



2022 ANNUAL COMMUNITY DEVELOPMENT CONFERENCE & MEMBERSHIP MEETING



October 21, 2022 | Hyatt, New Brunswick

#UNDER1ROOFNJ



Building stronger communities

JPMorgan Chase is committed to investing in communities so diverse individuals and families of all income levels can thrive. We work with partners to provide innovative solutions that foster community development, address affordable housing needs and drive inclusive economic growth. These essential partnerships positively impact communities, their residents and businesses.

We are proud to participate in these efforts and support the Housing and Community Development Network of New Jersey.

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WELCOME

Dear Friends,

Welcome to Under One Roof 2022: The Housing and Community Development Network of New Jersey's Annual Community Development Conference and Membership Meeting! It is truly a privilege to be back at the Hyatt with our members, friends, and partners. I feel so fortunate that we're able to return to an in-person event after the uncertainty, worry, chaos and hardships so many have had to face over the last two years.

The pandemic exposed structural challenges so many of our residents face obtaining the housing stability they need and the healthy, strong communities New Jerseyans deserve. It certainly shed light on just how much work we have before us to build a thriving NJ. Our members are exceptional at working through adversity though, building great things with few resources. COVID-19 did not stop us from serving the needs of our communities. On the contrary, we rolled up our sleeves and worked harder than ever before. You should be proud of all you have been able to accomplish in the face of a pandemic. I certainly am.

Despite these difficult times, the pandemic also created unique opportunities. More than ever, our decision makers and thought leaders are acknowledging what we have been shouting from the rooftops for a long time: **HOUSING IS HEALTH!** This entire experience made that crystal clear. As a result, this year, we were able to secure a historic level of federal and state investments for housing and community development. These resources will help Network members build on the work they are already doing to make sure we can #HouseNJ.

We know the pandemic has changed our world in a way that is irrevocable. There's no going back, but we are taking advantage of opportunities to move forward in a way that will make our state a better place to live and work for all. During this year's Under One Roof, we're going to dive deeper into how we can accomplish that in the current climate. We have a series of workshops that address the most pressing issues affecting our sector. We also have a fantastic plenary discussion, *Advancing Racial Equity Starts at Home: Building a Diverse and Inclusive Community Development Sector*, led by a panel featuring **Tai Cooper**, from the NJ Economic Development Authority, **Victoria Bourret** from the National Low Income Housing Coalition; **Michael Neal** from the Urban Institute; and former Network Board member **Craig Sawyer** from ESR Advisors.

I'm also looking forward to hearing from two women whose agencies have the biggest impact on NJ's community development sector. It's an honor to be joined by NJ Lieutenant Governor and Department of Community Affairs Commissioner **Sheila Y. Oliver** and NJ Housing Mortgage Finance Agency Executive Director **Melanie Walter**.

Thank you so much for everything you all do to serve the residents of our great state and thank you for being part of our Network! I hope you enjoy Under One Roof 2022!

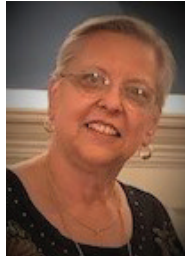
STACI BERGER
President and CEO



HCDNNJ STAFF



STACI BERGER
President and CEO



SHARON K. BARKER
Vice President and COO



TERRI BENSON
Housing Counseling Program Coordinator



KELVIN BODDY
Director of Healthy Homes and Communities



ARNOLD COHEN
Senior Policy Advisor



LIA FERRANTE
Development Specialist



CARRIE GARCIS
Director of Finance



MATTHEW HERSH
Director of Policy and Advocacy



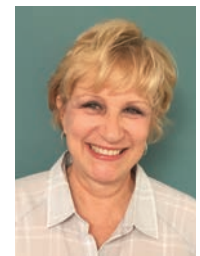
LARRY HOLMAN
Policy Associate



ASHLEY JARAMILLO
Training and Technical Assistance Coordinator



DENISE McCARDLE LADDEN
Special Projects Coordinator



CAROL MIKULSKI
Office and Membership Coordinator



SHAUN MORAN
Communications Associate



SYLVIA OKOYE
Housing Security Project Coordinator



JESSICA RAMOS
Finance Associate



NINA RAINIERO
Director of Communications

AMERICORPS VISTA MEMBERS
From left: Daisy Jimenez, Ella Peterson, Michael Santos, and Holland Vonstamwitz





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Valley Bank proudly supports the
**HOUSING AND COMMUNITY
DEVELOPMENT NETWORK OF NEW JERSEY**
and its efforts to create housing and
revitalize our communities.

Congratulations to the 2022 Honorees!



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AGENDA

Friday, October 21, 2022

8:15 AM

REGISTRATION, NETWORKING, SPONSOR EXHIBITS, and CONTINENTAL BREAKFAST

9:00 AM

WELCOME REMARKS & OPENING SESSION

➔ **Welcome Remarks:**

- **Leslie Stivale**, *President/CEO of Triple C Housing, Inc.*
- **Karen McGuinness**, *Senior Business Relationship Manager, Nonprofit & Education Banking, JPMorgan Chase & Co.*
- **The Honorable Sheila Oliver**, *NJ Lieutenant Governor & Department of Community Affairs Commissioner*
- **Melanie Walter**, *NJ Housing & Mortgage Finance Agency Executive Director*

➔ **2022 Board of Directors Elections:**

- **Laura Rodgers**, *Chief Impact Officer for Jewish Family Service of Atlantic & Cape May Counties*

➔ **Awards Presentation:**

- **Assemblyman Jerry Green Legacy Award:** *The Honorable Ronald L. Rice*
- **Community Development Champion:** *The Honorable M. Teresa Ruiz*
- **Hall of Heroes Inductee:** *Connie Mercer*

10:30 AM

SESSION I WORKSHOPS

11:45 AM

SESSION II WORKSHOPS

1:00 PM

LUNCH and AFTERNOON SESSION

➔ **Plenary: Advancing Racial Equity Starts at Home:**

Building a Diverse and Inclusive Community Development Sector

➔ **Awards Presentation:**

Allie Ries, *Regional Community Reinvestment Act (CRA) Officer for M&T Bank*

• **Outstanding Municipal Partners**

▶ **New Development:** *City of Newark & City of Bridgeton*

▶ **Neighborhood Revitalization:** *Burlington City*

▶ **Healthy Homes:** *City of Newark*

▶ **Outstanding Community Partners:** *Roxbury High School*

▶ **Outstanding National Housing Trust Fund Award:** *Triple C Housing*

• **Exceptional Community Partner:** *NJ Center for Nonprofits*

• **Organizing & Advocacy Award:** *Lead-Free NJ*

• **Lasting Achievement Honorees**

3:00 PM

CLOSING REMARKS

➔ **Sharon Barker**, *Vice President & COO*

* Please note agenda is subject to change





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M&T Bank is a proud supporter of the Housing and Community Development Network of New Jersey.

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OPENING REMARKS SPEAKERS

We are honored to have Lieutenant Governor Sheila Oliver and HMFA Executive Director Melanie Walter delivering remarks this morning. Hear from the leaders of these two agencies as they reflect on the work that's been accomplished in recent years and share what's to come.

The State of New Jersey through the NJ Department of Community Affairs (DCA) and the NJ Housing and Mortgage Finance Agency (HMFA), have long provided resources to support the community development sector as well as NJ homeowners and renters. Throughout the pandemic, these agencies served as a lifeline for residents, protecting tens of thousands from eviction and foreclosure. They administer programs our members rely on for financial support including the Affordable Housing Trust Fund, the Neighborhood Revitalization Tax Credit Program, the Special Needs Housing Trust Fund, and the Hospital Partnership Subsidy Program just to name a few.



Lieutenant Governor Sheila Y. Oliver

Commissioner of the NJ Department of Community Affairs

In addition to her role as Lieutenant Governor, she serves as Commissioner of the Department of Community Affairs, where she has led efforts to strengthen and expand initiatives for fair and affordable housing, community revitalization, homelessness prevention, and local government services that support New Jersey's 565 municipalities.

Across her career, Lieutenant Governor Oliver has worked in the public, non-profit, and private sectors, and has taught numerous college courses. She has served as a member of both the East Orange Board of Education and the Essex County Board of Chosen Freeholders. In 2003, she was elected to serve the 34th Legislative District in the New Jersey General Assembly. A trailblazer in every sense of the word, in 2010 she became the first African-American woman in state history to serve as Assembly Speaker, and just the second in the nation's history to lead a state legislative house.



Melanie Walter, Esq.

Executive Director, NJ Housing & Mortgage Finance Agency

Melanie R. Walter brings broad-ranging experience in government and community-related matters in New Jersey state government to her role as Executive Director of the New Jersey Housing and Mortgage Finance Agency (NJHMFA). Before joining NJHMFA in January 2021, Ms. Walter previously served as Department of Community Affairs (DCA) Director of the Division of Local Government Services (DLGS) And Former Deputy Attorney General. In the role of DCA Director of the DLGS and Local Finance Board Chairwoman, she advocated for local government interests, revitalizing the Division's supportive initiatives and developing grant programs while overseeing the financial and operational regulation of New Jersey local units to help ensure fiscal solvency. Through these functions, she championed transparency measures as well as expansive open data and local education programming and enhanced local procurement, municipal officer certification, and distressed municipality resources. More recently, Ms. Walter has developed and implemented numerous COVID-19 response and recovery measures.



