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HUD Funding "DOING MORE WITH LESS"

The mantra of the federal government to public housing authorities, for more than a decade, is that you "must do more with less." Historically, funding for federal housing programs has been cyclical. Unfortunately, the industry has been in a historically low funding cycle for an unusually long period of time. It appears that this pattern is part of an overall attempt to downsize and/or eliminate housing programs.

From Franklin Roosevelt to Barack Obama, American Presidents and their HUD Secretaries have enjoyed cutting ribbons on their version of subsidized housing. The theory behind these programs has been simple: the private market fails to provide housing for low-income people, and thus government subsidies are needed to fill the gap.

President Obama has stated that his administration would eliminate programs that have failed. The question remains:

Are the public housing program and Housing Choice Voucher programs failures and in need of elimination? In recent years, Congress has not been providing adequate funding for these programs which is resulting in cuts in services and deferred maintenance. It appears that the federal government cannot figure out whether or not it wants to be in the subsidized housing business.

The government continues to fund subsidized housing programs while they determine their funding priorities. This bipolar approach to funding is causing budgetary nightmares for public housing authorities. HUD Secretary Donovan will have to identify ways to cut HUD's FY 2013 budget by 5 to 10 percent. These cuts are a result of the Budget Control Act of 2011 (the debt ceiling increase agreement) which set discretionary funding at \$3 billion less than FY 2011 levels. HUD has been attempting

to deal with these reductions through one-shot budget gimmicks such as the "subsidy allocation adjustment." Once these one-shot gimmicks are exhausted, public housing operating subsidy will be at an all-time low which will lead to further cuts in staff, service and maintenance.

While public housing authorities continue to do more with less funding, the time is approaching where some entities may be forced to go out of business. There is not much breathing room; PHA's with 250 or more units maintain 4 months of operating expenses or \$100,000.00 as a reserve and 6 months for PHA's with 249 units or less. An increase in the cost of utilities could wipe out these reserve levels.

NJNAHRO OFFICIALS MEET IN WASHINGTON, DC

NAHRO conducted its annual legislative conference on March 26th to 28th, 2012 in Washington, DC. The annual conference is attended by Housing and Community Development officials from across the country. Officials convene in Washington in order to hear the latest legislative issues affecting their pro-

grams and funding. The New Jersey officials were organized into delegations that were directed to meet with their Senators and Representatives. The delegations discussed their concerns and voiced their opinions on a host of legislative proposals affecting the Housing and Community Development industry.



Congressman Rodney Frelingheusen meets with New Jersey Public Housing Officials.

Pictures from the 2011 Annual NJNAHRO Conference & Trade Show



NJNAHRO Annual Conference & Trade Show November 14th-16th, 2012

Resorts Casino Hotel
Atlantic City, New Jersey

Conference agenda & Registration are included on Page 12-16
Registration form is on Page 18

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

MADISON SENIOR HOUSING WINS INNOVATION AWARD

The Madison Affordable Housing Corporation's Barbara W. Valk Firehouse Apartments at 24 Central Avenue in Madison received the prestigious Innovative Program award from the Morris County Chamber of Commerce. It was presented to Louis A. Riccio, Executive Director at their 2012 Not-For Profit Conference.

The award was given for "successful execution of an innovative and successful program that increases the effectiveness of the organization's missions."

The Firehouse Apartments development began in late 2009 with the demolition of a vacant three story former firehouse on Central Avenue and Cook Avenue. Subsequently used but vacated by the Madison Health Department, the building had been altered over the years and had no historical significance. The Madison Affordable Housing Corporation in cooperation with the Madison

Housing Authority purchased the building from the Borough in October 2009. The municipal government waived all permit and other fees. Ground was broken in 2009 and the project was completed in 2011. The spirit of the old 1903 firehouse that was the original building on the site is reflected in the design, complete with turret. Replacing the former dilapidated structure is a new four-story apartment building with an elevator. The 122 units are reserved for very low income senior citizens, with a targeted percentage of the units for the formerly homeless.

Its location near the center of the downtown business district just one block off Main Street is designed to promote mobility, self-reliance and self-sufficiency for the senior residents.

The project is also "green" with durable finishes and energy-efficient appliances and meets all of the "green" re-

quirements of the State of New Jersey's Department of Community Affairs.

In addition, the development provides the residents with workshops and access to a social worker to assist them when necessary.

Louis A. Riccio, Executive Director of the Madison Housing Authority accepted the honor on behalf of the Board of Commissioners, noting the Board's dedication and perseverance were unwavering throughout the entire process. He added that "without the cooperation and support of Madison's elected officials, the Firehouse Apartments would never have become a reality and twelve needy seniors would not have found a suitable place to reside."



PRESIDENT'S PERSPECTIVE



Welcome to the second annual edition of the newsletter for the New Jersey Chapter of the National Association of Housing and Redevelopment Officials (NJNAHRO). Too often, the public does not realize the successes and innovations agencies throughout the State of New Jersey have achieved in their communities towards providing affordable housing and programs to needy families. This newsletter gives us an opportunity to highlight some of the positive and vital work that our members are doing in communities and towns where they manage over 100,000 units of affordable housing throughout the State of New Jersey.

