



Building Better Communities -  
Neighborhood by Neighborhood

# The Advocate

NJ Department of Community Affairs ♦ Division of Housing and Community Resources

## DCA, HMFA Offer Cash Incentive to Boost Home Ownership

*Near Urban Colleges and Universities;  
Cities of Camden, Jersey City, New Brunswick,  
Newark, Trenton and Vineland are Eligible*

Gov. Christie Whitman launched a new, urban revitalization initiative recently whereby the state will offer a \$10,000 cash incentive to encourage faculty and staff of select urban public colleges and universities to buy homes near their schools.

“Our goal is to create vibrant, economically diverse neighborhoods around urban public colleges and universities in New Jersey by encouraging more faculty and staff to buy homes there,” Gov. Whitman said of the \$2.5 million program. “We want our cities to be great places to live as well as learn.”

The College & University Homebuyers’ Program will offer \$10,000 in down payment assistance to full-time faculty or staff who buy homes in target areas established in six participating cities: Camden, Jersey City, New Brunswick, Newark, Trenton and Vineland. In addition, faculty and staff who already own homes in a target area may apply for up to \$5,000 in state matching funds to make improvements to their home’s exterior.

To encourage economic diversity in the target areas, these incentives are being offered to employees regardless of how high their household income, according to New Jersey Department of Community Affairs Commissioner Jane M. Kenny.

“One of the greatest challenges facing cities is attracting and retaining middle-income households,” Commissioner Kenny said. “With this program, we’ve tried to make it easier for faculty and staff to consider city life and put down roots in the community.”

The incentives are available to full-time employees of any public college, university or community college based in cities that participate in the Urban Coordinating Council (UCC), a state urban assistance program.

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## Faith-Based Training Institute Launched

by El-Rhonda Williams Alston, Esq.



On Wednesday, March 8, Commissioner Jane M. Kenny launched the New Jersey Faith-Based Training Institute at a two-day conference hosted by Kean University’s Gateway Institute. The Faith-Based Institute was created to aid organizations participating in the State’s unique \$10 million Faith-Based Community Development Initiative. “The Institute and this conference will offer new tools to help faith-based organizations serve the community,” said Commissioner Kenny, addressing the crowd of 200. Public Service Electric & Gas, The Chase Manhattan Bank, and the Center for Non-Profit Corporations have given their support to this

initiative and provided significant resources to help launch the Institute.

The conference included workshops in program marketing, networking, case management, grant writing, and strategic planning, which are all part of the Institute’s core curriculum.

In his electrifying speech, keynote speaker Rev. Dr. Kevin Cosby of St. Stephen’s Baptist Church, Louisville, Kentucky likened the underprivileged in urban communities to the Titanic, and the religious organizations around them to the lifeboats needed to bring them to safety. The Faith-Based Institute will provide the lifeboats the organizations need so they may bring life back to their neighborhoods.

Contact El-Rhonda Williams Alston in the Office of Housing Advocacy at (609) 984-6952 with questions regarding the program or the Faith-Based Training Institute.

*El-Rhonda Williams Alston, Esq. is the Administrator of the Department’s Division of Housing and Community Resources’ Faith-Based Program.*

Spring 2000

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## DCA’S Section 8 Housing Program Establishes Statewide Resident Advisory Board

by Roy Ziegler

Last year when the Quality Housing and Work Responsibility Act (QHWRA) required that all Public Housing Agencies (PHAs) involve residents in the formulation of policies for the Section 8 Housing Program Five-Year Plan and Annual Plan, the Department’s Section 8 Program had much to be concerned about because of its size.

DCA is a PHA that administers a statewide Section 8 Program providing rental assistance to some 16,000 households in 21 New Jersey counties. The DCA prioritizes persons with disabilities and families in welfare-to-work programs, particularly those who are homeless,

living in substandard conditions, paying more than half their income for housing, or involuntarily displaced. Creating a Resident Advisory Board, as required by the Act, that reasonably represents all the families receiving tenant-based assistance in its jurisdiction was a monumental challenge to DCA.

The Department sent 16,000 letters to our participants and 900 families responded. Resident Advisory Board organization meetings were scheduled for each of the 21 counties to accommodate every family that responded. About 200 families, some with their chil-

(continued on page 4)

# 2.5 Million in Shelter Support Grants Awarded

by Elliot Kleiman



Anthony DiCroce, President of the FoodBank of Monmouth and Ocean counties, accepts \$500,000 award from Commissioner Jane M. Kenny.

