

ALSO INSIDE: NHA HAS STRONG RATING IN LATEST S&P REPORT

NHA DEVELOPMENTS

Building Believers.

FALL 2011

NEW PARTNERS

**UMDNJ joins
NHA in providing
special needs
housing and
services (p 3)**



LETTER FROM THE EXECUTIVE DIRECTOR



As the summer reached its height, so too did the uncertainty surrounding American economic solvency. While the debt ceiling debate that escalated since May in Congress has reached its conclusion and our

country's leaders have prevented default, at least temporarily, the nation's economic woes still seem far from over.

No more clearly can this be seen than within the affordable housing industry. Over the last several years, the increasing need for high quality, affordable public housing has only been exacerbated by the financial instability in our markets. Comprehensive

development that provides cradle-to-grave services and creates sustainable communities becomes even more difficult to achieve in a down economy. Investors pass on important projects. HUD cuts funding for multiple programs, including the Housing Choice Voucher Program, and plans to further curtail money to the chronically underfunded Capital Fund. This hampers the ability for public housing authorities to

fulfill their missions to provide clean, safe housing to all those who desperately need it.

Despite these challenges, the Newark Housing Authority remains an organization committed to innovation. We continue to collaborate with a variety of local and state organizations to widen our reach and provide our residents with access to more than just four walls. A myriad of partnerships en-

able us to provide supportive services to the elderly, disabled, and chronically homeless.

NHA also sees the modernization of our housing stock as an integral way to ensure our future economic viability. Therefore,

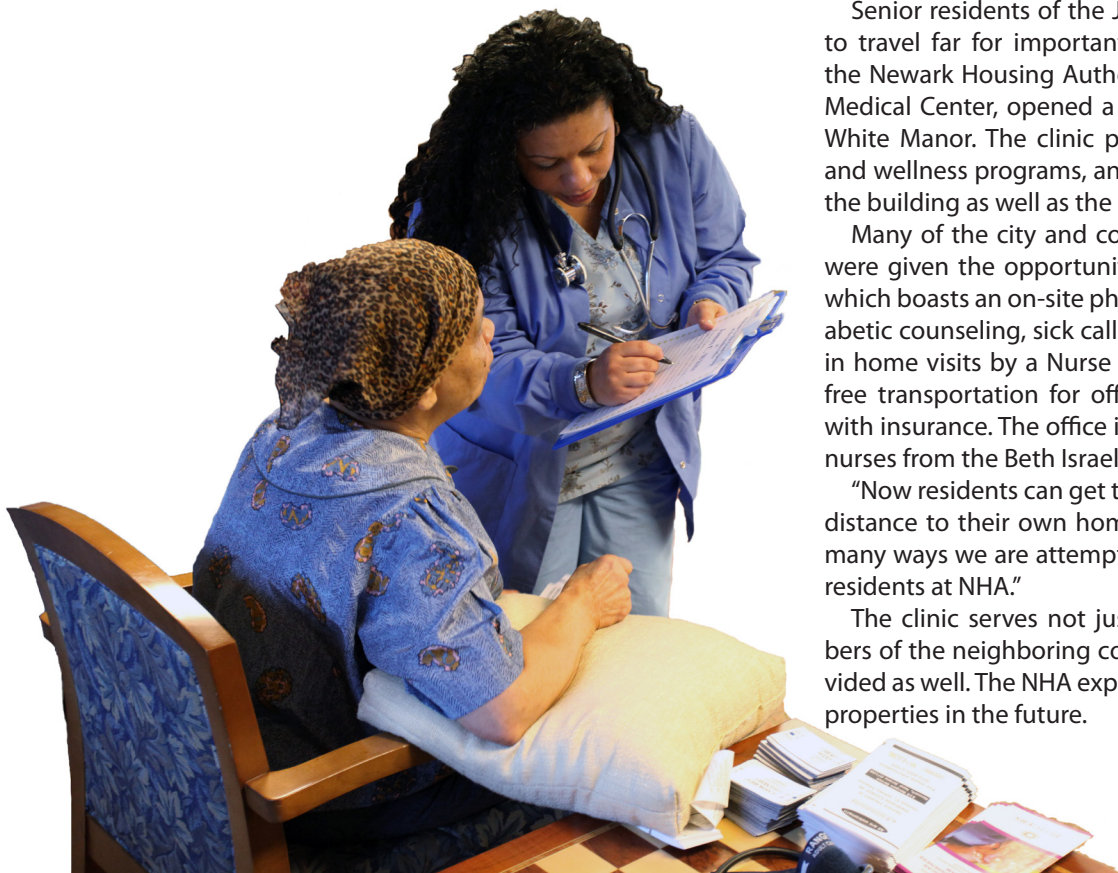
"We aim to minimize the impact of economic instability on the families we serve."

we will continue to demolish aged and unhealthy properties to make way for carefully designed and planned mixed-income communities and focus on green design, allowing NHA to reduce our

carbon footprint and encourage healthy and sustainable lifestyles.

In everything we do, we aim to minimize the impact of economic instability on the families we serve. While we still have a long road to travel, NHA will be here, striving to provide affordable housing to those most in need and collectively find a way to bring certainty to these uncertain times.

A NEW COMMUNITY HEALTH CENTER FOR THE ELDERLY



Senior residents of the James C. White Manor no longer have to travel far for important medical care. On January 20, 2011 the Newark Housing Authority, in collaboration with Beth Israel Medical Center, opened a new on-site health clinic at James C. White Manor. The clinic provides primary care services, health and wellness programs, and education to the senior residents of the building as well as the greater Newark community.

