalee Studio A*
- 3:00 PM - 5:00 PM Committee Breakouts –  
*Brighton Ballroom I & II*
- MARC Executive Board Meeting –  
*Fort Pierce Salon D*
- 3:00 PM – 4:30 PM Early Registration –*Seminole Ballroom*
- 3:00 PM – 4:30 PM Exhibitor’s Opening Reception
- 5:30 PM - 6:30 PM MARC President’s Hospitality Suite



## 2024 NJNAHRO /MARCNAHRO ANNUAL SPRING CONFERENCE AGENDA

### MONDAY, April 29th, 2024

- 7:30 AM – 8:45 AM**                    **Continental Breakfast**  
*Seminole Ballroom II & III*
- 8:00 AM – 4:00 PM**                    **Registration**
- 7:30 AM – 8:45 AM**                    **Commissioners Roundtable-Dorothy Daniel (C)**  
*Council Oak Steakhouse*
- 9:00 AM – 3:00 PM**                    **NSPIRE Training – David Szalay**  
*Brighton Ballroom I*
- 9:00 AM – 12:00 PM**                    **Maintenance-Water Damage and Mold Remediation**  
*Immokalee Studio B*
- 9:00 AM – 10:15 AM**                    **Waste Fraud & Abuse (C)**  
Russell Falk, HUD Inspector General  
*Brighton Ballroom II*
- 9:00 AM – 10:15 AM**                    **Diversity, Equity & Inclusion (C)**  
Jake Joseph, Yale University  
*Brighton Ballroom III*
- 10:30 AM – 11:45 AM**                    **DC Update**  
Tim Kaiser , PHADA ED  
Eric Oberdorfer, NAHRO’s Policy Director  
*Seminole Ballroom I*
- 12:00 PM – 2:00 PM**                    **Opening Luncheon & Welcome**  
**Marty Small Sr. - Atlantic City Mayor**  
**Eric Chubenko, NJNAHRO President**  
**Gina Gibson, MARC/NAHRO President**  
**George Guy, NAHRO President**  
**Elizabeth Scott Glen DEI Award**  
*Seminole Ballroom II & III*

**(C)Denotes session of interest to Commissioners**

**2024 NJNAHRO /MARCNAHRO ANNUAL SPRING CONFERENCE AGENDA****MONDAY April 29th, 2024**

- 2:00 PM – 3:15 PM**                    **Maintenance –Waiting for Help and Restoration Basics**  
Mike Bartch, Restore
- 2:00 PM – 3:15 PM**                    **The History of Affordable Housing (C)**  
William Snyder, Louis Riccio & Eric Chubenko  
*Fort Pierce Room Salon D*
- 2:00 PM – 3:15 PM**                    **All the Benefits of Solar Energy Without the Solar Panels (C)**  
*Brighton Ballroom III*
- 2:00 PM – 3:15 PM**                    **Technology Changes due to HOTMA, HIP, etc.**  
Scott Gleason & Tarrah Potter  
*Brighton Ballroom IV*
- 3:30 PM – 4:45 PM**                    **Cyber Issues - NJPHAJIF (C)**  
*Brighton Ballroom I*
- 3:30 PM – 4:45 PM**                    **Control of Rodent Infestations in Low-Income Communities**  
Dr. Changlu Wang, Rutgers University  
*Brighton Ballroom II*
- 3:30 PM – 4:45 PM**                    **Understanding Your PHAs Finances (C)**  
Nick Auriemma & Dwayne Tucker  
*Brighton Ballroom III*
- 3:30 PM – 4:45 PM**                    **Preventing Violence in the Workplace**  
Applied Labor Employment Institute  
*Brighton Ballroom IV*
- 5:30 PM – 7:00 PM**                    **Reception in Exhibit Hall**