BOARD of DIRECTORS



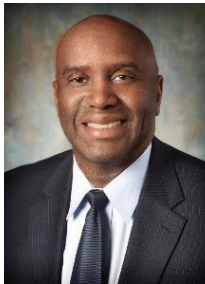
LESLIE STIVALE
Chair



BRIDGET PHIFER
Vice Chair



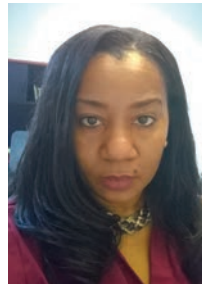
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MARK VALLI



BLAIR SCHLEICHER WILSON



BARBARA GEORGE JOHNSON

EMERITUS BOARD MEMBERS



JOSEPH DELLA FAVE



HELEN STEBLECKI

Special THANK YOU to
Blair Schleicher Wilson and Leslie Stivale
who have completed their terms on our Board of Directors.

Your commitment, energy, caring, compassion, enthusiasm, and support while on the Board have had a significant impact on the work that has and is being done to House NJ!

2023 ELECTION SLATE

OFFICERS (1 Year Term)



Chair Bridget Phifer has served as Executive Director of Parkside Business and Community in Partnership (PBICP) since 1999. Since joining PBICP, she has grown the organization's budget tenfold. Staff has increased from one (Ms. Phifer) to half a dozen staff as the housing effort has expanded, and homeownership education, marketing and neighborhood planning programs have been created. Strategic partnerships with foundations, other community development organizations, corporations and government agencies have been critical to this success. Ms. Phifer has previously served on the Network Board of Directors a Vice Chair.



Vice Chair Edward Bethea serves as the Executive Vice President and Chief Operating Officer of Gateway Community Action Partnership. He oversees all financial, managerial and revenue-generating departments and activities within the agency. He is the chief negotiator of all contracts and leases and serves as chief developer on all construction projects. He is responsible for the Operations, Finance and Human Resources Departments as well as, Head Start, Health Services, Economic Development, Social Services, Information Technology, Weatherization, Property Management and Facility Maintenance. He brings years of experience in tax consulting, financial planning, cash flow projection and asset management to Gateway, and maintains approval authority on all agency spending. He is also directly responsible for the interactions between Gateway and financial institutions and governmental entities. Mr. Bethea currently serves as President of the Bridgeton City Municipal Council and joined the Network Board of Directors in 2020.



Treasurer Dan Antonellis has served as President of Region Nine Housing Corporation (RNHC) since 2012, developing high-quality affordable housing and providing services to families, seniors and disabled individuals. Prior to becoming RNHC President, he served as a Staff Representative for the Communications Workers of America, Local 1038 and spent nearly 25 years at the New Jersey Department of Labor prior to that. He is a former Vice President and Board President of the ARC Mercer and a founding member of the Board of Orphan Sponsorship International (OSI). Mr. Antonellis joined the Network Board of Directors in 2018.



2023 ELECTION SLATE

NEW BOARD MEMBER CORE



Susanne Byrne, Chief Executive Officer, York Street Project

Susanne Byrne joined the York Street Project in her current role in 2009, but she is no stranger to its programs. With a one year hiatus, serving as the Homeless Planning Coordinator for Hudson County, she spent 10 years prior with The Project. She served as the Caseworker/Advocate for St. Joseph’s Home from 2000 to 2008 and as the Assistant to the Director of The Nurturing Place from 1998-2000. Ms. Byrne holds a Masters in Administrative Science degree from Fairleigh Dickinson in Teaneck, New Jersey and a BA degree with a major in English and a concentration in Political Science from St. Michael’s College in Vermont. She is a member of the Hudson County Human Services Advisory Council, Hudson County Alliance to End Homelessness, the Hudson County Affordable Housing Coalition, the Housing and Community Development Network of New Jersey, and the Antipoverty Network of New Jersey. Within these groups, she serves on a variety of Executive Boards and sub-committees advocating for the poor.



Pilar Hogan Closkey, Executive Director, Saint Joseph Carpenter Society

Pilar Hogan Closkey, PE, PP, AICP joined Saint Joseph Carpenter Society in 1998 as the Operations Manager and, in 2004, was named the Executive Director. Ms. Closkey graduated from the University of Notre Dame with a B.S. in Civil Engineering and worked for seven years in the field of consulting engineering. Ms. Closkey then pursued her Master’s degree in Regional Planning at the University of North Carolina – Chapel Hill and worked for a non-profit tax credit developer. She is licensed as a Professional Engineer and a Professional Planner in New Jersey and is nationally certified with the American Institute of Certified Planners. As the Executive Director, Ms. Closkey reports to the Board of Trustees and is responsible for the day-to-day activities of SJCS. She returns to the Network Board of Directors in 2023.



Taiisa Kelly, CEO, Monarch Housing Associates

Taiisa joined Monarch Housing Associates in March of 2006. She has experience in housing development working with federal, state and local funding sources to secure financing for special needs housing projects. In October of 2007, Ms. Kelly joined the Ending Homelessness Team where she works with local governments, nonprofits and community stakeholders to develop coordinated strategies to end homelessness. On January 1, 2019, she was appointed as CEO. She has extensive experience in working with community stakeholders on homeless planning activities. As a member of the Ending Homelessness Team Ms. Kelly guides communities through the process of developing 10 year plans to end homelessness and has completed 3 community plans in the past 2 years. Mrs. Kelly received her B.A. in psychology and anthropology from Rutgers University.

2023 ELECTION SLATE



Jessica Padilla-Gonzalez, Executive Director,
Housing Partnership NeighborWorks HomeOwnership Center

Jessica started her career at the Housing Partnership NeighborWorks HomeOwnership Center as the assistant counselor and in 2013, she became the Executive Director. The Housing Partnership NeighborWorks Homeownership Center is a HUD approved nonprofit agency that provides financial education and one-on-one financial coaching for first time homebuyers. The organization also offers post purchase education, foreclosure counseling, and administers the sale of income restricted homes throughout Morris County. Ms. Padilla- Gonzalez is a member of the Affordable Housing Professionals of New Jersey, Housing Alliance for Morris County, North Central Jersey Association of Realtors, and FDU Steering Committee for Women in Non Profit Leadership, and on the Advisory Board of the National Association of Hispanic Real Estate Professionals. She is a graduate of the College of Saint Elizabeth with a Bachelor's Degree in Sociology; she also completed her Masters in Administrative Science from Fairleigh Dickinson University.

NEW BOARD MEMBER ASSOCIATE



John Keller, Director of Education and Outreach, coLAB Arts

John was born and raised in the City of New Brunswick and works in NYC and internationally as a freelance actor. Through his work at coLAB Arts, he is committed to creating projects that use the arts as a lens to examine complex issues that affect community. While serving as Director of Education for coLAB Arts, he has produced main-stage productions and initiated educational residencies in several central New Jersey schools. Mr. Keller curates and directs coLAB Arts' Trueselves oral history and theater project in partnership with the Pride Center of New Jersey and Rutgers Oral History Archive. He is also the Board Chair for New Brunswick's Town Clock Community Development Corporation. John earned his undergraduate degree at Holy Cross and holds a Masters in Fine Arts in Acting from Rutgers University, Mason Gross School of the Arts. He has taught theater at all grade levels in a variety of residency programs as well as at Rider University, Westminster Choir College and is currently teaching Theater for Social Development at Rutgers University, Mason Gross School of the Arts, and Acting at Fairleigh Dickinson University.



AWARD WINNERS

Jerry Green Legacy Award



SENATOR RONALD L. RICE

As one of the longest-serving state senators in New Jersey history, Ronald L. Rice served the people of NJ's 28th Legislative District until his retirement at the end of August. For 18 years, Senator Rice chaired the New Jersey Legislative Black Caucus, whose mission is to "prioritize legislative and policy agendas to ensure that people of color, in particular, are treated equally, and justly when it comes to social justice, economic justice, and criminal justice reform." Throughout his unparalleled career, he never backed down from doing what is right for the people who need it most, leading with principles, integrity and compassion. We honor Senator Rice for his tenacious leadership creating the Lead Hazard Control Fund and the State Rental Assistance Program, two programs that are unique to NJ and exist because he

fought to make them a reality. He also shepherded the Foreclosure Mediation Program, renter protections and a host of other housing programs. Senator Rice has been a fierce advocate for NJ residents and a true champion for our most vulnerable neighbors and communities. He will be missed in the State House.

Hall of Heroes Inductee



CONNIE MERCER

Connie Mercer founded HomeFront from her kitchen table 31 years ago to organize volunteers to deliver meals and clothing to homeless families living in motels along Route 1 in Mercer County. The organization has grown to over 100 employees and over 3000 volunteers to comprehensively address the needs of the homeless. In 2021, the agency answered 52,439 calls for help for shelter, homelessness prevention, permanent service-enriched housing, job training, children's programming, food, and other essentials. She helped found the Shelter Providers Consortium of NJ that brings together homeless shelters and advocacy groups together to address needs of shelters and their residents. Last month, Connie left HomeFront to focus her efforts on addressing the issue of homelessness more broadly at the state

and national levels by leading the Shelter Providers Consortium as the Executive Director of the NJ Coalition to End Homelessness. We honor Connie for being a strong partner of the Network, advocating for policies to end homelessness as well as serving on our Board of Directors. The Network looks forward to working with Connie as she embarks on her newest endeavor.

