

Newsletter

June 2011

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In This Issue

- Membership Meeting
- DHS Director Addresses Plans for New Homes
- Over a Dozen Nonprofits Press State Supreme Court
- State of the Nation's Housing 2011
- Network Training Schedule
- New Jersey Policy Watch
- Federal Policy Watch
- Membership Notes
- Housing in the News
- Funding/Award Opportunities
- Events/Workshops
- Training Opportunities/Resources
- Employment Opportunities

Housing Fact of the Month

According to HUD, the total number of people experiencing homelessness in New Jersey in 2010 was 13,737. Of that amount, 12,083 homeless individuals were sheltered and 1,654 were unsheltered. Nationally, according to the findings, levels of homelessness have stayed flat from 2009 to 2010. And homelessness in New Jersey rose 4.3% over that time.

Membership Meeting



Thanks and congratulations to the nearly 120 members and friends who helped make our

June 15, 2011 Semi-Annual Membership Meeting a success! Special thanks to our Meeting Sponsors, **Citi** and **JP Morgan Chase**. Many of our participants, presenters and resource people braved the hours-long traffic delay on the NJ Turnpike to be with us.

There are many challenges and opportunities facing our sector in these trying times. As a result, the Network staff organized a different sort of membership meeting this time around. At the meeting, community development practitioners, advocates, and municipal leaders had the opportunity to meet one-on-one with experts in an array of fields offering professional advice on addressing community challenges.

The Network thanks these consultants, as we **greatly** appreciate their willingness to provide this pro bono service. These one-on-one sessions, or COREs (Customized Opportunities for Resource Engagement & sharing) were designed to help you meet your organizational needs and advance goals and strategies. For a full list of the CORE sessions and the wonderful consultants who offered them, please visit our [website](#). Additional information is also available there about the [four courses](#) we are offering in the fall.

In addition to the breakout and specialized sessions, Diane Sterner, HCDNNJ executive director, reported on the Network's ongoing activities, including:

- **Working with municipal officials, CDC leaders and others in eight municipalities to solidify support for changes that can make our members' jobs easier.** New Jersey made a great showing at the Community Progress Leadership Institute in March at Harvard, and are planning for our July Summer Institute on to follow up on this work. We are also coordinating with the Assembly Speaker to move ahead on a top tier policy reform, to expand the options for communities dealing with tax lien sales. By allowing towns to retain and bond for these liens themselves, we can help municipalities get control over problem properties more efficiently so that you all can restore them

to productive use more quickly.

- **Securing opportunities for non-profit developers and partners:** In January, we succeeded in getting the Legislature to pass a compromise bill that eliminated COAH but would have required every community in our state to build homes for working families, people with disabilities and seniors. As you know, Governor Christie vetoed that bill. [We are now waiting for the Supreme Court to rule on the relevant issues.](#) We have joined in an [amicus brief](#) supporting Judge Skillman and the Appellate Division's call for a return to the state's Round 1 & 2 formula, which would build or rehabilitate over 70,000 homes.
- **Preserving the Housing Budget:** Unfortunately, for the third time in two years, Gov. Christie has proposed to drain the state's Affordable Housing Trust Fund, or Balanced Housing, to plug his unfair budget. While we support some of those dollars being used to keep people in the homes they have now, through the State's Rental Assistance Program, we know that there won't be real change unless we have the dollars we need to build and rehab a significant number of homes so that we can address New Jersey's housing market imbalance. This lack of investment in the short term does long term economic damage to our state, by failing to create jobs and expand our tax base. [See the action alert that reviews these items and has a sample message you can leave with your legislators.](#)

One thing that helps us all keep going, even during these challenging times, is that we have a few angels on our shoulder, watching out for the work we do. The Network was pleased to honor our newest one - Annemarie Uebbing. Annemarie worked with the Network and many of our members in her previous capacity at The Community Preservation Corporation. She served on the Network's Executive Board for a number of years, most recently as the Chair of our Board Development committee. She recently joined the Department of Housing and Urban Development as the Director of Planning and Community Development in their Newark field office. She drove through nearly four hours of traffic to join us, where in addition to accepting her award, she told us a little about her new role and what's going on at HUD. Once again, we thank Annemarie for her many years of leadership and service to the Network.