President John Clarke Our members work to ensure that safe, quality affordable housing opportunities exist for New Jersey's low-income families. We also work to break the generational cycle of poverty by serving as a catalyst for our residents to become economically self-sufficient and we create meaningful partnerships to maximize available community resources for our residents.

I hope you find this newsletter to be positive, informative and indicative of the good work our members are doing each day as they provide and maintain affordable housing throughout the State. The newsletter contains numerous examples of this excellent work.

On behalf of NJNAHRO, I would also like to congratulate the three outstanding young people that were recipients of our 2012 scholarships. These individuals are featured on page 9 of the newsletter.

If you have any questions or comments on this newsletter, please feel free to email the Service Officer, William Snyder at wfsnyder@earthlink.net

Sincerely,
John Clarke
President, NJNAHRO

SUMMIT HOUSING AUTHORITY IN THE NEWS

After Martin Luther King's assassination in 1968, our nation was in turmoil. Cities across the country were in flames. Some of the burned out buildings can still be seen in Newark and cities as near as Plainfield had erupted in violence. In Summit however, it was a different story. Beginning in 1967 a few caring residents, lead by the late Ted Olcott, understood that our cities needed to look within and resolve the derisiveness that was fermenting. With the inauguration of the Summit Housing Authority, these few leaders saw the need to maintain a decent standard of living for all Summit residents, regardless of race or income.

The area of Summit on Railroad Avenue had become what many described as a slum and the fear was that this slum would slowly expand to near-by neighborhoods. So, they began to reach out to the community, using the inspirational slogan that "*the Summit community embraces its own*," asking individuals, churches, banks and other private businesses to step up with donations of \$5,000 each towards a building fund. In 1967 \$5,000 was a huge request, but they were remarkably successful in their endeavor.

By 1968, the plans were already in the works to tear down the slum area and build, in its place, a landmark public housing area. Unlike what had become the standard for public housing of low grade materials and shoddy workmanship, their vision was to create a well-built residential area using top grade materials that would create a sustainable, respectful and safe residential area for those less fortunate. The result was the Glenwood Place Housing units.

On May 23 of this year, 40 years after the completion of Glenwood Place, a small group gathered there to honor the memory of Ted Olcott, his remarkable influence in Summit, and the vitality which remains the heart of the Glenwood Place housing units. Among those attending the ceremony was Vito

Gallo, former Executive Director of the Summit Housing Authority, who spoke from the heart as he recounted the origins of the Housing Authority and related the inspirational history of Glenwood Place and how it all came to be.

Lou Riccio, the current Executive Director, remarked that Glenwood Place remains the cornerstone of Summit's unique relationship with public housing. Riccio stated that cities from around the country have consulted with Summit's housing authority to learn about Summit's success in not only stemming the tide of neighborhood decline but figuring out a way to include Public Housing in a neighborhood and actually allowing that neighborhood to increase in value and desirability. Mary Zimmermann, the current Chairperson of the Board of Commissioners, introduced Mrs. Marion Olcott who was happy to have shared in the fond memories of her husband's achievements in Summit. Mrs. Zimmermann dedicated a beautiful newly-planted dogwood tree in Ted Olcott's memory and informed the gathering that a plaque was being struck to be placed at the base of the tree to commemorate the event.

Riccio concluded his remarks by stating that "Summit residents should be proud of this heritage and understand the unique bond that has been forged in this community." To maintain diverse populations in a community can be a difficult task. Summit has always made it an issue of the utmost importance. It is clear that the primary goal of the Summit Housing Authority is to better the community, one family at a time.



Boonton Housing Authority makes improvements...



A ceremony was recently held at the Boonton Housing Authority to dedicate various improvement that were made to their housing stock. Executive Director Sherry Sims stated that “the improvements were undertaken in an effort to improve the residents quality of life.” She thanked everyone for attending the dedication ceremony. The Town of Boonton provided \$192,000 from their affordable housing trust fund in order to make the improvements that included major exterior renovations.



Morristown Executive Director retires....

Marion Sally recently retired after many years of service to the Housing Authority. Marion was also a member of the NJNAHRO Executive Board. Marion was honored by her Authority and peers for her outstanding contributions during her distinguished career.



MIDDLETOWN HOUSING AUTHORITY

Daniel Towers Hallway & Stairwell Lighting Upgrade

In another move towards energy efficiency, the Middletown Housing Authority recently performed a rehab project to replace the existing light fixtures in the hallways and stairwells at the Daniel Towers senior development. They were replaced with motion sensor fixtures. Daniel Towers is a 100 unit, six story brick building that was built in 1974. It is located just off Route 35 in Middletown at the New Monmouth Road junction.

The existing ceiling mounted hallway light fixtures were removed and replaced with new fixtures recessed in the ceiling. The fixtures are programmed so that every other one is illuminated at all times providing adequate light for the hallway. The alternating light fixtures are triggered by motion so that when there is no activity in the hallway, they are not lit and are not utilizing any significant energy. As someone enters the hallway either from their apartment, the elevator or stairwell, the motion fixtures will come on and fully illuminate the entire hallway.

In the stairwells, the existing surface mounted light fixtures which were previously illuminated 24 hours a day, seven days a week at full wattage, were replaced with double lighted motion fixtures. A 13 watt bulb in the fixture is illuminated constantly providing required light to the stairwell space when there is no activity. As someone enters the stairwell, a second 26 watt bulb in the fixture illuminates providing full lighting to the stairwells. The motion sensors are set so that as someone walks either up or down the stairwell, the fixtures will come on as needed. If someone does not come in proximity to a stairwell landing, that fixture will not fully illuminate. The project was paid for with \$55,000 of capital fund grants.