Community Development Champion



SENATE MAJORITY LEADER TERESA RUIZ

In 2007, Senator Teresa Ruiz became the first Puerto Rican elected and later the highest ranking Latina legislator in state history after being elected Senate Majority Leader. She represents the 29th Legislative District and is a strong voice for NJ's vibrant Latino community. She has fought for equity in educational spaces, acting as the leading force in expanding access to early childhood education throughout the state. She also spearheaded the law to build on the federal free and reduced meal program so that all students who qualify for the program could receive breakfast and lunch at no cost, eliminating the reduced category. The senator has also focused on expanding employment opportunities for underserved communities, sponsoring bill packages to expand apprenticeship programs in the state and increase teacher diversity.

For being a sponsor and a strong advocate for many of the Network's legislative priorities including requiring Lead Paint Inspections, Land Banking, and expanding liability of limited liability companies acting as a residential landlord, the Network honors Senate Majority Leader Ruiz as the 2022 Community Development Champion.

Exceptional Community Partner



NJ CENTER FOR NONPROFITS

For 40 years, the NJ Center for Nonprofits has worked to build the power of our state's nonprofit community. Their vision of advancing a civically engaged society and equitably delivering a thriving quality of life to all communities throughout the state of New Jersey is a vision shared by the Network in our efforts build a thriving NJ. Through training opportunities and resource

sharing, the NJ Center for Nonprofits has been a strong support for the nonprofit community. Under the leadership of President and CEO Linda Czipo, the New Jersey Center for Nonprofits has been a highly visible leader, champion, convener, and resource for and about New Jersey's nonprofit community and an exceptional community partner.

Advocacy and Organizing Award



LEAD-FREE NJ

Lead-Free New Jersey is an equitable and inclusive collaborative working to ensure that New Jersey's children are free from lead poisoning and that our environment is lead-safe by advocating for changes to state and local policy. The collaborative also seeks to eliminate racial and economic inequities by focusing on legacy lead hazards in low-income communities and/or communities of color. The idea at the core of Lead-Free NJ is that lead-free policies must be representative and equitable to create lasting change. This year, Lead-Free NJ fought for and won a significant investment

for lead remediation in the state budget. The collaborative's advocacy ensured that lead remained a priority for decision makers paving the way for a truly lead-free NJ.

AWARD WINNERS

Outstanding Municipal Partner – Neighborhood Revitalization



BURLINGTON CITY & HABITAT FOR HUMANITY OF SOUTH CENTRAL NJ

After receiving funding through New Jersey's Neighborhood Preservation Program, Burlington City partnered with Habitat for Humanity of South Central NJ to help revitalize the city's New London District. Together, Habitat

for Humanity and Burlington City worked to improve the neighborhood for residents, property owners, and businesses alike within the district. The municipality helped identify projects, hosted town halls, participated in events and so much more! Through this partnership, Habitat built numerous homes in the New London District and offered home repairs for current homeowners. Burlington has always been good to Habitat by donating properties for affordable homeownership and by spreading Habitat's mission through social media and marketing.

Outstanding Municipal Partner – New Development



CITY OF NEWARK & URBAN LEAGUE OF ESSEX COUNTY

Located in the City of Newark's West Ward, the Fairmount Heights Homes Phase I project was realized through a partnership between the City of Newark and the Urban League of Essex County (ULEC). The municipality sold ULEC the

vacant land at a discounted price and provided \$595,000 in HUD HOME funding to subsidize the construction of the homes thereby making them affordable for area residents. Several community meetings were held to develop a neighborhood plan. There, residents requested more affordable homeownership opportunities to retain area families as a form of increasing economic wealth. The Mayor of Newark, Ras Baraka, has included affordable homeownership development in his housing plan for the next 5 years. As a result of this partnership, ULEC was able to build two- and three-family homes ranging from \$240,000 - \$350,000. These homes are certified energy star and meet green community standards; they are built with metal roofs and hardy plank siding.

Outstanding Municipal Partner – New Development

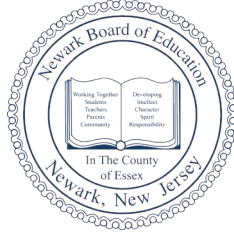


CITY OF BRIDGETON

The City of Bridgeton is home to the RiverGrove Apartments, a 100 percent affordable rental community featuring 68 affordable homes. The project is the result of the joint efforts between Gateway Community Action Partnership, the Cumberland Empowerment Zone Corporation, and Eastern Pacific Development. The City of Bridgeton provided a PILOT

of 5 percent per annum for the project which is supplemented by other financing partners including the NJ Housing and Mortgage Finance Agency, Enterprise Community Investments, the USDA, and TD Bank. RiverGrove includes 34, three-bedroom duplexes, totaling approximately 1,300 square feet each. 52 of the apartments also have an attached garage. The project includes 40 USDA subsidized rental units for full-time farm workers, and 28 units which will be rented at market rates. Amenities include a range, refrigerator, dishwasher, garbage disposal, gas heat, electric central air, on-site property management, and planned social activities.

Outstanding Municipal Partner – Healthy Homes and Communities



CITY OF NEWARK, THE NEWARK BOARD OF EDUCATION, LA CASA DE DON PEDRO, & CLINTON HILL COMMUNITY ACTION

In Newark's South Ward, the community identified concerns about the lack of quality early childhood education options. Out of that concern, the Clinton Hill Early Learning Center was born. The Center was designed in collaboration with two experienced early childhood providers, La Casa de Don Pedro, the city's largest community-based early childhood provider, and Clinton Hill Community & Early Childhood Center, which has operated a high-quality early childhood program in the neighborhood for more than 30 years. The

partnership leverages 48 federally funded Early Head Start seats provided by La Casa de Don Pedro and 150 pre-K seats awarded to Clinton Hill Community & Early Childhood Center. This light-filled, two-story facility transforms a long-vacant blighted site into a 40,000-square-foot facility focused on learning and early childhood development. It also features 16 classrooms – capable of offering educational and extended child care services for nearly 200 children, from birth to 5 years old – a secure inner courtyard, a multipurpose room that is available for community use, a family child care resource room and a commercial kitchen. Newark Mayor Ras Baraka and Newark Public Schools Superintendent Roger Leon stressed how this new investment in the Clinton Hill community aligns with their shared commitment to ensuring that every child in Newark has a safe and healthy start in life.



AWARD WINNERS

Outstanding Community Partner



MORRIS HABITAT FOR HUMANITY & ROXBURY HIGH SCHOOL

The 501 Edith Road Project is a collaboration between Morris Habitat for Humanity and Roxbury High School. Under the leadership of Roxbury HS Structural Design teacher Frank Caccavale, students built a single-family home through a variety of technical and construction skills. Students followed the process of building a modular home being guided each step of the way from planning to final completion. The home was built in two modules that were transported to the site at 501 Edith Road in Landing. There the modules were secured to the foundation and to each other. During class, students developed many different skill sets from reading architectural drawings to framing, to electrical and plumbing systems and more.

Outstanding National Housing Trust Fund Award



TRIPLE C HOUSING

Administered by the NJ Department of Community Affairs, the National Housing Trust Fund is a federal housing program exclusively focused on providing states with the resources they need to serve households with the most acute housing needs. In 2016, the first distribution of \$174 million in Housing Trust Fund dollars were allocated to states. To date, New Jersey has received over \$85 million through the program. Since the beginning of the COVID pandemic, Triple C

Housing has been approved for five projects in Middlesex and Ocean Counties totaling 10 homes in 6 properties. These projects have allowed Triple C to house two individuals and 8 families (for a total of 331 members) who were previously homeless, victims of domestic violence, or where the head of household has a diagnosed mental illness. The over \$3,850,000 in capital funding has allowed Triple C to leverage nearly \$750,000 in private financing. Permanent housing is one of the leading social determinants of health; these properties are transforming lives by providing residents with a safe, quality, affordable homes in a healthy community.

LASTING ACHEIVEMENT HONOREES

The Housing and Community Development Network of New Jersey is so pleased to recognize these member organizations as Lasting Achievement Award winners. Their dedication, tenacity and perseverance to serve the residents of New Jersey deserves to be lauded as something very special. It is due to their hard work that we have made so much progress in helping all New Jerseyans to live in safe, healthy and affordable homes. Congratulations to all! We wish them many more years of success, as we continue to Build A Thriving New Jersey.

A recognition of our community development members who are reaching milestone anniversaries.

CELEBRATING 100 YEARS



Regional Plan Association

CELEBRATING 60 YEARS



CELEBRATING 55 YEARS



CELEBRATING 50 YEARS



CELEBRATING 45 YEARS



CELEBRATING 40 YEARS



CELEBRATING 35 YEARS



CELEBRATING 30 YEARS



CELEBRATING 25 YEARS





SESSION I WORKSHOPS

10:30 AM

BUILDING STRONG COMMUNITIES: LEARN ABOUT STATE AND FEDERAL INVESTMENTS AVAILABLE TO SUPPORT YOUR DEVELOPMENT PROJECTS

From new development to rehabilitation, learn about how to secure funding for your project. The federal government, through the American Rescue Act and other COVID funding, has made significant investments for community development. At the same, the State of New Jersey has significant funding opportunities through the Affordable Housing Trust Fund, the Neighborhood Revitalization Tax Credit Program, and the HOME Program. The level of funding available is unprecedented, find out how your organization can take advantage.