## 2024 NJNAHRO /MARCNAHRO ANNUAL SPRING CONFERENCE AGENDA

**TUESDAY, April 30th, 2024**

- 7:30 AM - 8:45 AM**                    **Continental Breakfast**  
*Seminole Grand Ballroom*
- 8:00 AM – 2:00 PM**                    **Registration**
- 8:00 AM – 9:00 AM**                    **Women in Leadership Breakfast**  
*Council Oak Steakhouse*
- 9:00 AM - 10:15 AM**                    **Plenary Session – Regional Administrators**  
**Region II – Alicka Ampry-Samuel**  
**Region III – Matthew Heckles**  
*Seminole Ballroom I*
- 9:00 AM - 2:00 PM**                    **Plumbing & Electrical Fixes Made Easy**  
*Immokalee Studio 4*
- 10:30 AM –11:45 AM**                    **Commissioners Do’s and Don’ts (C)**  
William Snyder, Louis Riccio, Dorothy Carty Daniel  
*Fort Pierce Salon D*
- 10:30 AM – 11:45 AM**                    **HOTMA (Part 1)**  
Victor Cirilo & Joseph Billy, Jr.  
*Brighton Ballroom III & IV*
- 10:30 AM –11:45 AM (C)**                    **Repositioning - RAD/ VSC/ Section 18**  
Jane Hornstein, Director of SAC & William Lavy, Office of Recapitalization  
*Brighton Ballroom I & II*
- 12:00 PM – 2:00 PM Luncheon**
- Remarks**  
MARCNAHRO President Gina Gibson
- Keynote Speaker**  
NAHRO CEO Mark Thiele
- Exhibitor’s Introduction**  
**NJNAHRO Annual Meeting**

## 2024 NJNAHRO /MARCNAHRO ANNUAL SPRING CONFERENCE AGENDA

**TUESDAY, April 30th, 2024**

- 2:00 PM – 4:30 PM**      **HOTMA (Part 2)**  
Victor Cirilo & Joseph Billy, Jr.  
*Brighton Ballroom III & IV*
- 2:00 PM – 3:15 PM**      **Redevelopment of Public Housing**  
HUD Office of Urban Revitalization  
*Fort Pierce Salon D*
- 2:00 PM – 3:15 PM**      **International Research & Global Exchange**  
Don Bibb & Irma Gorham  
*Immokalee Studio A*
- 3:30 PM – 4:30 PM**      **HUD Systems – REAC, LOCCs, PIC, HIP, SAM**  
Newark Field Office Staff  
*Brighton Ballroom I & II*
- 3:30 PM - 4:30 PM**      **Legislator of the Year Award**  
Congresswoman Mikie Sherrill - *Invited*  
*Seminole Ballroom I*
- 4:30 PM – 5:15 PM**      **NJPHAJIF Meeting**  
*Immokalee Studio A*
- 6:00 PM – 8:00 PM**      **Networking Reception & Tricky Tray**

**WEDNESDAY, May 1st, 2024**

- 9:00 AM – 10:30 AM**      **CLOSING BREAKFAST**  
*Brighton Ballroom*  
**Remarks**  
**MARC NAHRO Annual Meeting**  
2024 Agency Awards of Merit  
Paumen Scholarship Award Winner  
**Keynote Speaker –**  
Adrienne Todman, HUD Deputy Secretary - *Invited*
- Basket Auction**
- Grand Prize (Must be Present)**

# 2024 NJNAHRO SCHOLARSHIP GOLF OUTING



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

**FORMAT:**

- Four Person Scramble

**Entry fee includes green fees, cart fees, range balls, prizes and the use of lockers.**

**WHEN:** Sunday, April 28<sup>th</sup>, 8:40 AM Start (Then every 10 minutes)

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

**TO REGISTER TO PLAY GOLF**



Please fill out the form below and fax it to Lou Riccio at (973) 664-1080. Send hard copy with payment to Louis Riccio, 455 Diamond Spring Road, Denville, New Jersey 07834. Make checks payable to MARCNAHRO.

**NO REGISTRATIONS WILL BE ACCEPTED AFTER APRIL 15, 2024**

**GOLF REGISTRATION - \$175 SINGLE / \$700 FOURSOME**

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

Organization: \_\_\_\_\_ Phone: \_\_\_\_\_

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

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

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

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

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

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





# BE A SPONSOR OF THE 2024 ANNUAL NJ NAHRO Annual Charity Scholarship Golf Tournament

Through 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 2024 NNAHRO/ MARC NAHRO ANNUAL CONFERENCE

SEAVIEW RESORT  
BAY COURSE  
SUNDAY  
April 28, 2024

## TO BE A SPONSOR OF THE TOURNAMENT

Please fill out the form below and fax it to Louis Riccio at (973) 664-1083. Send hard copy with payment to Louis Riccio, 455 Diamond Spring Road, Denville, New Jersey 07834.