Executive Director, Joseph Billy is pleased with how the project turned out. "We anticipate some significant energy savings especially since this is one of our senior developments. The activity in the hallways at night and in the stairwells in general is minimal, so by regulating the lighting output during the off hours we should experience some positive results."

The Authority is continuing its hallway upgrading at the property by repainting the walls, applying new polyurethane to the apartment doors and replacing all the hallway carpeting.



Corridors before installation of energy efficient light fixtures.



Corridors after installation of energy efficient light fixtures, repainting and new carpeting.

2012 NJNAHRO SCHOLARSHIP WINNERS

The New Jersey Chapter of the National Association of Housing and Redevelopment Officials (NJNAHRO) recently announced the recipients of their 2012 Scholarships. Out of sixteen applications received the Scholarship Committee chose three well deserving individuals. Mr. Louis Riccio, Executive Director of the Madison and Summit Housing Authorities chaired the committee along with Gary Centinaro, Executive Director of the Beverly and Florence Housing Authorities and Victor Cirilo, Executive Director of the Passaic Housing Authority. Mr. Riccio stated, "This was the most difficult year we have ever experienced. There were so many fine candidates that we found it very difficult to select only three to receive the scholarships. We only wish there were more funds available." The three scholarships were awarded to Maurice Thompson, Aleah Mobley and Mujai Austin.



Maurice Thompson, a Passaic County resident, is only sixteen years old and has already graduated from Garrett Morgan Academy. Maurice has been accepted to Embry-Riddle Aeronautical University in Prescott, Arizona where he plans on pursuing a degree in aerospace engineering. His interests include hunting, fishing, photography and military history. Maurice participated in the Robotics Team in high school. He was also an active community leader, serving for four years as the President of the youth council for the NAACP. The council sponsored many group events to promote youth empowerment. It is Maurice's dream to be involved in the design of aircraft at a large aviation company. According to Maurice, "I am excited to attend college. I am happy, grateful and humbled to receive this scholarship."

Ms. **Aleah Mobley** is a recent graduate of Madison High School where she achieved a grade point average of 3.2 (GPA). She has been active in choir, the YMCA Teen Leaders Club, Project Community Pride and is on the honor roll. She also works part time as a cashier at the local Burger King. Ms. Mobley will be attending Temple University in the fall with hopes of becoming a journalist. Aleah stated that she is "honored and privileged to have been selected to receive the Annual NJNAHRO scholarship." The scholarship will assist her in achieving her goal.



Ms. **Mujai Austin** is a recent graduate of Summit High School where she achieved a grade point average of 3.2 (GPA). She has been active in sports, especially track and field where she was the team Captain. She has volunteered with such organizations as Bridges, YMCA Pathways for Exceptional Children and Sage Eldercare. She hopes to attend either Monmouth University or Seton Hall University in the Fall. Ms. Austin said that she was "honored to have been considered and have been selected as a recipient of the NJNAHRO Annual Scholarship."

NEWARK HA EXECUTIVE DIRECTOR TESTIFIES BEFORE THE SENATE BANKING COMMITTEE

On August 2, 2012 Keith Kinard, Executive Director of the Newark Housing Authority (NHA) testified before the Senate Banking Subcommittee on Housing, Transportation and Community Development. Subcommittee Chairman Robert Menendez (D-NJ) convened the hearing to hear testimony on the importance of “Streamlining and Strengthening HUD’s Rental Assistance Programs”. Joining Mr. Kinard on the panel were, Dianne Hovdestad, Executive Director of the Sioux Falls Housing and Redevelopment Commission, Howard Husock of the Manhattan Institute, Will Fischer from the Center on Budget and Policy Priorities and Linda Couch representing the National Low Income Housing Coalition.



Keith Kinard

The hearing focused on important aspects of the various proposals that have been developed, over the past decade (SEVRA, SESA and AHSSIA). Kinard testified that reducing the frequency of income re-certifications and inspections, allowing the conversion of subsidies to preserve the housing stock, passing on the costs of multiple unit inspections to landlords and the permanent expansion of MTW, were “all steps in the right direction for our industry.”

Senator Menendez noted that there has been bipartisan support for many of the provisions in the various reform proposals. The Chairman expressed his desire to increase the efficiency and stability of the rental assistance program while welcoming “changes that would move us towards this goal.” The hearing clearly demonstrated the growing support for the rental assistance reform initiatives.

SUMMER DAY CAMP AT THE BAYONNE HOUSING AUTHORITY

The Bayonne Housing Authority conducted its' annual Summer Day Camp once again this year. The camp, offered free to BHA children, was originally part of the BHA's Drug Elimination Program. When the grant was eliminated, the BHA Board of commissioners acknowledged the importance and success of the program and continued funding the Day Camp. This year a record number of children, over 130, registered for the Day Camp.

The campers are picked up daily at their residences and then participate in a number of activities throughout the day. The program is Monday to Friday and runs approximately six weeks. The children have been treated to many activities including a baseball game at the Staten Island Yankees, trips to the Jersey Shore, swimming at the municipal pool and viewing movies at the local theater.