The \$500,000 grant to the FoodBank will be used toward the construction of a \$3.1 million, 35,000 square foot warehouse facility in Neptune Township, Monmouth County, to replace the current facility in Spring Lake that is too small and in need of repair. The new facility will be used for the storage and delivery of food to the homeless and poor. Another grant in Monmouth County will be a \$52,000 award to Monmouth Neighborhood Housing to renovate and expand the existing Manna House shelter in Aberdeen to relieve overcrowding, provide six more beds for homeless families, and include an educational/training center that will help residents qualify for better-paying jobs.

The Shelter Support Program grants will also fund an organization in Essex County. Covenant House will be receiving \$750,000 to rehabilitate and convert a building in Newark

to provide shelter for 45 homeless young adults ages 18 through 21. The total development cost is estimated at \$6.5 million. In addition to providing shelter, the facility will include a community service center that will provide social and mental health services, job training, and education to the residents and other youth in the community. In Hudson County, the Mount Carmel Guild Archdiocese of Newark will be awarded a \$248,450 grant to correct health, fire, and safety violations in their St. Lucy's Emergency Shelter for single adult men and women in Jersey City.

In Salem County, Salem County Women's Services will receive \$350,000 to construct a domestic violence shelter in Elsinboro Township. The new shelter will replace an existing building that is too small, is not handicapped accessible, has no security system, storage or privacy, and has inadequate electric capacity. The new shelter will increase the capacity from six to fifteen residents. In Trenton, Mercer County, Womenspace, Inc., another domestic violence shelter accommodates more than 300 women and children each year. Anderson House, Inc., in Readington Township, Hunterdon County was awarded \$29,950 to renovate and correct safety violations in

Pathfinder's House, its four-bedroom transitional housing facility for homeless single women recovering from substance abuse. In Pathfinder's House, the occupants, who are graduates from the Anderson house 12-Step recovery program, will make a transition back to the community.

In Middlesex County, Catholic Charities of Metuchen will be receiving \$560,250 to acquire and rehabilitate two apartment buildings in the Renaissance 2000 UCC Neighborhood of New Brunswick to create 17 units of transitional housing for homeless families. The organization has received a HUD Supportive Housing grant in addition to the Shelter grant.

The eight new grants will be administered by the Shelter Support Program in the Division of Housing and Community Resources of the Department of Community Affairs. Commissioner Kenny commented, "These grants will help homeless families, adults and children turn despair into hope." For any questions about the Shelter Program, call Barry Sullivan at (609)633-6267.

Elliot Kleiman is a Program Manager with the Division's Housing Production and Community Development Element's Emergency Shelter Program.

## The Advocate

Spring 2000

The Advocate is a quarterly newsletter produced by the Division of Housing and Community Resources for organizations interested in providing low- and moderate-income housing and community services in New Jersey. For further information, call Janis Ginsburg at (609) 292-9470.

**Editorial Board Members** Janis Ginsburg, James Colello, Jacqueline Grabine, Donna Hobson, Elliot Kleiman, Patricia Fowler, Maxine Scribner.

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State of New Jersey

Christine Todd Whitman, Governor

Department of Community Affairs

Jane M. Kenny, Commissioner

Division of Housing and Community Resources

Keith A. Jones, Acting Director

Office of Housing Advocacy

Meyer Pincelli

## Ask PSE&G About NJ Energy Choice Program!

New Jersey Energy Choice provides consumers with the opportunity to choose alternate suppliers of electricity or natural gas. While your local utility will continue to deliver the energy, consumers are now able to choose who produces the energy. Choices can be made based on price or environmental impact. Additionally, every consumer in New Jersey will benefit from mandated discounts that will reduce electricity rates by at least 15% over the next few years.

When NJ Energy Choice was introduced in 1999, the Board of Public Utilities was faced with a special challenge: helping all of the state's residents understand the new competitive energy marketplace. To address the concern the Board of Public Utilities required every utility to implement a consumer education program.

To fulfill this obligation PSE&G is working with community organizations to reach out to customers through a multi-lingual and multi-cultural education program to ensure that everyone will learn what they need to know about energy choice.

PSE&G partnered with NJ Citizen Action, the state's largest independent citizen watchdog coalition, to make presentations about energy choice to community groups within PSE&G's service territory. The presentation covers topics such as:

- n The difference between energy supply and delivery.
- n How to compare offers from suppliers.
- n Consumer protection and service guarantees.

Call us at (877) NJ5-5678 to schedule an Energy Choice presentation for your nonprofit organization or those you serve.

# LISC Network Helping to Groom Future Leaders in Community

In recognition of the changing needs of the community development environment, LISC Newark has instituted a local AmeriCorps Education Awards Program (AEAP). With support from the national AmeriCorps program, administered by the Corporation for National Service, as well as funding from Fleet Bank and the State's Department of Community Affairs, Office of Housing Advocacy, a local AmeriCorps program was kicked off last September.