Panelists: Frank Woodruff, *Executive Director, NACEDA*
Lorissa Luciani, *Deputy Administrator of Housing Production, NJ Department of Community Affairs*
Christina Fuentes, *VP Community & Business Development, New Jersey Economic Development Authority*

Moderator: Barbara George Johnson, *Vice President of External Affairs and Urban Policy and Research, Kean University*

SPREADING THE CANVAS: EXPANDING ART FURTHER INTO COMMUNITY DEVELOPMENT

The value of the arts is universally recognized by a variety of sectors across New Jersey. How we express ourselves with where we live and how we develop as a community is key for the community development sector. Hear from members of the Network's brand new steering committee working to further merge new and exciting avenues of thought and funding into traditional community development processes.

Panelists: John Keller, *Director of Education, coLAB Arts*
Mike De Blasio, *Director of Real Estate, NJ Community Development Corporation*
Eddie Gonzalez, *Special Assistant to CEO, Director of Community Outreach, NJ Community Development Corporation*
Eric Galipo, *AICP, LEED AP BD+C Associate, Senior Urban Designer, FCA Architects*

Moderator: Alle Ries, *Regional Community Reinvestment Act (CRA) Officer, M&T Bank*



SESSION I WORKSHOPS

10:30 AM

PROTECTING PERSONAL IDENTIFIABLE INFORMATION (PII): A TRAINING FOR HUD CERTIFIED HOUSING COUNSELORS

The Department of Housing and Urban Development (HUD) and the Office of Housing Counseling requires that all certified housing counseling agencies, their counselors and any staff that interact with clients or collect PII must be trained on privacy issues and procedures. HUD wants to ensure client confidentiality and privacy while securing and protecting personal information. PII includes credit reports, client documents, applications, electronic transmissions and so much more. All housing counseling staff, program supervisors and directors should plan to attend this workshop.

Panelists: Phyllis H. Ford, *Deputy Director of Oversight and Accountability,
HUD Office of Housing Counseling*

Theresa Miscuraca, *Cyber Threat Intelligence Analyst,
NJ Office of Homeland Security and Preparedness*

Moderator: Jessica Padilla Gonzalez, *Executive Director, Housing Partnership
NeighborWorks HomeOwnership Center*

LAND ACQUISITION: BUILDING AND MAINTAINING COMMUNITY WEALTH

Land acquisition from the Abandoned Properties Rehabilitation Act, to land banks, to receivership, our communities have a growing set of tools to regain control of vacant properties. In 2022, we are looking intentionally at acquiring vacant or foreclosed properties specifically to close the racial wealth gap, increase homeownership, and provide opportunities for local, established CDCs to build more affordable homes. With the potential of a new innovative initiative, the Community Wealth Preservation Program, take a fresh look at the power communities have to reinvest assets into the community while expanding residential wealth.

Panelists: The Honorable Britnee Timberlake, *NJ Assemblywoman, Legislative District 34*
Elza Cival, *Vacant & Abandoned Property Division, Property Maintenance, City of East Orange*
Roy Southerland, *Chief Investment Officer, Invest Newark*

Moderator: Dan Antonellis, *President, Region Nine Housing Corporation*





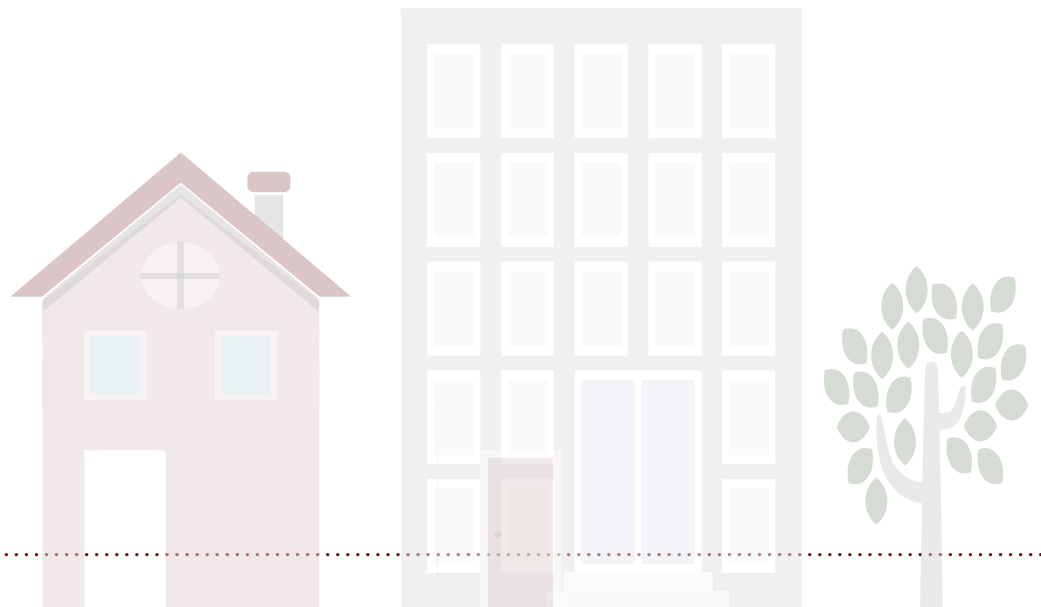
SESSION I WORKSHOPS

10:30 AM

JumpStartNJ: CATCH A PREVIEW OF HCDNNJ'S NEW HOUSING DEVELOPMENT TRAINING PROGRAM

Kickstart or start your development department with this new training program. We will give a preview and review the application process, what we will cover in the classes, how the program works, technical assistance provided, and more!

- Panelists:** Rhonda Coe, AICP/PP, Owner, R. B. Coe Consulting, LLC
Dr. Leah Yasenchak, Co-Owner, BRS, Inc.
Maria Yglesias, Co-Founder, M&M Development
Tracy Rogers, Senior Director of Development, Rogers Firm
- Moderator:** Sharon Barker, Vice President and Chief Operating Officer, HCDNNJ





SESSION II WORKSHOPS

11:45 AM

EVICITION PREVENTION: TOOLS TO KEEP TENANTS SAFELY IN THEIR HOMES

Learn about implementation of state and federal Emergency Rental Assistance (ERA) programs and the impact it has had on landlords, tenants, and eviction prevention. We will explore lessons learned during the pandemic to inform strategies to support low income renters now and in the next crisis.

Panelists: Dean Dafis, *Director, Office of Eviction Prevention, Division of Housing & Community Resources, NJ Department of Community Affairs*
Victoria Bourret, *End Rental Arrears to Stop Evictions (ERASE) Program Coordinator, National Low Income Housing Coalition*
Amy Albert, *Managing Attorney, The Waterfront Project*
Louis E. Prezeau, Jr., *Division Director, Community & Economic Development, La Casa de Don Pedro*

Moderator: SanDonna Jones, *Executive Director, Unified Vailsburg Service Organization*

WINNING STRATEGIES: 2022 UNDER ONE ROOF AWARD WINNERS

Learn from this year's winners! Hear from the experts on how they brought their projects to life - from the meeting room to reality and how they overcame challenges along the way. This year's panel will highlight a series of projects supported by the National Housing Trust Fund, a project supported by HOME funds, a 100 percent affordable rental community, and a project transforming an entire neighborhood.

Panelists: Leslie Stivale, *Network Board Chair, President and Chief Executive Officer, Triple C Housing, Inc.*
Marcus Kellam, *Director of Development and Community Engagement, Triple C Housing, Inc.*
Edward Bethea, *Executive Vice President and Chief Operating Officer, Gateway Community Action Partnership*
Annie Fox, *Chief Development Officer, Habitat for Humanity South Central NJ*

Moderator: Blair Schleicher Wilson, *Chief Executive Officer, Morris Habitat for Humanity*



SESSION II WORKSHOPS

11:45 AM

NJ'S NEW LEAD RENTAL INSPECTION LAW: FUNDING AND TRAINING OPPORTUNITIES TO GET THE LEAD OUT

Much needed funding and legislation have finally arrived that pre-emptively addresses potential paint-based lead hazards within the dwelling units that traditionally house New Jersey's most vulnerable residents. Hear from experts from the field(s) on new details surrounding the use of funds and training opportunities made available as a part of the new law.

- Panelists:** Janel Winter, *Director of Housing and Community Resources, NJ Department of Community Affairs*
Danny Feliciano, *LEAD Inspector/Risk Assessor Community Improvement Division, La Casa de Don Pedro*
Anthony Diaz, *co-founder and executive director, Newark Water Coalition (NWC)*
Kia King, *Director of Policy and External Affairs, NJ Department of Community Affairs*
- Moderator:** Jaymie Santiago, *President and Chief Executive Officer, New Brunswick Tomorrow*

COMMUNITY INVESTMENT ADVISORY BOARD (CDIA): AFFINITY GROUP *(Workshop by Invitation)*

The Community Development Investment Advisory Board is a forum for the Network's private sector banking partners and members to discuss current and future opportunities and challenges facing our sector. Working with staff, the Advisory Board will foster conversations about products and future needs of non-profit developers and encourage the use of the Community Reinvestment Act in underserved parts of the state. Participation in the Advisory Board is limited to Network Members.

- Presenter:** Michael Neal, *Equity Scholar, Principal Research Associate, Urban Institute*
- Facilitator:** Staci Berger, *President and Chief Executive Officer, HCDNNJ*

HOUSE NJ: POLICIES ON THE AGENDA TO ENSURE AFFORDABLE AND STABLE HOMES FOR ALL

Hear from Legislative leaders and key partners about policies that are under consideration now and on the horizon. Network members are on the front lines and on the ground in promoting and providing housing security statewide and their voices are integral in the Network's policy agenda. In this panel, you'll learn about the work being done on the federal and state levels to advance policy goals like rental assistance, lead testing, and tools to address vacant properties and more.