The highlight of the camp is a family field day at the local park for campers and their families. This year's event was attended by 150 residents and included games, competitive activities and a cookout coordinated by the Bayonne Police Department.

"We have been running this camp for about 20 years and it really does provide a safe, fun, environment for the kids during their summer break," said BHA Executive Director John Mahon. "We are especially pleased to be able to bring families together for a fun day in the park."

BHA Chairman Ludo Nolfo noted that while a BHA program, the Day Camp is a collaborative effort with the Bayonne Board of Education and the City of Bayonne in a successful effort to bring a quality program to Bayonne Housing Authority youth.



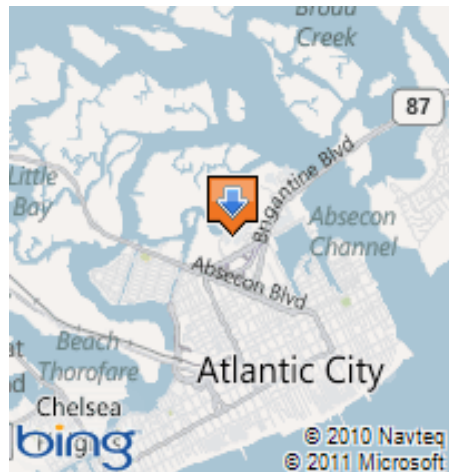
IT'S TIME TO GET CONNECTED

2012 NJNAHRO ANNUAL CONFERENCE

Conference Agenda-Page 12-13
Registration Form-Page 17
Visit us at: www.njnahro.org
Conference and Vendor information is available on our website.

Where:

Resorts Casino Hotel
1133 Boardwalk
Atlantic City, NJ 08401
1-800-334-6378



When:

Wednesday November 14, 2012 at
7:00 AM EST
to-
Friday November 16, 2012
at 1:00 PM EST

Colleagues,

This year's conference is moving forward into the NEW HUD World, with New Hot Topic Discussions via VIDEO and LIVE Conference Alerts...Check in with other attendees live....all new Internet Lounge and many more exciting sessions.

MARK YOUR CALENDERS

THE 20th Annual NJNAHRO Conference and Trade Show

The Conference will be held at Resort Casino Hotel in Atlantic City Wednesday through Friday November 14 - 16, 2012.

NJNAHRO is focusing on empowering Housing Authorities with tools and strategies to build a more effective and efficient organization. The Conference offers a variety of sessions for both the attendee and exhibitor. This year's Annual Conference aims to bring together Housing Authorities from all parts of New Jersey together to network ideas and solutions to help preserve and create affordable housing in New Jersey at a time when the federal government is backing-off its responsibilities.

With more than 25 breakout sessions, NJNAHRO is focused on exploring the many issues facing the market and help Housing Authorities develop actionable solutions. All of the sessions have been developed to provide staff as well as Executive Directors, Commissioners and Attorneys with the tools and strategies you will need to build a more effective and efficient organization. We look forward to seeing you there.

Sincerely,

Louis Riccio

2012 NJNAHRO

Annual Charity Scholarship Golf Tournament

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

FORMAT:

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

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

WHEN: Tuesday, November 13th, 10:00 Start

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

TO REGISTER TO PLAY GOLF

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

NO REGISTRATIONS WILL BE ACCEPTED AFTER OCTOBER 21, 2012
GOLF REGISTRATION - \$150 SINGLE / \$600 FOURSOME

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

Address: _____

My Foursome Includes (Open Foursomes will be filled)

Name: _____

Name: _____

Name: _____

**WE HAVE ONLY BEEN ABLE TO RESERVE SLOTS FOR A LIMITED NUMBER
OF FOURSOMES**

BE A SPONSOR OF THE 2012 NJNAHRO

Annual Charity Scholarship Golf Tournament

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

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

PLEASE HELP US HELP THE KIDS !!
SEE PAGE 10 FOR REGISTRATION INFORMATION

NJNAHRO ANNUAL CONFERENCE & TRADE SHOW **20th ANNIVERSARY CONFERENCE**

TUESDAY - NOVEMBER 13, 2012

- 10:00 AM - 2:30 PM **Scholarship Golf Outing**
- 6:00 PM – 7:00 PM **Vendor's Reception – *Resorts Ballroom A & B***