We are proud to be able to bring you terrific events like the membership meeting! We are doing our very best, at both the Board and staff level, to continue to deliver the top-notch technical assistance, training, policy and advocacy work you all have come to expect. If you love what we do, and personally want to help support the Network's activities, please make a donation to our 'Special Appeals' Fund, through our website or directly by mail to our office.

We hope to see you at the next meeting in December, if not before!

DHS Director Addresses Plans for New Homes for Developmentally Disabled

Speaking before the group at the Network's membership meeting was Lynn Kovich, director of the housing for the NJ Department of Human Services, division of developmental disabilities. Ms. Kovich addressed the Christie Administration's plan to develop 600 new homes for people with developmental disabilities, which we hope will be built by many of the Network's members. [Click here](#) for NJDCA/NJDHS Special Needs Housing Partnership Request for Qualifications.



DHS Director Addresses Plans for New Homes for Developmentally Disabled

Over a Dozen Nonprofits Press State Supreme Court to Affirm Key Aspects of the Mount Laurel Doctrine

Urge Support for Continuing Efforts to Provide Affordable Housing for All New Jersey Residents

On June 15, 2011, representatives from twelve nonprofit organizations submitted a total of four "friend of the court" briefs to the New Jersey Supreme Court in *In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97* by the New Jersey Council on Affordable Housing, Docket No. 67,126, urging the Court to affirm key aspects of the Mount Laurel doctrine to ensure the availability of housing that is affordable to all the residents of the State. This broad coalition of national, state, and local groups includes civil rights advocates, smart growth and affordable housing organizations, supportive housing providers, and others. The following briefs are available in their entirety: [Smart Growth](#), [Civil Liberties](#), [Racial Integration](#), and [Supportive Housing](#). Click [here](#) for coverage on the issue from NJ Biz.

State of the Nation's Housing 2011: Depressed Outlook for Low Income Households

Harvard's Joint Center for Housing Studies (JCHS) has released its State of the Nation's Housing 2011. The annual report provides a concise summary and analysis of recent trends and emerging issues in the nation's housing markets and a discussion of what might be expected in the coming year. The report finds that some indicators of a housing recovery were taking shape in early 2011, but these indicators remain few.

JCHS found that both rental and owned housing have become unaffordable for millions more Americans in recent years. Construction and land costs for units in new multifamily structures averaged \$110,000 in 2009, and the median asking rent was \$1,067. To be affordable to the median renter (at the 30% of income standard), however, the rent would have to be lower at \$775 or less. In 2009, 19.4 million households- 9.3 million owners and 10.1 million renters- paid more than half their incomes for housing. While low income households remain the most likely to have such severe burdens, cost pressures have moved up the income scale in the past decade. The report will be available at <http://www.jchs.harvard.edu/>

Network Training Schedule

To register, please call Ashley Hockenbury at ahockenbury@hcdnnj.org or (609) 393-3752, or register on line at www.hcdnnj.org. (Note: All National Development Council workshops are on-line registration at <http://results.ndctraining.org/citi/> only) Please direct your questions to Leonard Robbins at lrobbins@hcdnnj.org or 973-286-0086.

Property Acquisition and Control Strategies, September 15

This one day session is designed to guide non-profit developers and others through non-traditional ways they can gain control of properties for reuse under New Jersey law. After an overview of property acquisition generally, the bulk of the day will be spent looking at two areas: (1) the foreclosure process, and the opportunities it provides; and (2) the problem property tools in the Abandoned Property Rehabilitation Act, and will explore the use of partnerships with local government and with organizations such the Community Asset Preservation Corporation (CAPC)

and the National Community Stabilization Trust. **Alan Mallach, National Housing Institute & The Brookings Institution; and Wayne Meyer, NJ Community Capital. Fee: \$75 Members/ Non Members \$100.**

Property Management for Scattered Site Rental Property, October 17 & 18

This two day course will explore how to manage geographically scattered and small-scale rental properties which pose a unique and difficult challenge in affordable housing ownership. A portfolio of small properties requires the owner to possess or obtain special property management skills. Management will not have the advantages of on-site property management staff, or the economies of scale a multiple-unit building provides. This course is designed to help the participant identify ways of mobilizing and adapting a management operation to effectively monitor the operational performance of a scattered-site real estate portfolio. Through case study analysis and discussion of best practices, participants will learn to identify and examine the different property management options available to best meet their organization's needs. Approaches to keep such housing stock healthy and energy efficient will be addressed. A special module will cover the specifics of managing REO properties. **Brett William, Neighborworks® Training Institute, Fee: \$150 Members/\$200 Non Members.**