Many of the city and county leaders attended the event and were given the opportunity to tour the state-of-the-art facility, which boasts an on-site physician office for preventative care, diabetic counseling, sick calls to ailing patients, prescription refills, in home visits by a Nurse Practitioner for homebound patients, free transportation for off-site diagnostic tests, and assistance with insurance. The office is staffed with full-time physicians and nurses from the Beth Israel Medical Center.

"Now residents can get the care they need within a reasonable distance to their own home," said Keith Kinard. "It is one of the many ways we are attempting to improve the lives of our senior residents at NHA."

The clinic serves not just housing authority residents; members of the neighboring community can utilize the services provided as well. The NHA expects to duplicate this initiative at other properties in the future.



THE GRAND OPENING OF MILLENNIUM WAY

April witnessed the grand opening of Millennium Way, an innovative new development in Newark's South Ward. Built as a 56 town home community for low-income families, it is scattered across on four sites - two along Elizabeth Avenue and two along the Irvine Turner/Clinton Avenue Corridor.



From Left to Right: Christopher Kosseff, Diane Johnson, Lori Grifa, and Cory Booker.

Most significantly, the Millennium Way development launched a new and exciting partnership between the Newark Housing

Authority (NHA), the University of Medicine and Dentistry of New Jersey (UMDNJ) and the New Jersey Housing and Mortgage Finance Agency (NJHMFA) to incorporate Special Needs Housing as an integral part of the community. To that end, fifteen (15) of the 56 units at Millennium Way house individuals identified by UMDNJ as qualifying for Special Needs Housing. UMDNJ, through its University Behavioral Health Care Department, will provide on-site social service programming for the fifteen low-income families. This support includes behavioral counseling and essential guidance as families transition from homelessness to housing.

Mayor Booker described Millennium Way as a symbol of the city's commitment to all of its residents. "The real mark of our city will be how we take care of those people who are most vulnerable, from our children to people with special needs. The real testimony of today is the steadfast work of people who never

gave up hope, who in the darkness kept showing their internal light," said Booker.

The grand opening was celebrated on April 19, 2011 with notable guests including Mayor Cory Booker, Keith Kinard, Executive Director of the Newark Housing Authority, Modia Butler, Chairman of the Newark Housing Authority, Diane Johnson, HUD Field Office Director, Lori Grifa, Commissioner of the NJ Depart-



ment of Community Affairs and Christopher Kosseff, senior Vice-President of UMDNJ in attendance. Residents began occupying the units in early April, and by June the property was 99% occupied.

"This partnership is

unparalleled in its integration of supportive services and housing because we seek a common goal: to provide an opportunity for our most vulnerable neighbors to have safe, stable housing where they can easily access the services they need," said Mr. Kinard. He also expressed his strong desire to see this model replicated throughout Newark.

The Newark Housing Authority recently received yet another vote of confidence of their pioneering partnership with UMDNJ in the form of a \$1.5 million grant from the New Jersey Housing and Mortgage Finance Agency (NJHMFA). The grant was used for the construction of the supportive units in Millennium Way.

This summer all townhomes will be equipped with solar panels,



NHA Chairman Modia Butler

improving energy efficiency and reducing energy costs. The NHA is also building a 4,100 square foot Community Center adjacent to the Elizabeth Avenue sites that will house a management office, offices for social service providers and a multipurpose room. Construction of the Center began in June and is expected to finish by the Spring of 2012.



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

We will achieve this mission through our Agency Goals:

- **Build, maintain, and renovate** housing communities to the highest standards.
- **Expand** affordable housing options for families utilizing a high quality Housing Choice Voucher Program.
- **Link** with our employees, our residents, and community partners to support our mission.
- **Improve Efficiency**, program compliance and accountability in everything we do.
- **InVest** in innovative crime prevention and quality of life strategies.
- **Expect** results!

BUILDING BELIEVERS

NHA RECEIVES STRONG S&P RATING

The NHA received its first assessment by Standard and Poor's, and the outlook is good. The Authority received an issuer credit rating (ICR) of A-minus and was regarded as stable by the internationally recognized ratings agency. The favorable ICR was the result of the expectation of federal government support, strong leverage ratios due to low debt obligations, and what they viewed as a "strong essentiality" for NHA housing as shown through a waiting list of over 12,000 applicants.

The report indicates that much of the rating reflects an improvement in management capacity, "as evidenced by a trend of improvement in overall operational performance, portfolio quality, and financial management", which S&P expects to continue. Additionally, the improvement in financial management and reporting which resulted from thorough planning and budgeting further impacted S&P's positive analysis of the NHA.

Consequently, S&P considers that the changes made to the NHA's operational and financial structure as well as improvements to the physical condition of its properties will yield positive financial and operational progress in both the near and long term.

"S&P views NHA as demonstrating a strong ability to leverage external community development resources and establish partnerships in its efforts to revitalize its communities." They praised the housing authority's efforts in redevelopment, but also cautioned that the work must continue in order to maintain the favorable rating.

The ratings agency characterizes the need for affordable housing in Newark as very strong, of which NHA is a crucial supplier. Because of a direct strategic plan and clearly defined goals, the NHA is well-positioned to maximize its role in Newark. "In our opinion, the guiding principals [sic] provide a clear and exhaustive path for the agency to pursue."

THE 4TH ANNUAL GOLF CLASSIC

The Newark Housing Authority Scholarship Foundation hosted its fourth annual Golf Classic at the Plainfield Country Club in Edison, NJ on Monday, July 11, 2011. Presented by Constellation Energy, the Classic raises funds for the Newark Housing Authority Scholarship Fund, which has awarded over \$500,000 in scholarships for college to high school seniors who participate in affordable housing programs managed by the Newark Housing Authority. This year's scholarship recipients are Al-Nisa Dunkins, Terik Miller, Asha Moore, and Chanice Williams.

This year's Classic raised over \$60,000 for the Scholarship Fund.



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