WEDNESDAY - NOVEMBER 14, 2012

- 8:00 AM - 9:30 AM **Continental Breakfast – *Resorts Ballroom A & B***
- 9:30 AM - 10:45 AM **Commissioners Training – *Asian Spice Room***
E. Dorothy Carty-Daniel, Commissioner Perth Amboy HA
- 9:30 AM - 10:00 AM **New Jersey Public Housing Authorities Joint Insurance Fund –
(NJPHAJIF) Board of Trustees Meeting – *Horizon Room***
- 10:00 AM – 10:45 AM **NJNAHRO Executive Board Meeting – *Horizon Room***
- 10:45 AM – 12:00 PM **Commissioner Training-*Asian Spice Room***
- 10:45 AM – 12:00 PM **Protecting your Reserves – *Horizon Room***
Claire Russ and Nick Auriemma, PHA Finance Asher & Company
- 12:00 PM **Luncheon – Saul Ramirez, NAHRO Executive Director – *Ballroom A & B***
- 1:45 PM – 3:00 PM **The Paperless Office –*Asian Spice Room***
Adam Block, Director of Sales & Marketing, TenMast Software
- 1:45 PM – 3:00 PM **Maximizing Your PHAS Score – *Horizon Room***
Claire Russ and Nick Auriemma, CPA, PHA Finance Asher & Company
- 1:45 PM – 3:00 PM **Partnering with Nonprofits-*Ballroom Pre-Function Room***
Blair Schleicher-Brave Executive Director, Elizabeth DeCoursey-Morris
Habitat, Louis Riccio-Madison Housing Authority
- 3:00 PM – 4:15 PM **Fraud, Waste and Mismanagement – *Asian Room***
Joseph Clarke & ASAC Cary Rubenstein, HUD OIG
- 3:00 PM – 4:15 PM **Safety and Security in Public Housing – *Horizon Room***
Victor Cirilo, Jeff Gorley-Passaic Housing Authority, William F. Snyder-
NJNAHRO-Service Officer
- 5:00 PM - 6:30 PM **Networking Reception – *Ballroom A & B* - Sponsored by PERMA, Conner
Strong & Buckelew, Birdsall Services Group, DeCotiis, Fitzpatrick & Cole,
Consolidated Services Group, Scibal & PMA Management**

NJNAHRO ANNUAL CONFERENCE & TRADE SHOW **20th ANNIVERSARY CONFERENCE**

THURSDAY - NOVEMBER 15, 2012

8:00 AM - 9:30 AM	Continental Breakfast – <i>Ballroom A & B</i>
9:30 AM – 10:45 AM	HUD Update – What’s New – <i>Ballroom Pre-Function Room</i> David Vargas, HUD Deputy Assistant Secretary
10:45 AM – 12:00 PM	Financial Training Geared to Commissioners - <i>Asian Spice Room</i> Wendell Connor, HUD Project Area Manager, Quality Assurance Division
10:45 AM – 12:00 PM	Section 3 Requirements-<i>Horizon Room</i> Brenda Edmonson-HUD
10:45 AM – 12:00 PM	Continuity of Operations Planning (COOP)-<i>Ballroom Pre-Function Room</i> Kelly Rouba-State of New Jersey
12:00 PM	Luncheon –Tim Kaiser, PHADA Executive Director – <i>Ballroom A & B</i>
1:45 PM –3:00 PM	Bed Bugs –Treatment Options – <i>Asian Spice Room</i> Spencer Corbett, Corbett Exterminating, Michael Russell, Action Pest Control
1:45 PM – 3:00 PM	Working with NJHMFA – New Beginnings – <i>Horizon Room</i> Anthony Marchetta, Executive Director NJHMFA
3:00 PM – 4:15 PM	Assisting Your Clients Better Through Web Technologies - <i>Asian Spice</i> Joe “JP” Panto, HAPPY Software\
3:00 PM – 4:15 PM	Collaboration Successes – <i>Ballroom Pre-Function Room</i> Tom Baffuto, Executive Director, ARC of New Jersey
3:00 PM – 4:15 PM	Commissioners Training – Working with a Nonprofit - <i>Horizon Room</i> E. Dorothy Carty-Daniel, Commissioner Perth Amboy HA
6:30 PM -	RECEPTION & NJNAHRO AWARDS- RAFFLE – <i>Ballroom A & B</i>

FRIDAY - NOVEMBER 16, 2012

9:00 AM - 10:30 AM	Breakfast – <i>Ballroom A & B</i> HUD Assistant Secretary for Public & Indian Housing - Sandra B. Henriquez Richard E. Constable III-Commissioner, N. J. Department. of Community Affairs Diane Johnson – HUD’s State Representative GRAND PRIZE DRAWING
9:00 AM – 3:30 PM	Asset Management – <i>Asian Spice Room</i> State Mandatory Training for Commissioners

2012 NJ/NAHRO ANNUAL CONFERENCE

November 13th – 16th

REGISTRATION FORM

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

FAX REGISTRATIONS ACCEPTED

Fax to 973-377-5237. Simply fax entire page.

Name _____
 Title _____
 Agency _____
 Address _____
 City _____ State _____ Zip _____
 Daytime Phone _____ Fax _____
 E-Mail _____

General Registration fees include general sessions, reception, breakfast, lunch, exhibition and the Annual Meeting.

General Registration

Postmarked/Faxed by October 1st.

\$425 _____

Late Registration

Postmarked/Faxed **after** October 1st.

\$475 _____

On-Site General Registration

\$550 _____

One-Day Registration

\$300 _____

State Course (first come-first served)

\$450 _____

(To Register for the State course send fee to Rutgers University.)

TOTAL AMOUNT ENCLOSED

\$ _____

Sorry No Refunds after October 24th.

Make Checks payable to:

NJ/NAHRO

24 Central Avenue

Madison, New Jersey 07940

2012 Executive Board Retreat Photos

The NJNAHRO Executive Board conducts an annual retreat in order to discuss important issues facing New Jersey's Housing and Community Development industry. The 2012 retreat was held in Atlantic City on April 22nd and 23rd.



New Jersey NAHRO President, John Clark reviews his meeting agenda at the annual Executive Board retreat that was held in Atlantic City, New Jersey



Executive Board members Sam Hudman, Victor Cirilo and Janice DeJohn (left to right).



