

## BOY SCOUTS VISIT NHA HEADQUARTERS FOR FUNDRAISING EFFORT

Boy Scout Troop 120 of Hawthorne Avenue Elementary School visited the Newark Housing Authority headquarters on March 18 to raise funds for their newly-formed group and to offset costs to summer camp. The proud troops took sale orders from generous NHA employees for their popcorn fundraising endeavor.

Executive Director Keith Kinard, who was a scout as a child, supported the idea because he believes being a scout offers valuable skills and leadership development to youngsters.

The troop raised \$1,732 in popcorn sales and donations. The boys earned their sales badges after the great experience at NHA. The money is going to be used for the boys' uniforms, troop flag and a week stay at Camp Terrel in New York State Catskills. Deacon Clifford S. Foster is the group's scout master.

If you are interested in having your child join Boy Scout Troop 120, contact Brooke Tippens, director of community relations at the Newark Housing Authority, at (973) 430-6601. You can also log onto [www.scouting.org](http://www.scouting.org) to find a troop you want to join.



## NHA SCHOLARSHIP FOUNDATION GOLF CLASSICS



The Newark Housing Authority Scholarship Foundation Golf Classic is on June 1 at the Essex County Country Club in West Orange. If you are interested in playing or becoming a sponsor, please call us at (973) 273-6516 or send an e-mail to [scholarship@newarkha.org](mailto:scholarship@newarkha.org). We are happy to answer all of your questions.



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**Our mission is to invest in our families by building and maintaining affordable housing to encourage economic independence and healthy communities.**

- We will achieve this mission through our Agency Goals.
- **B**uild, maintain, and renovate housing communities to the highest standards.
  - **E**xpand affordable housing options for families utilizing a high quality Housing Choice Voucher Program
  - **L**ink with our employees, our residents, and community partners to support our mission.
  - **I**mprove **E**fficiency, program compliance and accountability in everything we do.
  - **I**nvest in innovative crime prevention and quality of life strategies.
  - **E**xpect results!

Building Believers

## NHA Developments

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### LETTER FROM THE EXECUTIVE DIRECTOR

I have just returned from Washington DC and I am charged up and ready for a new day for public housing. The new HUD Secretary Shaun Donovan talked with a group of Executive Directors at the Council of Large Public Housing Authorities meeting and he spoke of his desire for a new level of commitment from HUD with new flexibilities, responsiveness, and also a new level of accountability. He wants to focus on the results and help answer the question, what is the future of public housing?

Really what does the housing authority do? The normal definition of what HUD has defined for us, is that we provide decent, safe, and sanitary housing for persons of low-income. Usually this is described narrowly like is the housing unit itself safe, that is no exposed wires, two exits, code enforcement and inspections type of stuff. But I want to challenge this notion by saying it is too small of a definition. How can a unit be safe, if the family in the unit is living in fear of gangs and the violence surrounding the illegal drug trade? How can a unit be "decent" if there are no jobs or even a path to employment to better yourself? The housing authority may not be able to directly provide the answer to these types of questions, but when we can't, we must partner with those who do, otherwise what is really the point of building a unit that may be in compliance with building codes but where there is fear and lack of hope for a better day? I want to be a builder of believers who hope for better things, a builder of communities where there is a freedom from violence. Home is the most important place in the world, and I want to create and renovate homes, not just apartments for people.

These are some of the ideas that led me to use "Believe" as an agency tag line, as well as the fact that it is a helpful way for me to remember our agency goals. I asked employees, politicians, HUD of-



officials, and members of the public to believe that NHA would change for the better. But it is time for a new expanded theme that identifies where the agency is now headed: "Building Believers." This phrase means several different things to me. First, it shows that we really are delivering on the promise of "believe". We are, in fact, building a group of people who believe in what we are doing. We are building believers both inside and outside of the agency. Building believers also reflects the fact that we are building, and with the recent stimulus money we are going to be building more. I think that more people will become believers in NHA as we follow through with my vision of the future, of building workable communities of homes filled with hope and peace.

It is a new day for the NHA. We will be submitting good scores for both the voucher and public housing programs in the coming weeks. We have already converted to asset-based management and we are making improvements every day in the communities we serve. We are going to be building hundreds of new units, renovating a thousand units, updating hundreds of apartments, building a new state-of-the-art community center, and building more believers everywhere we go.

Keith Kinard

## NHA AND RUTGERS UNIVERSITY TO HOST AFFORDABLE HOUSING SUMMIT

The Newark Housing Authority and Rutgers University will host an affordable housing summit from 8:30 a.m. to 5:30 p.m. Friday, June 12 at the Paul Robeson Campus Center, 350 Martin Luther King Jr Blvd.

Issues on the agenda include presentations on models of affordable housing; historical and cross-national comparisons; towns and gown partnerships; public housing and resident relocation and public housing policy and mixed-income housing successes and failures.

"I hope this affair serves as a podium for housing authorities and the academic community to get together and talk about what is working for public housing. This summit is important because it gives us an opportunity to hear directly from leaders in the industry on the key issues in public housing."

For more information contact the housing authority or Rutgers at (973) 353-5787 or log onto <http://www.newark.rutgers.edu/housingsummit>.