Mixed-Use Real Estate Finance, November 1 & 2

Neighborhoods are at their best when "Main Street" pulses with the activities that bring a community alive-residential, retail, entertainment, services, public facilities and common areas. Older Main Streets have special opportunities for adaptive reuse-with buildings that are ideally suited to retrofitting multiple uses in one structure. Cities and towns undergoing redevelopment in their downtowns often view mixed-used development as a way to catalyze Main Street, energizing it with shopping, dining, culture and entertainment. There are several financial tools available for Main Street redevelopment and if brought together in the right way, for the right uses, they can do the job. **The National Development Council, Fee: \$150 Members/\$200 Non Members.**



Financing Your Renewable Energy Project, December 15, Webinar

Congress has provided a number of Federal subsidies in support of our national energy and environmental policies, including the Production Tax Credit, Investment Tax Credit and the 1603 Grant in Lieu of Tax Credits. A number of states have similar incentives. NDC recognized that these can be used as resources for community development as well as for energy and environmental goals. We have developed creative financing for community development projects that incorporate renewable energy facilities, taking full advantage of all available financing tools. This three-hour online session covers: 1) Financing tools, both Federal and state 2) Deal structuring 3) Long-term project benefits of renewable energy. **Erin O'Neill, National Development Council Fee: None.**

New Jersey Policy Watch

New Jersey's Draft 2011 Consolidated Plan

Any comments regarding the draft of the [Consolidated Plan](#) can be presented at a public hearing scheduled for June 30, 2011 at the Department of Community Affairs, located at 101 S. Broad Street in Trenton, Room 129 from 10:00 AM to 12:00 PM. They can be sent to Sheri Malnak, at the Department of Community Affairs, Division of Housing and Community Resources, PO Box 051, Trenton, NJ 08625-0051 until **June 30, 2011.**

Charities Registration Raises Mandatory Audit Threshold for Non-Profits

DCA has approved new regulations that will raise the mandatory audit threshold for charities under the "Charitable Registration and Investigation Act."

The regulations, adopted February 22, 2011, and effective immediately, include a provision requested by the Center for Non-Profits that raises the audit threshold from \$250,000 in gross revenue to \$500,000. The rule adoption means that any organization with less than \$500,000 in gross revenue in its most recently completed fiscal year will no longer have to submit an independent audit in order to satisfy the requirements of New Jersey's fund raising statute. The Center estimates that the new change could save each covered organization an average of \$7,000 annually, and will result in an annual combined savings of over \$10 million for the non-profit community. [Click here](#) for details on the changes to the regulations of the "Charitable Registration and Investigation Act."

Federal Policy Watch

Reforming the Housing Finance System

Enterprise Community Partners President & CEO Terri Ludwig testified before the U.S. Senate Committee on Banking, Housing and Urban Affairs May 26 at a hearing on the future of housing finance. Ludwig discussed the potential impact of reforms on the affordable multifamily housing

market. She urged lawmakers to ensure the new system sustains critical capital for affordable housing production. Click [here](#) to read testimony.

HUD Releases Updated Income Limits

The Department of Housing and Urban Development (HUD) has released the fiscal year (FY) 2011 Income Limits, which help determine applicant eligibility for much of the affordable and assisted housing provided by HUD, the Department of the Treasury and other federal agencies. [Learn more about the updated income limits.](#)

HUD Announces Green Refinance Plus Program

On May 31, HUD announced a joint program between the Federal Housing Administration and Fannie Mae to help provide low-cost financing to owners seeking to refinance and retrofit affordable multifamily rental properties for preservation, energy efficiency and other green capital improvements. [Read more about the Green Refinance Plus Program.](#)

Membership Notes

Member Spotlights

Affordable Housing Finance Magazine has announced the list of finalists for the "nation's best developments of 2010-2011. In the Senior Housing category, **MEND Medford** is one of 4 finalists, competing against 2 developments in California and 1 in Pennsylvania. MEND Medford is the only 2010-2011 finalist from New Jersey. Congratulations and good luck! Congratulations also go to **Interfaith Neighbors** on the completion of four affordable, for-sale homes in Asbury Park. The project was part of DCA's Neighborhood Stabilization Program. Finally, congratulations to **Family Service** for reaching their goal to collect 10,000 diapers in their Diaper Derby. They actually exceeded their goal, collecting over 12,000 diapers and other baby items for families in need, impressive! The Network would also like bring attention to a new grant program designed by the **Affordable Housing Alliance (AHA)** that benefits people who have fallen behind in their utility bills with one time payments to get them current. Recognizing the record levels of unemployment, the program is designed to help those who have a history of paying their bills but have hit hard financial times. Keep up the great work everyone!