Executive Board members Joseph Billy, Sandi Niemiec, Jack Warren, Dick Keefe, Madeline Cook, Sherri Sims and Kim Woodhull (left to right)



The NJNAHRO Executive Board conducts an annual retreat for the purposes of considering important issues and topics facing New Jersey Housing & Redevelopment Authorities.

2012 NJNAHRO ANNUAL CONFERENCE

Annual Charity Scholarship Golf Tournament

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

FORMAT:

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

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

WHEN: Tuesday, November 13th, 10:00 Start

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

TO REGISTER TO PLAY GOLF

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

NO REGISTRATIONS WILL BE ACCEPTED AFTER OCTOBER 21, 2012
GOLF REGISTRATION - \$150 SINGLE / \$600 FOURSOME

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

Address: _____

My Foursome Includes (Open Foursomes will be filled)

Name: _____

Name: _____

Name: _____



**WE HAVE ONLY BEEN ABLE TO RESERVE SLOTS FOR A LIMITED
NUMBER OF FOURSOMES
BE A SPONSOR OF THE 2012 NJNAHRO
Annual Charity Scholarship Golf Tournament**

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

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

THE TOURNAMENT TO BE HELD DURING THE 2012
NJNAHRO ANNUAL CONFERENCE AT THE
SEAVIEW RESORT BAY COURSE ON TUESDAY
NOVEMBER 13, 2012

TO BE A SPONSOR OF THE TOURNAMENT

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

NJNAHRO Scholarship Fund.

Questions? Please call 973-377-0258.

PAYMENT MUST BE RECEIVED BY OCTOBER 14, 2012

Organization Name to be on Sign: _____

PLEASE CHECK ONE

Contact Person: _____

Day Phone () _____

Address: _____

E-mail address: _____

City: _____ State: _____ Zip: _____

____ Closest to the Pin Sponsorship - \$350

____ Longest Drive Sponsorship - \$350

____ Hole Sponsorships - \$350

____ Range Ball Sponsorship - \$300

____ Hole-In-One Sponsorship - \$500

____ Beverage Cart Sponsorship-\$500



VISION 20/20

Hoboken Housing Redevelopment

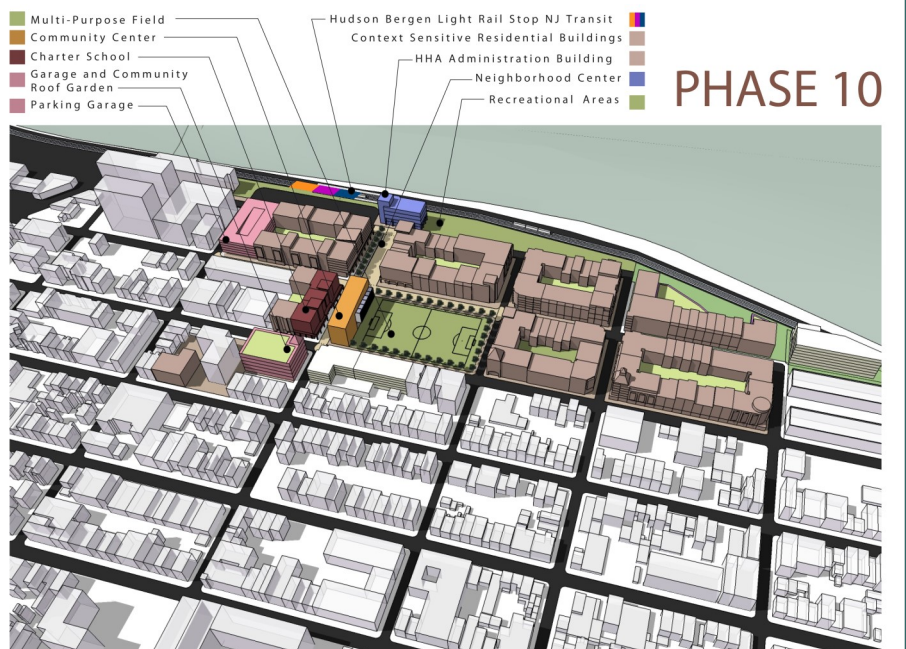
The completion of the NJ Transit Hudson Bergen Light Rail combined with the development of luxury housing nearby creates an ideal environment for a full transformation of the public housing complex. Instead of an isolationist view for the Housing Authority, public housing would become a part of the greater Hoboken community.



The Vision 20/20 Plan highlights the housing agency's potential and opportunity for transformation and sustainability. The plan combines a vibrant and healthy neighborhood with pedestrian-friendly retail, civic, recreational and educational uses that would provide our residents with opportunities for growth and a higher overall standard of living.

Some of the goals of the redevelopment plan are to create more outdoor recreational space, change the image of public housing, increase access to jobs and create a mixed-income sustainable community.

"The Vision 20/20 Plan demonstrates the limitless possibilities for public housing residents," said Carmelo Garcia, executive director, Hoboken Housing Authority. "We are offering our residents a design that allows for social upward migration. This has been a dream that we can make a reality."