- Presenter:** The Honorable Frank Pallone, *U.S. Representative, NJ Legislative District 6 (Invited)*
Rose Farias, *Senior Policy Advisor, NJ Senate Majority Office*
- Moderator:** Mark Valli, *Chief Executive Officer, Norwescap*



PLENARY

1:00 PM

ADVANCING RACIAL EQUITY STARTS AT HOME: BUILDING A DIVERSE AND INCLUSIVE COMMUNITY DEVELOPMENT SECTOR

Panelists:



Victoria Bourret
End Rental Arrears to Stop Evictions (ERASE) Program Coordinator, National Low Income Housing Coalition



Tai Cooper
Chief Community Development Officer, New Jersey Economic Development Authority



Michael Neal
Equity Scholar, Principal Research Associate, Urban Institute



Craig Sawyer
Principal and Managing Partner, ESR Advisors

Moderator:



Edward Bethea
Executive Vice President and Chief Operating Officer, Gateway Community Action Partnership

New Jersey’s community development sector serves some of the most diverse people and places in our nation. How can the sector be more intentionally equitable and inclusive, so that developers and residents share in the generational wealth that is created by the homes we build? How can the creation of housing stability and security help close the racial wealth gap for both residents and developers? In this dynamic discussion, we’ll explore these questions and discuss how we can support Black and Brown developers and build a more representative and inclusive CDC sector. Hear from key leaders about challenges and opportunities, and learn about policies, programs and resources that CDCs and our partners – especially BIPOC, small urban and women developers – can use to create affordable homes while overcoming institutional and structural barriers on the path to racial equity and housing justice.

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Citi, a 12-year leader in the affordable housing space, has financed over \$5 billion in affordable housing projects in 2021 to build stronger communities across the country.

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AMY ALBERT

Managing Attorney, The Waterfront Project

Amy Albert is the Managing Attorney at The Waterfront Project, a nonprofit providing tenant defense, housing counselors, resource navigators, foreclosure defense and advocacy for survivors of sexual assault. Amy leads the Tenant Defense and Foreclosure teams.

Amy has been a lawyer for more than twenty years practicing in the areas of criminal defense, tenant defense and family law. She is the Founder and Board Chair of Haven Adolescent Community Respite Center. She sees her professional work as a means to further racial equity and social justice.

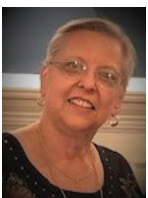


DAN ANTONELLIS

President, Region Nine Housing Corporation

Dan Antonellis has served as President of Region Nine Housing Corporation (RNHC) since 2012, developing high-quality affordable housing and providing services to families, seniors and disabled individuals. Prior to becoming RNHC President, he served as a

Staff Representative for the Communications Workers of America, Local 1038 and spent nearly 25 years at the New Jersey Department of Labor prior to that. He is a former Vice President and Board President of the ARC Mercer and a founding member of the Board of Orphan Sponsorship International (OSI). Mr. Antonellis joined the Network Board of Directors in 2018.



SHARON BARKER

Vice President and Chief Operating Officer, Housing & Community Development Network of NJ

Sharon brings over 35 years of non-profit experience across a broad range of community and national human service organizations. Sharon is a Certified Fundraising Executive who has raised millions of

dollars throughout her career. She has also served as a trainer and consultant for numerous non-profits with a focus on fundraising, capacity building, and planning. Sharon has also served on many boards and advisory committees throughout her career. Additionally, she has extensive experience as a Section 8 Housing Specialist and has worked with numerous communities in the areas of rental assistance, rental rehabilitation, housing rehabilitation, homelessness prevention, program development, and community development programs. Prior to joining the Network, she served as Senior Vice President of Community Impact and Development and Interim Co-CEO for the United Way of Bucks County. Sharon has a track record of building strong corporate and community relationships as well as initiating innovative programs and services. As Vice President and COO of the Network, Sharon is responsible for the daily operations of the organization, as well as fund development and the areas of training, program development and management, consulting, and technical assistance.



STACI BERGER

President and Chief Executive Officer, Housing & Community Development Network of NJ

As the President and CEO of the Housing and Community Development Network of New Jersey, Staci Berger directs this statewide association of community-based development organizations,

created in 1989 to enhance the efforts of these groups to create affordable housing and revitalize their communities, and to improve the climate for community development in New Jersey. Ms. Berger has achieved numerous professional milestones and honors, including the 2017 Edward J. Bloustein School of Public Policy Career Achievement Award and the 2017 Golden Rose Award for Advocacy from The Rose House. Ms. Berger is a member of the Affordable Housing Advisory Council for the Federal Home Loan Bank of New York, and serves on the President's Advisory Committee of the Federal Reserve Bank of Philadelphia. In 2021, she was elected to the Board of Directors of the National Low Income Housing Coalition. She testified before the U.S. House of Representatives' Ways and Means Oversight Subcommittee in 2021 about the pandemic's impact on the housing market. Since 2018, she has served on the Newark Equitable Growth Advisory Council, appointed by Mayor Ras J. Baraka. In 2016, she was honored by the NJ General Assembly during Women's History Month as a Change Maker and was the inaugural recipient of the Center for Non-Profits' Emerging Leader Award in 2013. Ms. Berger was also honored in 2014 with NJ Citizen Action's Community Service Award, and served on the NJCA Board of Directors. Representing the Network on Community Reinvestment Act Advisory Boards for Santander, PNC Bank and Valley National Bank, and on TD Bank's Leadership Council, Ms. Berger assists these institutions in meeting their community investment objectives. She has made multiple appearances on national media outlets, including MSNBC, NPR, the New York Times and the Wall Street Journal, and is a recognized expert on housing and community development issues sought by national, regional and local press.



EDWARD BETHEA

Executive Vice President and Chief Operating Officer, Gateway Community Action Partnership

Edward Bethea serves as the Executive Vice President and Chief Operating Officer of Gateway Community Action Partnership. He oversees all financial, managerial and revenue-generating departments and activities

within the agency. He is the chief negotiator of all contracts and leases and serves as chief developer on all construction projects. He is responsible for the Operations, Finance and Human Resources Departments as well as, Head Start, Health Services, Economic Development, and Facility Maintenance. He brings years of experience in tax consulting, financial planning, cash flow projection and asset management to Gateway, and maintains approval authority on all agency spending. He is also directly responsible for the interactions between Gateway and financial institutions and governmental entities. Mr. Bethea current serves as President of the Bridgeton City Municipal Council.

SPEAKERS



VICTORIA BOURRET

End Rental Arrears to Stop Evictions (ERASE) Program Coordinator, National Low Income Housing Coalition

Victoria (Tori) Bourret joined NLIHC in January 2018 as a housing advocacy organizer and transitioned to her present position as ERASE coordinator at the beginning of 2022. As an ERASE coordinator, Tori works with the ERASE team to advance the Coalition's mission and ensure that the historic emergency rental assistance appropriated by Congress reaches the lowest-income and most marginalized renters for whom it is intended. As a housing advocacy organizer, Tori mobilized and activated the field around the Coalition's policy priorities, supervised interns, and managed the state partner network, among other activities. Prior to joining NLIHC, Tori served as a communications and project manager at the Housing Alliance of Pennsylvania, a state partner of NLIHC. She also served two terms in AmeriCorps, one with AmeriCorps NCCC in Denver, Colorado, and one with Public Allies in Delaware. Tori earned her BA in women studies and psychology from the University of Delaware and her MSW from the University of Pennsylvania.



ELZA CIVAL

Vacant & Abandoned Property Division, Property Maintenance, City of East Orange

Currently Elza has been working with the City of East Orange, Code Enforcement Department since 2014, where she started as an Administrative Assistant to the Director of Code Enforcement. She is presently the Vacant & Abandoned Properties Division Manager. Where she manages the daily operations of the Vacant & Abandoned Property Division for the City of East Orange. In this position she holds the owners of vacant & abandoned properties accountable to register and maintain his or her property. She interacts with Homeowners, Investors, Preservation Companies, Banks, and Title Agency through effective communication in writing or verbally, addressing the blight of vacant/abandoned properties that have diminished communities. Elza ensures that property owners /or responsible parties of vacant properties within the City of East Orange in compliance with City Ordinance #27 of 2014. Her goal as the Vacant & Abandoned Property Manager is to significantly reduce the number of unregistered vacant/ Abandoned Properties, thereby making the City to ecstatically presentable to new stakeholders who are interested in investing within the City of East Orange.



RHONDA COE, PP, AICP

President, R. B. Coe Consulting

Rhonda Coe's career expands over more than 25 years in the affordable housing industry. Rhonda is President of R. B. Coe Consulting, founded in 2005 and offers innovative real estate finance and development expertise. The firm's core competencies include strategic planning and community engagement, financial analysis and packaging, grant writing and project management.

Rhonda is a licensed real estate professional and certified planner and when time permits, she is engaged in real estate investment and develops boutique apartments. She received a M.S. degree from Rider University and a master's graduate degree in Bible at Cairn University.