If you have a project or accomplishment you would like to share with the Network and you're a member in good standing, please contact Nina Arce at narce@hcdmj.org to be featured in our next newsletter.

Media Watch & TA Alerts

If you're interested in receiving a listing of daily news articles highlighting members of the Network and issues relating to housing and community development, sign up for our Media Watch. Links to news articles are accompanied by a brief summary so you can determine which articles are of interest to you. If you'd like to be added to the Media Watch distribution list, send an e-mail to Nina Arce at narce@hcdmj.org with the subject line, "**Opt-in to Media Watch.**"

You can also sign up for electronic TA Alerts which feature funding sources, workshops, and TA updates. If you wish to be added to the TA Alert distribution list, e-mail Nina Arce at narce@hcdmj.org with the subject line, "**Opt-in to TA Alerts.**"

Housing in the News

New Center for Housing Policy Report Links Housing Affordability, Residential Stability and Child Outcomes

(National Housing Conference, April 6, 2011)

Researchers have long understood that residential stability plays an important role in healthy child development. Less well understood, however is the role of housing affordability in promoting or undermining this stability - an issue of particular relevance given the sharp rise in foreclosures in recent years. Research commissioned and analyzed in a new report by the Center for Housing Policy, the research affiliate of the National Housing Conference, sheds light on this important issue affecting child development.

<http://www.nhc.org/Mobility-Study-News.html>

HUD Awards \$31 Million to Promote Jobs, Self-Sufficiency for Public Housing Residents

(HUD News Release, June 9, 2011)

The U.S. Department of Housing and Urban Development today awarded more than \$31 million in grants to public housing authorities, resident associations and non-profit organizations across the U.S. to help public housing residents connect to services available in the community to find employment to increase their economic independence. The funding will also link the elderly and people with disabilities with supportive services that allow them to maintain independent living and age-in-place.

U.S. DOT awards \$175 million in 'livability' transit grants

(SmartPlanet, June 21, 2011)

The U.S. Department of Transportation on Thursday announced the availability of \$175 million in what it calls "livability grants" intended to help urban, suburban and rural communities develop transit options to better connect their residents. Local transit agencies are eligible for the funds; the program will begin accepting applications this week.

<http://smrt.io/kQMmRu>

Funding/Award Opportunities

Make sure to follow us on [twitter](#) to get all the latest funding opportunities!

[Special Needs Housing Partnership Request for Qualifications](#)

NJ Department of Human Services (DHS) & NJ Department of Community Affairs (DCA)

The NJ Department of Community Affairs and the NJ Housing Mortgage Finance Agency (collectively, "the Departments") is partnering with DHS to provide housing development expertise and funding to create homes designed to the specifications of DHS in order to offer community based housing to an expanded number of individuals with developmental disabilities.

Organizations whose project development plans best meet the State's objectives to create housing opportunities can expect sufficient funding to purchase and rehabilitate the types of housing units identified as needed by DHS. Any award will include funding for a capital improvement reserve.

Deadline: July 1, 2011

Federal Grants:

[Energy Audits and Renewable Energy Development Assistance to Rural Areas](#)

Department of Agriculture

The Rural Energy for America Program provides support for energy audits and renewable energy development assistance that will allow agriculture producers and rural small businesses to become more energy efficient and use renewable technologies. For all projects, the proposed system must be located in a rural area, must be technically feasible, and must be owned by the applicant.

Deadline: June 30, 2011.