A central tenant of the program is to expose future leaders to the field of community development by offering invaluable job experience and specialized training to students attending professional schools - while at the same time providing community development corporations with skilled personnel. In return for 900 hours of service over the course of a year, each AmeriCorps member earns \$13,600, including an educational stipend towards furthering his or her education or paying back student loans.

The six members of the 1999-2000 AEAP who have been placed with Newark CDCs are Kevin Arroyo and Annie Fernandez, Community Outreach Coordinators for La Casa de Don Pedro; Lawrence Kovatch and Mitchell Lass, Research Team Members for St.

James Community Development Corporation; Juahara Pressey, Community Outreach Coordinator for Tri-City Peoples' Corporation; and David Heron, City Planning Analyst for Unified Vailsburg Service Organization.

In addition to working 20 hours per week at the CDC, each of these men and women participate in monthly meetings with community development leaders to gain a wider perspective of the industry. Their work engages them in outreach efforts and they assist professional staff members with research, fundraising projects and neighborhood planning activities such as conducting surveys, updating land use maps, collecting statistical data, creating databases, organizing and attending community meetings, and developing and implementing strategies to foster a sense of community among residents.

*The 1999-2000 Network AmeriCorp Members at orientation. CDC site supervisors from left to right: P. Anthony (UVSO), M. Lass (St. James), L. Kovatch (St. James), D. Heron (UVSO), O. Simmons-Simpson (St. James), R. Intile (DCA), P. Jones (LISC), J. Pressey (Tri-City), and O. Lettman (Tri-City).*



## Students Build House for Senior Citizen

A senior citizen in Hunterdon County is living in a newly-built house on her family's property thanks to 16 Hunterdon County Polytech students and the Hunterdon County Housing Corporation. This past June the students finished building a prefabricated, one-bedroom house they worked on from blueprints during two-hour construction classes over a period of three years.

The 654 square foot Elder Cottage Housing Opportunity (ECHO) unit is the first collaborative effort between the housing corporation and the school. Unity Bank, through, its community investment program, helped finance the program; businesses in Clinton and Raritan Township also contributed to the project.

ECHO housing offers senior citizens an opportunity to reside in an affordable home and continue to live independently. ECHO homes are transportable and can be moved to other sites if necessary.

At the ribbon-cutting ceremony, Edward Van Zandt, Hunterdon Housing Corporation's board president, presented superintendent Richard Van Gulik with a commemorative plaque listing the names of the student builders. Building on the success of this project, Hunterdon County Polytech will begin another ECHO house in the fall.

*Information for this article was taken from the Hunterdon County Democrat with their permission.*

*Members of the Hunterdon County Polytech ECHO crew getting briefed.*



# Welcome to HAS

*by Donna Hobson*

The Division of Housing and Community Resources and the Housing Affordability Service (HAS) wish to welcome the new municipalities that have recently contracted with HAS. The new towns are Allendale Borough (Bergen County), Springfield Township (Union County), Lopatcong Township (Warren County).

Acting as an agent for these municipalities, HAS will perform the "soup to nuts" of affordability control. For example, HAS requires each person applying for affordable housing to furnish them with extensive personal data to be reviewed and entered into a computer. HAS staff review the applications for required number of bedrooms, household income, etc. In addition, field officers are assigned territories with "active" developments (units under construction or available for resale or re-rental). Frequent database searches are run to identify potential tenants or homeowners interested in renting or purchasing an active, affordable unit.

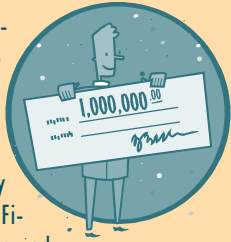
Personal interviews are scheduled with applicants, credit reports are examined, and income eligibility is determined. Candidates who meet the criteria are issued certificates of eligibility. Finally, clients present the certificate to the landlord or developer whose property they have selected to rent or purchase. These properties will be monitored by HAS for 10 to 30 years to ensure continued affordability. For additional information, contact HAS at (609) 292-9795.

*Donna Hobson is the Senior Management Assistant with the Department of Community Affairs' Housing Affordability Service.*



## DCA, HMFA Offer Cash Incentive . . . continued

The College & University Homebuyers' Program was designed by the New Jersey Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency and is being administered by HMFA in cooperation with DCA.



Since the program was officially launched in January, HMFA reports it is receiving approximately 20 calls a day from interested college and university employees. The first purchase of a home under the program occurred in mid-March, when an associate professor at Essex County College closed on a two-bedroom condominium in the University Heights section of Newark.