TAI COOPER

Chief Community Development Officer, New Jersey Economic Development Authority

As Chief Community Development Officer at the New Jersey Economic Development Authority (NJEDA), Tai is responsible for leading the NJEDA's communications and enhanced engagement strategy. This includes strengthening ties with policy-makers at the federal, state, and local level as they look to advance strategies, research and data that will help drive equitable and inclusive economic development policies and programs, with a specific focus on innovating and generating greater social impact. Tai joined the NJEDA in February 2019. Immediately prior to that, she was the Deputy Chief Policy Advisor to Governor Murphy and led New Jersey's Federal Opportunity Zone initiative. She previously served as Chief Policy Advisor to Mayor Ras Baraka, where she provided policy analysis and project management across municipal agencies, with a focus on public safety, community engagement, philanthropy, and government innovation. Tai also had key roles in both Mayor Baraka's campaign and transition teams.



DEAN DAFIS

Attorney, Director of the Office of Eviction Prevention, Division of Housing and Community Resources, New Jersey Department of Community Affairs

Dean Dafis is an attorney with lived experience in eviction & homelessness who is the Director of the Office of Eviction Prevention in the Division of Housing and Community Resources of the New Jersey Department of Community Affairs (DCA). He oversees best practices in eviction prevention including a statewide expanded access to counsel pilot initiative to defend low-income residents facing eviction and the integration of diversion in landlord-tenant courts throughout the state via experienced case workers who act as resource navigators to tenants facing eviction.



MICHAEL DE BLASIO

Director of Real Estate, New Jersey Community Development Corporation

In his role, Michael oversees all aspects of affordable housing and community facility development, from site acquisition to construction to lease-up. Prior to his role at NJCDC, Michael served as Director of Multifamily Development at Community Asset Preservation Corporation where he took the lead in all of CAPC's Multifamily efforts utilizing a variety financing sources including OZ, NMTC, and LIHTC. Michael is an active participant in many of NJCDC's place-based community building efforts, including the creation of large-scale

outdoor murals to help beautify NJCDC's core neighborhood. Michael has a bachelor's degree in Music Theory and Composition from Rutgers University and a master's degree in Educational Leadership from TCNJ.



ANTHONY DIAZ

*Co-Founder and Executive Director,
Newark Water Coalition*

A lifelong Newark resident, Anthony Diaz is the co-founder and executive director of the Newark Water Coalition (NWC), an organization dedicated to raising awareness about the city's lead water crisis and other social justice issues. NWC is Newark's Community Hub, partnering with the Lead Free NJ Collaborative. LFNJ's Community Hubs are local grassroots organizations that help define and advance collective goals. They participate in the statewide collaborative, but also convene to coordinate local efforts, strategize on solutions, educate residents, and more. Diaz is leading this effort in Newark, steering the NWC and Newark Hub's award of a competitive Google Environmental Justice Data grant. Using this award, NWC is running a citizen science-based initiative testing for lead in paint, water, soil and dust, and educating community members on the possible sources of lead contamination in their home.



ROSE FARIAS

Senior Policy Advisor, New Jersey Senate Majority Office
Rose Farias is the Senior Policy Advisor for Senate Leadership in the New Jersey Senate Majority Office. She is charged with working with the leadership of the Senate to develop policy impacting the residents of New Jersey. She was previously the Deputy Executive

Director for New Jersey Casino Reinvestment Development Authority (CRDA) where she was responsible for operations overseeing all strategic initiatives in community development for the Authority. Prior to joining the CRDA, Ms. Farias was the Deputy Executive Director and Policy Director for the Atlantic City Initiatives Project Office (ACIPO). At ACIPO, she was instrumental in accomplishing the recommendations outlined in the Transition Report to help Atlantic City address outstanding operational and community development challenges. During her tenure in Atlantic City, she was honored by the New Jersey Hispanic Leadership Association as a Champion of Change and she also received the Latina Pioneer award from the Latinas United for Political Empowerment (LUPE) organization. She was named on ROI New Jersey's Influencer List for People of Color in 2019. She was also named on New Jersey's Women Power List for 2020 and 2021. In 2020, she was appointed as a member of Senator Weinberg's committee investigating toxic workplace environments in New Jersey politics and government.



DANNY FELICIANO

*LEAD Inspector/Risk Assessor Community
Improvement Division, La Casa de Don Pedro*

Danny Feliciano is currently the Lead Inspector/Risk Assessor at La Casa de Don Pedro's Community Improvement Division. He works as a Field Technician in both the Weatherization and Lead Assistance Programs for La Casa de Don Pedro that are funded by the New Jersey Department of Community Affairs. Danny has been with the agency for over 10 years and has a lot of experience working with youth and families across numerous programs within the agency. Danny currently holds a BA in Sociology from Rutgers University – New Brunswick.



PHYLLIS FORD

*Deputy Director of Oversight and Accountability,
Office of Housing Counseling, HUD*

Phyllis Ford joined HUD in 2000. In 2001 she joined the staff of the Philadelphia Home Ownership Center (HOC.) where she had a major role in administering a MOU between HUD and NYC. The MOU resulted in the rehabilitation of more than 400 HUD owned properties in the five boroughs of New York. Ms. Ford joined HUD's Program Support Division as a Senior Housing Program Specialist in 2010. In that position she managed a portfolio of more than sixty HUD approved housing counseling agencies; providing compliance monitoring, technical assistance, and training. In October 2012, with the establishment of the Office of Housing Counseling, Ms. Ford assumed the position of Division Director, Oversight and Accountability. In October 2019, she moved to the position of Deputy Director of Oversight and Accountability in the Office of Housing Counseling, (OHC). The Office of Oversight is responsible for ensuring quality and effective counseling services to consumers through compliance monitoring of HUD approved housing counseling agencies and counselors. Ms. Ford earned a Master of Arts Degree in Organizational Development, and a Bachelor of Arts Degree in Administration, from Antioch University.



CHRISTINA FUENTES

*Vice President of Community and Business
Development, New Jersey Economic Development
Authority (NJEDA)*

Recently named VP of Community and Business Development, from her previous position as Managing Director - Community Development & Small Business Services at NJEDA. Responsible for developing, coordinating, and managing initiatives that support community development efforts by leading a team for Historic Preservation, Brownfields and Sustainable Systems, Community Development, Business Banking, and Small Business Services. Create and administer traditional financing, state tax credits, grants, technical assistance, CDFI support products, and COVID-19 recovery programs to assist micro and small businesses. Previous position within NJEDA: Director of Small Business Services – created and administered new grant and loan product to better

SPEAKERS

serve the small business owners throughout NJ. Her previous experience included her position as Senior Garden State Growth Zone Development Officer - Business and Community Development, where she administered state tax incentive applications for residential and commercial developments for the five Garden State Growth Zones cities. Administered state tax incentive applications for residential and commercial developments for the five Garden State Growth Zone cities designated through the Economic Opportunity Act. Fostered economic opportunities by directly assisting the five municipalities and developers with how to utilize statewide incentives. Also identified and created other small grant programs to assist small business owners to help revitalize the five cities.



ANNIE FOX

Chief Development Officer, Habitat for Humanity South Central NJ

Annie Fox has been building and maintaining relationships that foster advocacy, support and investment in the Habitat mission for 7 years. Annie takes pride in creating unique and inspiring experiences for volunteers and donors with signature Habitat events, and is always looking for ways to connect with others in a meaningful way. Annie has grown Habitat SCNJ's supporter base to match the continued expansion of the organization's service area, and has extensive experience managing government funds for Habitat's affordable housing initiatives like HOME, NPP, and CDBG. Annie is also Habitat BMC's global liaison, hosting and participating in Habitat for Humanity's Global Village Trips to Malawi and El Salvador. In her free time she volunteers as a Board Member for 4 Paws Dog Rescue of New Jersey, assisting with events, relationships and serving as a foster parent. She has also volunteered with Oaks Integrated Care every year at their Dressed Best for Less event.



ERIC GALIPO

AICP, LEED AP BD+C Associate, Senior Urban Designer, FCA Architects

In urban design, as in chemistry, a sustainable result is dependent on proportion, timing, and sequence. It is in this way that Eric's background as an analytical chemist deeply informs his practice. In managing a project's planning and conceptual design, Eric thinks through the multitude of moving parts, identifying constraints and opportunities, establishing parameters, and developing innovative and aesthetic design and planning solutions.



BARBARA GEORGE JOHNSON

Vice President of External Affairs and Urban Policy and Research, Kean University

Barbara George Johnson has been nominated by President Joe Biden as a member of the board of trustees of the Barry Goldwater Scholarship and Excellence in Education Foundation. With more than 30 years of experience as a public policy professional, Johnson has shaped economic, health and social policy in the Garden State. At the John S. Watson Institute for Public Policy, she oversees the work and mission of the New Jersey Urban Mayors Association, a unique organization of 32 urban mayors engaged in collective policymaking. The Institute focuses on urban environmental policy, public health policy, early childhood policy, and instruction in leadership development and civic engagement. Johnson has an extensive background in health care, public health and public policy. Early in her career, she spearheaded the development of the Newark Kids Initiative for the Newark Health Department, which focused on healthcare and social services for children impacted by domestic violence. She also served on the CDC-funded Newark Prevention Marketing Initiative and other task forces on HIV/AIDS.



EDDIE GONZALEZ

Special Assistant to CEO/Director of Community Outreach, New Jersey Community Development Corporation

Mr. Gonzalez has dedicated his life's work to improving the local community, both in Paterson and throughout Passaic County, as a grass roots leader beyond his work at NJCDC. Eddie oversees NJCDC's Neighborhood Help Center, leading a team that provides a wide range of individual and family support services. This includes workshops, trainings, and seminars, as well as other programming that includes housing assistance and financial literacy. Most recently, Eddie played a significant role in the creation of NJCDC's new Neighborhood Plan, providing a roadmap for impact over the next decade.