[Capacity Building Support for Sustainable Communities Grantees](#)

Department of Housing and Urban Development

The Capacity Building for Sustainable Communities Program provides support to intermediary organizations that can provide capacity building support for communities engaged in planning efforts that support community involvement and integrate housing, land use, land cleanup and preparation for reuse, economic and workforce development, transportation, and infrastructure investments. Proposed capacity building activities in support of the Sustainable Communities Partnership must demonstrate proficiency in one or more of the following outcome areas: developing effective implementation strategies for economic development and local and regional planning; advancing social equity in planning, participation, and decision-making; strengthening sustainability practices for tribes, small towns, and rural places; scenario planning; incorporating water infrastructure planning and investments into local and regional planning efforts; addressing sustainability in slow local and regional economies; and establishing a national sustainability learning network. **Deadline: July 8, 2011.**

[Community Economic Development \(CED\) Projects](#)

Office of Community Services

The Administration for Children and Families (ACF), Office of Community Services (OCS) will award Community Economic Development (CED) discretionary grant funds to Community Development Corporations (CDC) for well-planned, financially viable, and innovative projects to enhance job creation and business development for low-income individuals. OCS seeks to fund projects that implement strategies for fostering self-sufficiency for low-income families and achieving sustainable employment and business opportunities. **Deadline: July 11, 2011.**

[Resident Opportunity and Self-Sufficiency - Service Coordinators Program](#)

Department of Housing and Urban Development

This program provides support to hire and maintain service coordinators who will assess the needs of residents, with emphasis on low-income families and elderly/disabled individuals, of conventional public housing or Indian housing and coordinate available resources in the community to meet those needs. Family Service Coordinators will provide assistance to families in order to increase earned income and move families towards economic/housing self-sufficiency. Elderly/Disabled Service Coordinators will provide assistance to elderly/disabled residents to ensure they can maintain independent living and age-in-place in their units and avoid placement in a full-care facility to the greatest extent possible. **Deadline: July 13, 2011**

[Public Prevention Health Fund: Community Transformation Grant](#)

Centers for Disease Control and Prevention

The purpose of this program is to create healthier communities by 1) building capacity to implement broad evidence and practice-based policy, environmental, programmatic and infrastructure changes, as appropriate, in large counties, and in states, tribes and territories, including in rural and frontier areas and 2) supporting implementation of such interventions in five strategic areas (Strategic Directions) aligning with Healthy People 2020 focus areas and achieving demonstrated progress in the following five performance measures outlined in the Affordable Care Act: 1) changes in weight, 2) changes in proper nutrition, 3) changes in physical activity, 4) changes in tobacco use prevalence, and 5) changes in emotional well being and overall mental health, as well as other program-specific measures. **Deadline: July 15, 2011**

[Emergency Capital Repair Grant Program](#)

Department of Housing and Urban Development

Funds emergency capital repairs for eligible multifamily projects owned by private nonprofit entities that are designated for occupancy by elderly tenants. **Closing date: November 29, 2011.**

[FY 2011 Planning and Local Technical Assistance Programs Opportunity](#)

Department of Commerce Economic Development Administration Planning Program provides assistance to eligible recipients to create regional economic development plans in order to stimulate and guide the economic development efforts of a community or region. Local Technical Assistance Program helps eligible recipients fill the knowledge and information gaps that may prevent leaders in the public and nonprofit sectors in economically distressed regions from making optimal decisions on local economic development issues. Applications are accepted on a continuing basis.

Foundation Grants:

[National Credit Union Foundation: Financial Education Grants](#)

The mission of the National Credit Union Foundation is to promote and improve consumer financial independence by way of credit unions. Through Financial Education Grants, the Foundation provides support to credit union programs for the purpose of increasing the capacity of underserved low-wealth markets. Priority is given to projects that provide a path to financial services and economic self-sufficiency for the targeted audience. Credit unions, as well as organizations that partner with credit unions, are eligible to apply. Projects should leverage funding from other sources, have a plan for sustainability, and demonstrate potential to be replicated by other credit unions. **Deadline: June 30, 2011.**

[Drucker Award for Nonprofit Innovation](#)

The Peter F. Drucker Award for Nonprofit Innovation is given each fall to three U.S.-based nonprofit organizations in recognition of existing programs that have made a difference in the lives of the people they serve. The award has been given annually since 1991 and is accompanied by a first-place prize of \$100,000 and two runners-up prizes of \$7,500 and \$5,000. The program is generously supported by The Coca-Cola Foundation. **Deadline: July 1, 2011.**

[American Legion Child Welfare Foundation](#)

The mission of the American Legion Child Welfare Foundation is to provide nonprofit organizations with a means to educate the public about the needs of children across the United States. The Foundation supports organizations that contribute to the physical, mental, emotional, and spiritual welfare of children through the dissemination of information about new and innovative programs designed to benefit youth, or through the dissemination of information already possessed by well-established organizations. Grant requests should have the potential of helping American children in a broad geographic area (more than one state).