## LANDLORDS AND DEVELOPERS SOUGHT FOR PROJECT-BASED VOUCHER PROGRAM

The Newark Housing Authority is calling on developers and property owners to submit proposals (especially those that address supportive services and special needs population) under our innovative Project-Based Voucher (PBV) program.

**What are project-based vouchers?** Special vouchers attained by property owners to build apartment units for a specific purpose. Property owners or developers enter an agreement with NHA to construct, rehabilitate or designate specific housing units for a term (up to 15 years) in an existing development. Under the PBV program, the NHA make rent payments to property owners and developers in accordance with the Housing Assistance Payment contract for units leased and occupied by eligible families during the term of the contract. NHA refers families from its Section 8 Housing Choice Voucher program waiting list to the property owner to fill vacancies.

**How does the NHA select units for inclusion in this program?** NHA will review and rank applications

based on the selection criteria described in the Request for Proposal.

**How much rent do vouchers cover?** Section 8 Housing Choice Voucher families are generally required, under guidelines set by the Department of Housing and Urban Development (HUD), to contribute up to 30 percent of their income for rent and utilities. Under the Project-Based Voucher program, the NHA pays the property owner the balance of the rent, up to a limit set by NHA.

**I am a property owner or developer interested in the voucher program, how do I apply?** For an application, you may log on to our Web site, [www.newarkha.org](http://www.newarkha.org).

Applications and supporting documentation for rehabilitated or new construction units will be accepted until 5 p.m. on April 30. Applications should be mailed to: Newark Housing Authority  
500 Broad Street, Newark, NJ 07102  
Attention: Tory Gunsolley

## COMINGS AND GOINGS

**Debra Toothman**, who has served as NHA's chief financial officer for two and a half years, accepted another opportunity in Washington, DC, as chief financial officer.

We would like to thank Debra for her committed and remarkable work at NHA. She will be missed. We wish you well at your new job, Debra.

The NHA welcomes aboard **Virginia Koenig**, manager of benefits and compensation in the Human Resources Department. Virginia enjoys cook-

ing, fine wine, running, tennis, hiking, water sports and reading. **Zak Hasan** also joins us as maintenance supervisor. In his spare time, he enjoys marshal arts, golf and tennis.

NHA is thrilled to have you join our team of believers!

(right - Virginia Koenig)



## NHA READY TO CREATE JOBS, STIMULATE LOCAL ECONOMY

The Department of Housing and Urban Development recently mandated public housing authorities nationwide to begin spending cash received from the economic stimulus bill that President Obama signed into law in February.

The Newark Housing Authority is prepared to spend the \$27.4 million allocated this year of the stimulus money. The objective of the funds is to make improvements to our public housing units such as increasing the energy efficiency of units and making critical safety repairs. The money will also allow us to stimulate the local economy by creating jobs.

NHA will use the funds to address numerous deficiencies cited by HUD. We will be addressing significant items like roof replacement and repairs at our various senior sites, town homes and family sites. We will also address façade work at our high-rise buildings; heating and air condition replacement and installation at GiGi Foushee Towers and Stephen Crane Village and vacancy reduction at family sites, town homes and senior sites. We will also be conducting foundation work such as sidewalk and parking lot repairs at our various sites across the city.

The Board of Commissioners approved the spending plan of the stimulus money at the March 26 meeting.

Board Chairman Modia Butler said the money gives the housing authority an opportunity to address important issues at various developments.

Executive Director Keith Kinard added that the money allows NHA to improve the quality of life for residents, as well as, address some long-standing capital needs.

"Being able to modernize our many developments, while creating jobs and putting money into the local economy, is a step in the right direction and we wish to do a whole lot more," Kinard said. "As I have said before, we have more than \$500 million of physical needs and the stimulus money is only a down payment to clearing our backlog. Still, the money puts us closer to our goal of providing quality housing for our residents."

Kinard said NHA will take full advantage of the \$1 billion available in capital funds to be awarded to housing authorities through a competition and is looking forward to the process beginning.

## FAMILY SERVICES DIVISION SAYS 'THANK YOU' TO SERVICE PROVIDERS

The Family Services Division held a breakfast affair Feb. 18 to show appreciation to many vendors and service providers that have helped make the division successful. A grandiose breakfast was served and all attendees received a heart shaped glass ornament with the words engraved, "In appreciation of your dedication and service to our residents." A Newark Housing Authority-inscribed pen was also part of the gift package.

The objective of FSD is to form linkage agreements with service providers that will provide Newark Housing Authority residents with education, training, counseling, employment opportunities and medical attention. Through a network of community partners and a referral process, services are made readily accessible to

residents. Danny Gonzalez Bosques, director of resident services, said the appreciation breakfast affair was well deserved.

"The Resident Services' staff is well aware that the needs of our residents are too great to be addressed solely by the housing authority," said Bosques.

"Our success is due to the partnerships we have established and maintained with various community organizations that share our mission and are willing to help us address our families growing demands."

The Family Services Division consists of the relocation unit, elderly and disabled unit, transportation unit and youth and family unit.



(left to right)

*Evette Jackson and Arlene Olivo help guests sign in.*

*Attendees listen to speaker at podium.*

*All attendees received heart shaped ornament and NHA pen*