NJNAHRO Trains New Jersey PHAs “Skills for Supervisors & AMP Managers”

The New Jersey Chapter of the National Association of Housing & Redevelopment Officials regularly conducts training sessions to its member Housing Authorities. On May 11th, NJNAHRO hosted a session at the Crowne Plaza Hotel in Monroe, New Jersey. The session focused on supervisory skills for PHA supervisors and managers. Fred Pryor/Career Track provided the trainer and the training materials. The supervisory topics included: meeting deadlines, conflict resolution, dealing with employees that have bad attitudes, employees that are chronically late or absent and employees that challenge authority. This all-day session provided an in-depth process for dealing with these issues. Attendees were provided with information for instituting progressive discipline when it is warranted.

The seminar assisted PHA managers in understanding how to effectively deal with problem employees. It provided techniques for turning problem employees into solid performers.



PASSAIC COUNTY PUBLIC HOUSING AGENCY PARTNERS WITH “CAMP HOPE”

Last summer, a group of children from Passaic County’s Family Self Sufficiency (FSS) Program had the fortunate opportunity to spend a day at Camp Hope. The wooded retreat in West Milford offers recreational activities, including an Olympic sized swimming pool, arts and crafts projects, nature hikes and paddle boating. The Passaic County Board of Chosen Freeholders sponsors all qualified children to attend the camp free of charge. The campers also received a new pair of sneakers thanks to the generosity of NY Jets Middle Linebacker David Harris.



This summer, the Housing Agency has expanded on the program it started with Camp Hope to offer an additional day so that more children could attend. Transportation and lunch are also provided. Passaic County Public Housing Agency staff and volunteers assisted in chaperoning the event. The PCPHA staff have found the experience to be a rewarding opportunity to give something back to their program participants. It also allows them to develop a relationship with the family members, particularly the children, that are being assisted through the Housing Choice Voucher Program. This relationship allows the agency to better serve its Passaic County constituents.

The Camp provide an opportunity for the children to experience a structured enjoyable experience during their summer vacation. This experience is the highlight of many of the children’s summer school break.

According to Passaic County Freeholder Director, Pat Lepore, “Camp Hope is a 62 acre recreational facility owned and operated by Passaic County for the benefit of our county residents. It was founded in 1938 and has continued to provide a free Camp experience for those children who qualify. On behalf of the Passaic County Board of Freeholders we welcome our Housing Agency participants and hope that they enjoy their camp experience.”



Campers waiting to be fitted for a brand new pair of sneakers thanks to a \$40,000 donation from NY Jets player David Harris.



Children of Passaic County Housing participants enjoying the Olympic size pool on a hot summer day at Camp Hope.

NEW JERSEY BOLLINGER SCHOLAR ADDRESSES PHADA



Jeremy deGuzman, a resident of the Morris County Housing Authority, was recently invited to speak at the Stephen J. Bollinger Memorial Scholarship Luncheon at the Public Housing Authorities Directors Association (PHADA) 2012 Annual Convention and Exhibition in Seattle, WA. Jeremy, a 2008 recipient of the Bollinger Scholarship, is a junior at Massachusetts Institute of Technology (MIT). When he received the award in 2008 in New Orleans, he met so many people who were interested in him and wanted to hear his story. Jeremy remarked that not only did the scholarship help him financially, but it also increased his self-confidence.

Jeremy took a year off from school to help take care of his mother, who sadly passed away last year. If it was not for public housing, Jeremy was unclear as to what would have happened to him and his younger sister. Jeremy stated that just as he will “graduate from MIT one day, he will graduate from public housing, too.” The Housing Authority gave his family the opportunity and one day it will be his time to move on and create an opening for someone else that needs assistance.

CLIFFSIDE PARK HOUSING AUTHORITY EXPANSION

The Cliffside Park Housing Authority located in Cliffside Park, New Jersey is in the process of building a new Senior Activity Center and Housing Authority Administration offices. The addition would add approximately 9800 square feet to the present building location. Expanding the present Activity Center will allow this Housing Authority to reach out and serve many more seniors in the Cliffside Park community. This expansion project is part of an ongoing desire to provide tenants and visitors to their facility a beautiful, safe, enjoyable place to live and the ability to take advantage of the many programs, trips and festivities provided by the Housing Authority and Senior Activity Center.

This approximately 9,800 square feet two story addition will provide tenants and visitors to the facility with a new, larger, better equipped Activity Center including a modern kitchen, game rooms, exercise equipment and new Housing Authority offices. This project was initiated to conform with Housing Authority ideology which is to provide our Public Housing participants with the best life experience possible at our facilities.



FRANKIE G RETIRES

Freehold Housing Authority Executive Director, Frank Graziano, retired recently after many years of service. He was honored for his public service at a retirement dinner. Pictured below are New Jersey housing officials making their presentations to Frank and honoring him for his many years of distinguished service.



Resident Leader Is Honored by Optimist Club

Passaic Housing Authority's Rene Griggs is extended the distinguished Community Service Award

Housing Authority of the City of Passaic Resident Council President Rene Griggs was honored for her advocacy on behalf of residents and youth of the Alfred Speer Village complex by the City of Passaic Optimist Club during their annual awards ceremony this past month. Optimist International is an association of more than 2,900 Optimist Clubs around the world dedicated to community service and to "Bring out the Best in Kids". The City of Passaic chapter of the Optimist Club was chartered in 1949 and is one of the oldest and most active in the State.