Application forms must be postmarked no later than July 15, 2011.

[Open Meadows Foundation](#)

Offers grants up to \$2000 to projects that are designed and implemented by women and girls. Projects should reflect the diversity of the community in its leadership and organization; promote building community power; promote gender, racial, social, economic and/or environmental justice; and have limited financial access or have encountered obstacles in their search for funding. Organization budget may not exceed \$150,000. **Deadlines: February 15 and August 15 of each year.**

[Wells Fargo Housing Foundation: Homeownership Grant Program](#)

The Wells Fargo Housing Foundation is committed to increasing homeownership through the development of affordable housing in the United States. The Foundation's Homeownership Grant Program supports local nonprofit housing organizations nationwide that help create homeownership opportunities for low- to moderate-income families. Grants are provided for the development and pre-development of construction or rehab of owner-occupied homes, homebuyer education programs, home repair assistance, or subsidies that help struggling families purchase or retain their homes. Funded programs must serve owner-occupied low- to moderate-income homebuyers only. The Foundation provides grants for costs directly associated with the

programs or projects. (Grants are not provided for construction or land acquisitions.) Requests are reviewed three times per year.

Deadline is August 1, 2011.

[CVS Caremark Charitable Trust Accepting Grant Applications for Programs Serving Children With Disabilities](#)

Grants of up to \$50,000 will be awarded to organizations working to increase opportunities for success for children under the age of 21 with disabilities as well as to improve the overall quality of health and well-being in underserved communities. For this year's program, the trust will accept online applications from **May 1 to June 15, 2011**, for applications targeting children with disabilities; and from **July 1 to August 15, 2011**, for applications targeting health care services for underserved populations.

[TKF Foundation Invites Planning Grant Applications for Urban Green Spaces](#)

The Open Spaces Sacred Places National Awards Program will award grants from a total funding pool of \$5 million to cross-disciplinary teams that conceptualize, plan, design, and implement a physical space; conduct associated research studies; and disseminate findings.

Deadline: September 1, 2011.

[Home Depot Community Impact Grants Program](#)

The Home Depot Community Impact Grants Program provides support to nonprofit organizations, public schools, and public service agencies in the U.S. that are using the power of volunteers to improve the physical health of their communities. Proposals for the following community improvement activities will be considered: repairs, refurbishments, and modifications to low-income and/or transitional housing or community facilities (schools, community centers, senior centers, etc.); weatherizing or increasing energy efficiency of low-income and/or transitional housing or community facilities; planting trees or community gardens and/or landscaping community facilities; and development of community parks or green spaces. Grants of up to \$5,000 are made in the form of The Home Depot gift cards for the purchase of tools, materials, or services. **Closing date: October 31, 2011.**

Click [here](#) for more funding opportunities.

Events/Workshops

Bank of America Presents: Shared Leadership: The Board/Staff Partnership, June 30, Webinar

This webinar will help executive directors and board members clarify the board's role and strengthen its capacity to govern through discussion of topics that include: working as a team, characteristics of an effective partnership, board/CEO relationship, sharing leadership, board chair responsibilities, how to govern more and manage less. For more information or to register, [click here](#).

The Affordable Housing Mortgage Issue, June 30, Trenton

Affordable Housing Professionals of New Jersey invites you to attend a session on the affordable housing mortgage issue. Topics include: the state of the mortgage market for affordable units in New Jersey, financing and mortgage options for affordable units, FHA and deed restricted units, and what a municipality can do to help its buyers obtain mortgages. Please RSVP to Alyssa Marchesi at Alyssa@cghp.net or 609-371-1937 ext 10. For more information [click here](#).

Enterprise Best Practices Series: Access to Fresh, Local Foods, July 27, Webinar

Access to healthy food is a critical component of community development, public health and education. Proximity to fresh food is an important consideration when selecting an affordable housing project location and planning for on-site amenities. Community gardens and urban farms can also create opportunities for environmental and health education, spur economic development and reclaim vacant and abandoned property. This Live Online Event will explore how to bring fresh, local food into low-income communities with experts in urban agriculture and affordable housing. [Click here](#) to register.