**Make checks payable to MARCNAHRO.**

Organization Name To be on sign: \_\_\_\_\_

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

Day Phone: \_\_\_\_\_

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

Email: \_\_\_\_\_

### PLEASE CHECK ONE

Closest to the PIN-\$500

Longest Drive-\$500

Hole in One Sponsor-\$500

Rang Ball Sponsor-\$500

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## NJNAHRO 2023 Scholarship Recipients



**Judith Amenowode**

**Award: \$1,500**

Continuing Education- New Jersey City University

**School: New Jersey City University**

**Major: Nursing**

Judith Amenowode is currently a nursing student at New Jersey City University and a first-time recipient of the NJNAHRO Scholarship. Judith has dreamed of being a nurse since she was a child. She is drawn to nursing because of the rigorous training that will challenge her as well as being able to help others. Her desire to become a nurse became greater when she was hit by a car as a teenager and remained in a coma for five days. She will never forget how well the nurses took care of her. She wants to be able to do the same thing her nurses did for her back then.

Dr. Karl C. Alorbi, an acquaintance of Judith's, described her as a hardworking and selfless person who is passionate about helping others. Her English Professor at County College of Morris, Kevin Moore, stated that she was always determined to learn the material of the class and asked questions about the material. He also stated that she is a kind and gracious person.



**Lilyanette Jimenez Vega**

**Award: \$1,500**

High School Youth- Passaic Valley Regional High School

**School: Fairleigh Dickinson University**

**Major: Undecided**

Lilyanette Jimenez Vega is currently a senior at Passaic Valley Regional High School and a first-time recipient of the NJNAHRO Scholarship. She plans to attend Fairleigh Dickinson University in the fall. Lilyanette has gone through her fair share of hardships throughout her life, the most impactful being the death of her grandfather. Her grandfather was like the father she never had, so losing him was devastating to her. However, she has since begun to heal and is ready to graduate and attend college with her head held up high.

Her school counselor, Jennifer Shue, described Lilyanette as a hardworking and intelligent student with a kind soul. She also discussed how Lilyanette was able to put on a brave face when her grandfather died, despite how hard it was for her. Jeffrey Francisco, her Social Studies Teacher, stated that she is a courteous, focused, and diligent student.

## NJNAHRO 2023 Scholarship Recipients

### **Nelson Montoya**

**Award: \$1,500**

Continuing Education- Universal Technical Institute

**School: Universal Technical Institute**

**Major: Automotive Technology**

Nelson Montoya is currently a student at Universal Technical Institute and a first-time recipient of the NJNAHRO Scholarship. He is currently studying Automotive Technology. At first, Nelson did not have any idea what he wanted to do after graduation. He thought that attending college was the only way one can have a successful career, however that did not seem appealing to him. He had always had a love for cars ever since he was young, so he decided to go to Universal Technical Institute to study to become a mechanic.

Earl Thomas, a fellow volunteer, stated that Nelson is a hard worker, kind, and compassionate. Gilbert Behr, his manager at Stowaway Self Storage, described him as a determined, motivated, and committed young man with strong communication skills.

### **Bryan Reyes**

**Award: \$1,500**

High School Youth- Union City High School

**School: Undecided**

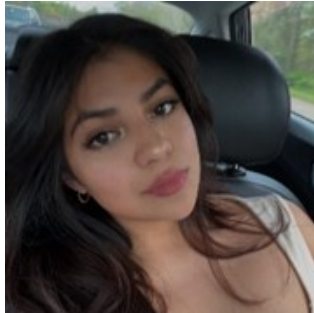
**Major: Undecided**

Bryan Reyes is currently a senior at Union City High School and a first-time recipient of the NJNAHRO Scholarship. He plans on attending either Hudson Community College or New Jersey City University in the fall. When Bryan was 11, he moved to the United States, leaving most of his family behind for a better life. His grandparents have always wanted him to be the first in his family to attend and graduate college. Over time, he started to follow the wrong crowd and lose sight of that goal. However, during his freshman year of high school, his girlfriend got pregnant with his son, so he knew he had to get his act together. Bryan wants to attend college to help support his family in the future.