SANDONNA JONES

Executive Director, Unified Vailsburg Service Organization

SanDonna B. Jones is the Executive Director of Unified Vailsburg Service Organization (UVSO). Having joined the agency in 2019, she shepherds a committed team of leaders who are committed to fulfilling the long-standing mission to "create a stable and compassionate community" in the Vailsburg neighborhood of the City of Newark, New Jersey. Preparing to celebrate 50 years of community development in 2022, UVSO has developed 180+ units of affordable housing, has 55,000 square feet of commercial space, owns and manages 17 buildings on its service campus, and works with an active network of block associations that extends throughout Vailsburg called the Heart of Vailsburg (HOV) Block Club Coalition. SanDonna formerly served

as the Executive Director of Administration and Development at the Newark Opportunity Youth Network (YouthBuild Newark), where she began in 2004 as the Development Coordinator. She has also served as Principal of SBJ Consulting, and as an Entrepreneurial Training Institute (ETI) Facilitator with the New Jersey Economic Development Authority (NJEDA) via the Seton Hall University Institute on Work. She was the inaugural Coordinator of the Newark Community Development Network (NCDN) and was the primary author of the "Neighborhoods" section of the City of Newark's Comprehensive Economic Development Strategy (CEDS) in previous years. SanDonna attended Yale University and is married with three (3) children.



MARCUS KELLAM

Director of Community Engagement & Development, Triple C Housing, Inc.

Marcus Kellam is responsible for the management and maintenance of Triple C's 20 property portfolio, as well as the expansion of the portfolio, with the goal of owning 25 properties by 2025. Prior to joining the agency, he served as a Project Manager for the Urban Affairs Coalition, a fiscal sponsor for non-profits in the Greater Philadelphia area, and the Special Assistant to the President and CEO of the Philadelphia Housing Authority. Marcus is a staunch supporter of affordable housing, utilizing a slightly broader definition of the term, and is truly passionate about helping other people, which was engrained in him on his road to becoming an Eagle Scout in the Boy Scouts of America.



JOHN KELLER

Co-producer and Director of Education, coLAB Arts

John P. Keller is a socially engaged arts educator with 15 years of experience in arts education and production. He is committed to creating projects that use the arts as a lens to examine complex issues that affect communities, and to integrate the arts into a wide variety of interdisciplinary areas, from the environment to violence prevention to community development. As a co-producer and Director of Education for coLAB Arts John has facilitated joint project design and curriculum development for programming including interview based theater world premieres as well as full scale performance immersives. He has coordinated and developed community response methods used in issue and place-based mural creation with communities. This work has culminated in original works on immigration, environmental impact, and cross-cultural identity by national and international artists.



KIA KING

Director of Policy and External Affairs, Department of Community Affairs

As Director of Policy and External Affairs, Ms. King handles various legislative and policy matters that impact the Department. She began her legal career clerking for the Honorable Lisa P. Thornton, A.J.S.C. of the Monmouth Vicinage. Ms. King served as Assistant Counsel

for the Monmouth County Division of Social Services handling family dissolution and public assistance cases and then as Special County Counsel for the County of Monmouth working on public procurement matters. She then worked for the New Jersey Office of the State Comptroller as their Chief Administrative Officer for several years managing various administrative and human resources functions for the agency. Thereafter, Ms. King worked for the New Jersey Department of Labor and Workforce Development as the Equal Employment Opportunity (EEO) Officer and Ethics Liaison Officer, overseeing the Department's Office of Diversity and Compliance.



LORISSA LUCIANI

Administrator, Housing Production Unit, Division of Housing and Community Resources, New Jersey Department of Community Affairs

Lorissa Luciani, PP, AICP is currently the Administrator for the Housing Production Unit within the Division of Housing & Community Resources at the New Jersey Department of Community Affairs (NJDCA). Prior to her role as the Housing Production Administrator, Ms. Luciani was the Director of Planning & Code Enforcement for West Deptford Township and the Director of Community Development in Cherry Hill Township, where in both communities she oversaw the management of local construction permitting and zoning, property management, code enforcement, affordable housing production and land use administration. A licensed planner in New Jersey and with the American Institute of Certified Planners (AICP), Ms. Luciani also has served the American Planning Association – New Jersey (APA-NJ) Chapter for the last 13 years in various roles – Vice President of Conference Services, Co-Chair of the Housing Committee and currently as the Southern Area Representative.



THERESA MISURACA

Cyber Threat Intelligence Analyst, New Jersey Cybersecurity and Communications Integration Cell, NJOHSP

Theresa Misuraca is a Cyber Threat Intelligence Analyst with the New Jersey Cybersecurity and Communications Integration Cell (NJCCIC) for the New Jersey Office of Homeland Security and Preparedness (NJOHSP). She is primarily responsible for creating and publishing high quality intelligence and analysis products and reports, providing awareness and education on the cyber threat landscape and cybersecurity best practices, and providing incident response support.



MICHAEL NEAL

Principal Research Associate, Equity Scholar in Housing Finance Policy Center at the Urban Institute

Michael Neal is a principal research associate in the Housing Finance Policy Center at the Urban Institute. Previously, he worked at Fannie Mae where he was a director of economics in the Economic and Strategic Research division. Before his service at Fannie, Neal was the

SPEAKERS

assistant vice president at the National Association of Home Builder's Economic and Housing Policy department. As a housing economist, Neal has an in-depth knowledge of housing market trends and has provided expert analysis and commentary on housing to media outlets around the country. Previously, Neal worked at Congress's Joint Economic Committee, the Federal Reserve System, the Congressional Budget Office, and Goldman Sachs. Neal has a bachelor's degree in economics from Morehouse College and a master's degree in public administration from the University of Pennsylvania. Neal is a member of the Homeownership Working Group for Project REACH, serves on the advisory board for the Ashoka-Brookings Challenge, and works an independent consultant for Alpha Sights.



JESSICA PADILLA GONZALEZ

*Executive Director, Housing Partnership
NeighborWorks HomeOwnership Center*

Jessica started her career at the Housing Partnership NeighborWorks HomeOwnership Center as the assistant counselor and in 2013, she became the Executive Director. The Housing Partnership NeighborWorks Homeownership Center is a HUD approved nonprofit agency that provides financial education and one-on-one financial coaching for first time homebuyers. The organization also offers post purchase education, foreclosure counseling, and administers the sale of income restricted homes throughout Morris County. Ms. Padilla-Gonzalez is a member of the Affordable Housing Professionals of New Jersey, Housing Alliance for Morris County, North Central Jersey Association of Realtors, and FDU Steering Committee for Women in Non Profit Leadership, and on the Advisory Board of the National Association of Hispanic Real Estate Professionals. She is a graduate of the College of Saint Elizabeth with a Bachelor's Degree in Sociology; she also completed her Masters in Administrative Science from Fairleigh Dickinson University.



THE HONORABLE FRANK PALLONE

*U.S. Congressman, Representing New Jersey's
6th Congressional District*

Frank Pallone, Jr. was sworn in for his 17th full term in the U.S. House of Representatives on January 3, 2021. Pallone represents New Jersey's 6th Congressional District, which includes most of Middlesex County as well as the Bayshore and oceanfront areas of Monmouth County. Throughout his career, Pallone has fought to make health care more affordable and accessible, protect and strengthen Medicare and Medicaid, and make the country's food system safer. Pallone has fought to protect New Jersey's environment, and ensure that all residents can enjoy the National Recreation Area at Sandy Hook. He has also championed issues that are important to the state's commercial and recreational fishing industries. Pallone is the Chairman of the House Energy and Commerce Committee, which has one of the broadest jurisdictions of any congressional committee. He has served as Chairman since the beginning of the 116th Congress in 2019 and

before that he served as the Committee's Ranking Member in the 114th and 115th Congresses. The Committee's jurisdiction includes issues pertaining to health care, energy, environment, commerce, food and drug safety, consumer protection, telecommunications, and the internet. Pallone has held a seat on the Committee since 1993.



LOUIS E. PREZEAU, JR.

*Division Director, Community & Economic
Development, La Casa de Don Pedro*

Louis E. Prezeau, Jr., is the director of La Casa's Community & Economic Development Division, which is charged with revitalizing the community's physical and social environment. He oversees affordable housing & commercial revitalization, community planning & organizing, and housing counseling programs. Mr. Prezeau is a community economic development professional with extensive banking, finance, and development experience including both the development and underwriting functions of affordable housing. He has also managed the creation, management, and administration of small business loan funds and has been involved in the funding and oversight of community development programs that addressed issues such as disconnected youth, adult basic education, entrepreneurship, disaster recovery, and business improvement districts at several local, regional, and national non-profit organizations.



ALLE RIES

*Regional Community Reinvestment Act (CRA) Officer,
M&T Bank*

Ms. Ries serves as a liaison between the M&T Bank and community-based organizations throughout NJ to develop and administer creative initiatives that meet the needs of low- to moderate-income individuals and their families. Prior to joining the bank, she served as the Director of Community & Economic Development and Director of Program and Fund Development at La Casa de Don Pedro. She joined the Network's Board of Directors in 2018.