2011 Governor's Conference on Housing and Economic Development, Sept. 20-21, Atlantic City

The 2011 Governor's Conference on Housing and Economic Development will be held at the Atlantic City Convention Center. This year's conference will present innovative economic development strategies and engage participants in discussing how best to develop sustainable communities, neighborhood revitalization, property management, green building, housing for special populations, financial resources and more. To learn more or to register, [click here](#).

Training Opportunities/Resources

White House Better Buildings Initiative

The White House-sponsored Better Buildings Initiative is looking to improve energy efficiency among commercial and multifamily building stock while likely adding more than 114,000 new jobs according to an analysis by The Real Estate Roundtable (RER).

The program, which was announced in January 2011, is a series of proposed legislation and actions by federal agencies targeting the improved efficiency of commercial building. By activating private sector spending in upgrades and retrofits, the initiative hopes to add construction-industry jobs. Read more [here](#). A summary of the report can be downloaded at www.usgbc.org/advocacy/BBIJobs

HUD Releases Annual Homeless Assessment Report to Congress

The AHAR provides national estimates of the extent and nature of homelessness in the United States and the use of homeless assistance programs. The report finds that Cumberland, Passaic and Middlesex counties had largest homeless population increase. To read the report, [click here](#).

HUD Releases Guidance on Applying Davis-Bacon to NSP-Funded Activities

HUD has released guidance on Davis-Bacon and its application to NSP activities. The Davis-Bacon Act requires the payment of no less than the wages that prevail in the locality to all construction laborers and mechanics employed on the covered project. Federal labor standards provisions (collectively, Davis-Bacon) apply to NSP activities related to construction and redevelopment work that are financed in whole or in part with NSP funds. View the guidance document [here](#)

Pro Bono Partnership Launches New Website to Give Nonprofits Free Access to Business Legal Advice

Pro Bono Partnership, which provides free legal assistance to nonprofit organizations in New York, New Jersey and Connecticut, has launched a new website, www.probonopartnership.org, that provides easy access to a broad range of business legal advice.

Nonprofits can contact Partnership staff attorneys through the site to apply for legal services on a wide range of business issues or for answers to quick questions. The site provides answers to frequently asked questions and a collection of articles on legal topics. For training about their legal obligations, nonprofits can also register through the site for workshops, like "Board Responsibilities in Challenging Times," "Ins and Outs of Government Contracting;" or "Three Cups of Lessons: A Teachable Moment for Nonprofits."

\$5 million partnership between Citi Foundation and NeighborWorks America

A two-year collaboration with Citi Foundation will expand and strengthen financial capability programs for thousands of low- and moderate-income Americans. This collaboration -- the largest initiative of its kind in the U.S. to date -- promises to significantly expand the capacity of nonprofits to provide the vital financial education and financial coaching needed to enable families to build savings, pay down debt and better manage their finances over the course of their lives.

The collaboration draws on the nationally recognized expertise of NeighborWorks America's programs including the NeighborWorks Center for Homeownership Education and Counseling (NCHEC), NeighborWorks Training Institute, Success Measures and National Homeownership Programs. [Click here](#) to learn more.

Freddie Mac Offers Closing Cost Assistance, Selling Agent Bonuses on Their Foreclosed Home Inventory

HomeSteps, the real estate sales unit of Freddie Mac, announced a nationwide sales promotion for its inventory of foreclosed homes. They are offering up to 3.5 percent buyer's closing cost and a \$1,200 selling agent bonus for initial offers received through July 31, 2011. [Click here](#) to learn more.

Employment Opportunities

Essex County Community Land Trust Initiative

CLT Coordinator

The Essex County Community Land Trust Initiative is seeking a part-time coordinator to staff the development and launch of a county-wide community land trust. The coordinator will manage all activities leading to the formation of the organization and its related day-to-day functions. To apply, please email letter of interest and resume to hsimon@nhi.org. [Click here](#) to learn more.

The Metro Company

Office Manager/Administrative Assistant

Seeking a well-organized, bright, energetic individual to handle various office/administrative and secretarial responsibilities for a small, growing consulting firm located in

downtown Jersey City. E-mail info@metroco.com or fax 201-435-6560 resumes for immediate consideration. [Click here](#) for more information.

Staci Berger
Housing & Community Development Network of NJ

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