His ESL Teacher, Nadia Musbeh, remarked about his perseverance in adversity and hardworking nature. She talked about the progress he made throughout the school year and how he did not let his setbacks come in the way of his education. His Medical Assistant and Healthcare Teacher, Armando Ovalles, described Bryan as polite, level-headed, and responsible.

**Cont. Pg. 20**

## NJNAHRO 2023 Scholarship Recipients



**Ashley Montoya**

**Award: \$2,000**

High School Youth- Dover High School

**School: Massachusetts College of Pharmacy and Health Sciences**

**Major: Pharmacology**

Ashley Montoya is currently a senior in Dover High School and a first-time recipient of the NJNAHRO Scholarship. She will be attending the Massachusetts College of Pharmacy and Health Sciences in the fall to study pharmacology. Her mother wanted her to go into the medical field, however, Ashley was not sure what she wanted to study in college at first until she started to work in the pharmacy at CVS. She was warned that working in the pharmacy was difficult and demanding. However, she ended up enjoying working there, and she made the decision to study pharmacology. Before she did not believe she could study medicine, but her job at CVS was the push she needed to find her passion and the confidence she needed to pursue pharmacology. Her Youth Pastor, Jessica Diaz, discussed her volunteer work with her church, which has spanned seven years. She also described her as an enthusiastic, helpful person who is always offering a helping hand. Her English Teacher, Dawn Sperry, stated that she is resourceful, adaptable, and responsible.

**Michelle Gavilanes**

**Award: \$2,000**

Continuing Education- Kean University

**School: Kean University**

**Major: Recreation Therapy/Community Recreation**



Michelle Gavilanes is currently a student at Kean University and first time recipient of the NJNAHRO Scholarship. She is a Recreation Therapy/Community Recreation major. Ms. Gavilanes became interested in Recreational Therapy when she suffered a traumatic brain injury in 2005. Her traumatic brain injury resulted in many complications, such as depression, anxiety, and neuropathic pain. Her time at recreational therapy gave her the hope and support she needed at the time. She wants to help and advocate for people with mental disabilities because she believes that it is a serious issue that needs to be addressed with more urgency and resources. She is minoring in Public Health to be able to advocate and allocate more funding for mental health organizations and agencies in New Jersey.

Michelle's Program Planning Professor, Anthony Traverso, described her as hardworking, dedicated, and perseverant. Another one of her professors, Dr. Fran Stavola Daly, stated that she has a genuine and welcoming personality and is always willing to help other. They also admired the fact that she has been able to maintain a 4.0 GPA despite the many challenges she faces.

## NJNAHRO 2023 Scholarship Recipients



### **Layla Coache**

**Award: \$2,000**

Continuing Education- Montclair State University

**School: Montclair State University**

**Major: Educational Foundations**

Layla Coache, from the Boonton Housing Authority, is currently a student at Montclair State University and a first-time recipient of the NJNAHRO Scholarship. She is majoring in Educational Foundations. She has been interested in teaching since she was young. Her passion has always been to teach, inspire, and motivate others.

Growing up she was constantly doing this, since she is the oldest of her siblings. Since she began to study at Montclair State, her interest in pursuing education has only grown. She plans to become a teacher to achieve her goal of teaching and inspiring others as well as to help young kids in her community.

Makeba Barnes, Layla's mentor during her junior and senior year, stated that Layla demonstrated strong leadership and communication skills, as well as being generous and tech savvy. Kenneth Kelshall, an FSS Coordinator from the Boonton Housing Authority, described her as an ambitious, caring, and a dedicated person.



### **Raequan Houston**

**Award: \$2,000**

Continuing Education- County College of Morris

**School: County College of Morris**

**Major: Music**

Raequan Houston is currently a music student at the County College of Morris and a first time recipient of the NJNAHRO Scholarship. Music plays a major role in Raequan's life. Both listening to music and making music serve as coping mechanisms for him. Attending CCM has been a great learning experience for him and his journey as

a musician. He has learned about music production, discovered new music genres, and explored different mediums of music, such as choir.

Lisa Jorgensen, an FSS Service Coordinator, discussed the great tenacity that Raequan has. He is so determined and devoted to his education that he takes public transportation or walks to class, which can make the commute even longer sometimes being up to 2 hours. Despite this obstacle, he remains positive and eager to learn. His History Professor, Alexander Clemente, stated that he is a respectful, humble, and polite person.