Ms. Griggs has been involved with the Alfred Speer Village Resident Council organization since 1998 in various capacities. Most recently, she completed her third 3 year term as president. During her time on the council, she has become a strong voice for residents; a passion that is ignited by a commitment to improving the quality of life of the community. "She places very special focus on the children and youngsters of the complex by constantly advocating for programming, improved facilities, and recreational outlets," said Executive Director Victor Cirilo. "Her most distinct component has been an inner compassion for fellow residents that have fallen on difficult financial times."

The Housing Authority operates 700 apartments at six scattered sites throughout the City of Passaic. The Alfred Speer Village Complex houses 384 families in six high rises located in the north-east portion of the City. The complex has a very active resident council. The Board's mission is to work with management by providing resident feedback, assisting in planning and being an overall vehicle to express resident concerns.

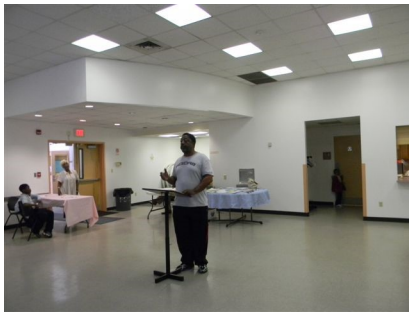
Ms. Griggs accompanies residents to landlord/tenant court, represents them at grievance hearings, and goes out of her way to raise benefits to assist families that may be in financial despair. According to Cirilo, she provides a respectful and balanced interpretation based on sound knowledge of lease regulations when advocating for fellow residents.

Rene Griggs has also served on the Resident Management, Youth, and Security committees of the Housing Authority. She currently serves as the Corresponding Secretary for the New Jersey Association of Public and Subsidized Housing Residents (NJAPSHR). NJAPSHR is affiliated with state and national organizations working towards the goal of providing safe and affordable housing for all. During her recognition speech she stated that her advocacy is grounded on her Christian faith. Her church home is Williams Chapel A.M.E. Church of Passaic where she has been involved in the usher ministry for over 25 years and serves as an advisor for junior ministry members. She is the mother of four children and a grandmother to four grandchildren.

JERSEY CITY HOUSING AUTHORITY

“Sports Day”

The recent “Sports Day at Curries Woods” was a successful effort to widen the outreach of the Resident Opportunities and Supportive Services (ROSS) Program and to provide an opportunity for young residents to participate in an activity with their fathers.



The guest speaker at the event was Mr. Richard (“Richie”) Glover. Mr. Glover played football at Snyder High School in Jersey City, and then went on to succeed in college and professional football, including the New York Giants. Mr. Glover was named “Outstanding Lineman” in the Orange Bowl two years in a row, won the Outland Trophy and was named to the College Football Hall of Fame in 1995. Now, “full circle” Mr. Glover serves as Head Coach at Dickenson High School. After dedicating his life to achieving excellence in sports, he shares his gifts with youth in the community and has established the “All Access to Life Foundation”. Mr. Glover gave a wonderful motivational talk aimed at the youth in the audience, and then sat with each child and signed a certificate.

The event was organized by Elizabeth Segarra, ROSS Social Service Coordinator at Curries Woods and supported by the Curries Woods Tenant Task Force. Twelve health, social service and employment organizations attended and had informational tables, two medical vans provided health screenings on site, and Jersey City police officers interacted with the children through the JCHA’s Chess Club.

The “fathers” theme was inspired by recent efforts by HUD to encourage programs to honor Father’s Day as a way of promoting the involvement of fathers in the lives of their children, especially if they are “absent” fathers. Although not advertised as a “Fathers’ Day” celebration per se, the event was successful in providing an informal focus on issues involving childrens’ relationship with the males and fathers in their lives.

The JCHA hopes to replicate this event each year, and to continue to make broad outreach efforts so that more resident children and parents participate in and benefit from

INDEPENDENT LIVING IN CAPE MAY



Victoria Towers Main Entrance

Cape May City, New Jersey, one of the country's oldest vacation destinations, is one of the Jersey Shore's greatest seaside resorts. With beautiful beaches, its historic Victorian houses, and rich history, Cape May is a great place for people of all ages. For seniors, Cape May City is a great place to settle down, especially for those looking for maintenance-free living at a good price. One of the premiere independent senior housing facilities located in Cape May is Victorian Towers.

Owned by the Diocesan Housing Services Corporation of the Diocese of Camden, Inc., Victorian Towers is one of their six affordable luxury housing developments located throughout the Diocese of Camden, which covers Camden County through Cape May County. Victorian Towers is also their flagship building, completed in 1973. It is a six story mid-rise, and consists of two hundred and five studio and one-bedroom apartments. Victorian Towers is an independent living community for seniors 62 and over seeking quality affordable living. Located a mere three blocks from the pristine beach, and right next to the Washington Street Mall, a three-block section of the town filled with shops and restaurants, there is always plenty to do. There are also plenty of cultural events held in Cape May year-round, such as tours, wine tastings, festivals, and shows. Victorian Towers is a prime location for seniors who want to stay active and social while still living in a safe and secure environment.

Victorian Towers offers affordable, low-maintenance housing for independent seniors, with immediate availability. For those interested in Victorian Towers, you can reach them at (609)-884-5883, or feel free to contact Katherine Boyer at (856)-342-4125.



Washington Street Mall

NJNAHRO

NJNAHRO.ORG

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



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