TRACEY ROGERS

Senior Director of Development, Rogers Firm

Tracy Rogers is Senior Director of Development for the Rogers Firm, a boutique market-rate and affordable home developer that specializes with women- and minority-led development. Most recently, Rogers led an effort to site, finance, and approve a 140-townhome inclusionary development in Swedesboro, NJ and as a consultant, Rogers was instrumental in bringing about more than 2,000 affordable homes in Newark's Central Ward, as well as new senior homes. Rogers is a member of the Network's Policy Committee, where he helps shape the Network's federal and state policy agenda.



JAYMIE SANTIAGO

*President and Chief Executive Officer,
New Brunswick Tomorrow*

Jaymie Santiago has been working for the progress of New Brunswick's residents since 2004. Jaymie began his work with the Rutgers Cooperative Extension and was instrumental in creating a citywide network of Food Hubs consisting of farmers markets and community gardens. In 2009, Jaymie served on the initial planning committee that developed the New Brunswick Community Food Alliance. And in 2011, he was the Co-Director of Rutgers Against Hunger, a university-wide initiative offering temporary relief to families faced with hunger across New Jersey. Jaymie joined New Brunswick Tomorrow as Director of Operations in 2012. He managed the Healthier New Brunswick initiative; designed to improve the overall health of city residents. Later, he became Vice President for NBT and Co-Director of the New Jersey Partnership for Healthy Kids-NB to develop environmental and policy strategies that prevent childhood obesity. In July of 2016, Jaymie became President of New Brunswick Tomorrow.



CRAIG L. SAWYER

*Principal and Managing Partner, Equitable
Development Consultants, LLP
Principal and Chief Operating Officer,
Urban Development Partners LLC*

Craig L. Sawyer serves as Principal and Managing Partner at Equitable Development Consultants, LLP., a community economic development consultancy firm, and Principal and Chief Operating Officer at Urban Development Partners LLC, a boutique real estate development company. Within the EDC network, Craig focuses on providing project consultant and management support services to organizations and developers interested in creating economic opportunities and leveraging public and private funds to implement economic development plans and development strategies in urban markets. He specializes in community initiated, residential and commercial redevelopment projects where his expertise is realized in his knowledge of real estate development and public financing sources, and his ability to transform a concept into a financially viable project. Craig has more than 25 years of real estate and economic development experience through his various professional consulting and development roles. His efforts have helped to secure over \$200 million for more than thirty residential, mixed-use, and commercial development projects and program initiatives.



BLAIR SCHLEICHER WILSON

Chief Executive Officer, Morris Habitat for Humanity

Blair Schleicher Wilson is the Chief Executive Officer of Morris Habitat for Humanity located in Randolph, NJ. She is a founding member, past chair and current vice chair of the Housing Alliance for Morris County, a coalition of organizations committed to increasing the supply of affordable housing in Morris County. She serves on the

Advisory Board for the Housing Partnership for Morris County and their Foreclosure Task Force. Ms. Schleicher Wilson is a former four-term councilwoman in Mountain Lakes, serving two terms both as Mayor and Deputy Mayor as well as liaison to all Borough Committees in her tenure.



ROY SOUTHERLAND

Chief Investment Officer, Invest Newark

Roy Southerland Jr. is the Chief Investment Officer for Invest Newark, which is the City of Newark's Community Development Corporation. Invest Newark was created to propel a strong and diverse economy, help build vibrant neighborhoods and create opportunities for all Newarkers. He is a high-level member of a team of experts that controls the management of Invest Newark's \$20 Million of investment funds, assists with operations of the state of New Jersey's first Land Bank, helps to empower local businesses and entrepreneurs, as well as other economic, redevelopment and community development projects. He also plays an intricate part in designing and operating the systems that supports how Invest Newark provides financing to the various real estate, business and joint venture projects that stimulates Newark's economy, catalyzes development and creates wealth for the citizens of Newark.



LESLIE STIVALE

*Network Board Chair, President and Chief Executive
Officer, Triple C Housing, Inc.*

Leslie Stivale is the President/CEO of Triple C Housing, Inc., a non-profit community housing development organization (CHDO) and supportive services provider. As a vision driven, results oriented leader, Ms. Stivale has expanded Triple C's supportive housing portfolio, leveraging multiple funding sources to develop high quality, affordable housing and provide supportive services for formerly homeless individuals, families and veterans. Ms. Stivale possesses thirty two years of experience in behavioral health, human services and the supportive housing industry having worked within the private and non-profit sectors in senior and executive management. Ms. Stivale works closely with local, regional and state initiatives, and presents at national, state and local conferences with a focus on housing development, housing security and the social determinants of health. For over a decade, she served as the chair of the Camp Kilmer Collaborative-Army Base Realignment and Closure (BRAC) to build supportive housing opportunities to serve homeless families and veterans at the former military base.



THE HONORABLE BRITNEE TIMBERLAKE

*Assemblywoman, Representing New Jersey
Legislative District 34*

In 2018, Britnee N. Timberlake was sworn-in to serve as a member of the New Jersey General Assembly, representing the 34th Legislative District, comprised of Clifton, East Orange, Orange, and Montclair. She serves as Chair of the Commerce and Economic

SPEAKERS

Development Committee, Vice Chair of the Homeland Security and State Preparedness Committee, and serves on the Joint Committee on Housing Affordability. Assemblywoman Timberlake is no stranger to public service. From 2015 to 2017, she served as President of the Essex County Board of Chosen Freeholders representing District 3 – East Orange, Orange, South Orange Village, and parts of Newark. In addition to her public office career, Timberlake is the founder of the Essex Community Land Trust, a nonprofit organization that provides permanent, affordable housing and financial empowerment opportunities for working class families throughout Essex County. She previously served as an AmeriCorps Member in Union County and housing chair of the Montclair NAACP.



MARK VALLI

Chief Executive Officer, Norwescap

Mark Valli is the CEO for Norwescap, a well-established community action agency, providing a wide variety of programs and services to over 30,000 low-income individuals and families in the 5 Northwest counties of the State. Previously, Mr. Valli served as CEO for the Community Charter School of Paterson (CCSP). CCSP was founded as a community school serving over 900 students K-8 in Paterson, New Jersey, the State's third-largest city, and one of its poorest. Mr. Valli led a change management process that transformed a struggling school into a school demonstrating steady academic progress for its students including 9.8% gains in math and 11.4% gains in ELA between 2015 and 2017.



JANEL WINTER

Director of Housing and Community Resources, New Jersey Department of Community Affairs

Janel Winter directs the work of the Division of Housing and Community Resources at the Department of Community Affairs. The Division has more than 300 staff and 14 field offices and a portfolio that includes: administration of rental assistance, including one of the ten largest Section 8 Housing Choice Voucher programs in the country; the Office of Eviction Prevention; the Office of Homelessness Prevention; the Office of Home Energy Assistance which includes the Low Income Home Energy Assistance Program; housing production funds including the State Affordable Housing Trust Fund, National Housing Trust Fund, and HOME; weatherization, lead remediation and abatement programs; neighborhood revitalization and preservation programs; community development and services program; and others. Since the start of the pandemic the Division has administered more than \$2 billion in covid-related assistance funds, including launching and implementing the \$500 million Eviction Prevention Program and distributing more than \$750 million in Emergency Rental Assistance Program Funds to more than 80,000 households, for which the Division was recognized by US Treasury as one of the highest performing states. The Division's reach is extensive: over the past year more than 120,000 households have received rental assistance and more than 300,000 households have received utility assistance through its programs.



FRANK WOODRUFF

Executive Director, National Alliance of Community Economic Development Associations

Frank Woodruff's passion is to improve lives by inspiring great places. Frank joined the National Alliance of Community Economic Development Associations (NACEDA) in September 2010, becoming executive director in January 2012. He is dedicated to addressing the challenges and opportunities facing our country's low- and moderate-income communities. Frank thoroughly enjoys leading NACEDA and wakes up every day with renewed resolve, committing his career to community prosperity and equity whether in the public, philanthropic, governmental, or private sector.



LEAH B. YASENCHAK, PH.D., AICP/PP, CECD

Co-Owner, Brownfield Redevelopment Solutions, Inc

As co-owner of BRS, Dr. Leah Yasenchak oversees redevelopment planning efforts for environmentally compromised property and resiliency projects. A primary role of BRS is to serve as outsourced staff for municipalities as they seek to implement economic development and resiliency initiatives. Leah is the principal in charge of the firm's practice areas of resiliency, economic development, planning, outreach, and grant writing services. Her unique background in the disciplines of Planning, Economic Development, and Environmental Sciences provides an interdisciplinary approach invaluable to clients. Leah has more than 30 years of experience at the federal and local levels in environmental policy, grant writing and administration, and brownfields redevelopment.



MARIA YGLESIAS

Co-Founder, M&M Development

In 1997, co-founded M&M Development LLC in order to build Cathedral Homes, a mixed project of affordable and market rate housing in Newark's Central War. M&M Development's goal of building superior, affordable homes as a means of improving neighborhoods and the lives of people in urban communities was realized in two signature projects at opposite ends of New Jersey. In South Jersey, the Coopers Hill Development in Camden, broke ground in 2009 with a 25-unit condominium building in the Cooper Plaza neighborhood and was followed by a scattered site project of 30 single family homes in the same neighborhood. These projects were essential in establishing a "Housing Market" in the City of Camden. In Newark, New Jersey, the Harmony Square project located at the intersection of Broad Street and Third Avenue East, brought special needs housing, affordable rental apartments and luxury condominium buildings to a neighborhood that had been plagued by disinvestment and crime. The Harmony Square and Coopers Hill projects proved that housing that is well thought out, beautiful and affordable is in itself the most powerful instrument to renew and improve a community.



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