## Village at Harmony Garden Celebrates Grand Opening



The Housing Authority of the Borough of Glassboro (GHA), Gloucester County, and Pennrose celebrated the grand opening of Village at Harmony Garden on June 7, 2023. The \$20M redevelopment transformed the 10-acre former Ellis Manor public housing complex at the corner of Lincoln Boulevard and Higgins Drive, adding 65 high-quality, 100% affordable apartments and supportive services for seniors 55+ and individuals with disabilities, and one resident superintendent unit.

Village at Harmony Garden includes a mix of one- and two-bedroom apartments in one-story, cottage-style buildings. All 65 units are fully adaptable, with 14 apartments accessible to residents with physical disabilities and eight units accessible to residents with hearing and vision disabilities. Additionally, 13 apartments were set aside for non-age restricted individuals with developmental disabilities and four will be set aside for individuals over 55 with developmental disabilities. The project is 100% affordable, with all apartments available at or below 50% Area Median Income (AMI) of Gloucester County, \$39,100 for a single-person household.

The senior housing community was designed to improve comfort, accessibility, independence, and quality of life for residents. The apartments feature open floorplans with spacious closets; modern kitchen with dishwasher and electric range; in-unit washer and dryer; individually controlled heating and cooling; and more. Residents also have access to a 2,908 SF community building with a community room, fitness room, and supportive services center. Outside of the community building is a garden for residents to grow their own vegetables, as well as a gazebo and on-site parking. The community is Energy Star Certified.

“The entire project underscores the potential that exists with under-utilized properties and how they can be repurposed to benefit residents in our communities,” said Mayor John E. Wallace III, Borough of Glassboro. “Housing is a human right, and we will continue supporting transformative projects like The Village at Harmony Garden to tackle the housing crisis and make Glassboro a more affordable place for all.”

All apartments have rent supported by GHA project-based vouchers. Pennrose also partnered with PennReach to provide robust on-site supportive services for individuals with autism, intellectual, and developmental disabilities. With 17 of the units being referred by PennReach, these rental vouchers will ensure they are able to live safely and independently in a community with their peers.

“Collaborations like this one benefits our community and helps to fulfill the mission of GHA to provide quality affordable housing, economic opportunity, and a living environment that promotes aging in place and is accessible to those who need it most”, said Kimberly Gober, Executive Director for GHA.

Village at Harmony Garden was designed to provide much-needed housing stability and affordability for seniors and individuals with disabilities in the area. According to the [National Low Income Housing Coalition](#), there is a shortage of more than 224,000 affordable rental homes in New Jersey and 37% of all extremely low-income renter households in the state are seniors.

Financing partners include the New Jersey Housing & Mortgage Finance Agency, Bank of America, Federal Home Loan Bank of New York, County of Gloucester, the NJ Department of Community Affairs, and the Borough of Glassboro.



## Gloucester County Housing Development Corporation Awarded NJDCA Affordable Housing Trust Funds



(Deptford, NJ) – The New Jersey Department of Community Affairs approved an award of \$7,625,000 in National Affordable Housing Trust Funds to the Gloucester County Housing Development Corporation, which is an instrumentality of the Housing Authority of Gloucester County, for the development of Residences at South College Drive, a 24-unit midrise apartment building for individuals with special needs to be located in Deptford Township. The project will provide 48 COAH credit units to the municipality.

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

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

The supportive services will be provided by the partners of the Rowan College South Jersey Academy for Neurodiversity at the Stephen M. Sweeney Center for Special Services. The mission of the Academy is to serve populations encompassing all aspects of special needs beginning from the transition out of high school through adult life by means of direct service and/or multi-agency referral relationships.

“We are very proud of Residences at South College Drive. Individuals with developmental and/or intellectual disabilities are an underserved population and we hope this project will bring some independence and security to their lives.” said Kimberly Gober, Executive Director of the Housing Authority of Gloucester County.



Gap funding of \$3,750,000 is being provided by the County of Gloucester and the Housing Authority of Gloucester County has awarded 24 Project Based Vouchers to the project, ensuring 100% of the units will be affordable to residents at or below 50% of Area Median Income of Gloucester County.

**NJNAHRO**

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*Providing Affordable Housing to New Jersey Residents*



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



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