While no income restrictions apply for either the \$10,000 down payment incentive or the \$5,000 home improvement incentive, homebuyers who meet household income and purchase price restrictions set by HMFA can apply for additional financial assistance. This additional assistance includes a below-market mortgage rate, a reduced-rate mortgage with a built-in home improvement loan, and a no-money down option.

"We believe housing is one of the most important components of transforming and anchoring community revitalization," said HMFA Executive Director Deborah De Santis. "HMFA is committed to increasing access to home ownership for New Jersey families with a variety of new methods in addition to our core programs. The College & University Homebuyers' Program will give hard-working families a stake in their communities and infuse our urban neighborhoods with new vitality."

The participating institutions range in size from Rutgers — The State University, with nearly 11,000 full-time faculty and staff at campuses in New Brunswick, Newark and Camden, to Cumberland County Community College, with approximately 150 full-time employees at its campus in Vineland.

"This is an extremely positive initiative for New Jersey's colleges and universities that will foster closer ties between our institutions and their host communities," said Dr. Francis L. Lawrence, President of Rutgers. "I am delighted that the State of New Jersey will be helping our employees achieve the goal of owning their own homes or improving houses they may already own. This is an important program that will make a major difference for everyone taking part in it."

The New Jersey College & University Homebuyers' Program was modeled on a similar program created by the University of Pennsylvania in Philadelphia to help in the revitalization of the University's West Philadelphia neighborhood.

## Resident Advisory Board...continued

dren, a few in wheelchairs or on crutches, and some elderly participants who needed transportation, showed up for the first meetings. We were amazed at the keen interest shown by our Section 8 participants. Nearly every resident who attended praised the Program for providing a decent home for their families. Residents expressed their desire to "give something back" to the Program.

The New Jersey Association of Public and Subsidized Housing Residents (NJAPSHR), an organization with ten years experience in tenant organization in public housing, was instrumental in assisting DCA to open up Resident Advisory Board involvement to all its Section 8 participants statewide.

DCA contracted with NJAPSHR to assist with resident training at the meetings. Elections were held by secret ballot in each county and residents who attended each organization meeting were able to vote for a member and an alternate. Twenty-one members and nineteen alternate members were elected. Betty, a senior citizen from Trenton, was the first member elected to the Board. "I volunteer for other agencies in the city," she said, "but the Section 8 Program has been so important to me that I am really glad to be able to contribute to it." The commitment of the residents moved Annie Smith-Otanez, a resident Coordinator for NJAPSHR. "They wanted so much to show their appreciation for the Section 8 Program; many residents told about how the program has made a vast difference in their lives, and they want to help the program help other families," she said.

To assist DCA's Section 8 Program revise and update its Administrative Plan, DCA also assembled a Section 8 Focus Group that included NJ Legal Services, the NJ Apartment Association, Department of Human Services, the Division of Developmental Disabilities, Cooperative Housing Corporation, and the NJ Association of Public and Subsidized Housing Residents.

In January DCA conducted in-depth training sessions at four convenient locations to provide orientation for all Resident Advisory Board members. Comprehensive discussion included the Section 8 Administrative Plan and Focus Group recommendations, the housing needs defined by the State Consolidated Plan, and the draft of the PHA Plan template. Eleven board members are Internet users and continue to communicate through e-mail about the PHA Plan and Program policies.

Jackie Grabine, Assistant Chief for Special Services for the DCA Section 8 Program, is currently working with Board members to create a statewide Section 8 newsletter for residents. "We have wanted to establish a Section 8 Program newsletter for years and we will finally be able to make it happen with the help of the Board," said Grabine.

On February 16, 36 of the 40 Resident Advisory Board members, representing all 21 NJ counties, met to help formulate recommendations on the PHA Plan. Transportation was provided by DCA Section 8 supervisors for those who needed it. The Board's recommendations included expanding the notification period for application intake, adding a selection preference for applicants who have experienced extended waiting periods for selection, providing greater emphasis on outreach for the Family Self-Sufficiency Program, establishing time limits for applicants to document selection preferences, and a number of suggestions regarding informal hearing procedures and correspondence to program participants.

It was clear from the general meeting that the Board members had really done their homework. We are elated by the participation of the members at the general session and by their ideas and recommendations. As a result of the Focus Group's suggestions and the Advisory Board's recommendations, DCA has developed a PHA Plan that clearly reflects the thoughts of our participants and the major community agencies that support Section 8 residents. The Resident Advisory Board has become a valuable resource for the Department as it continues to develop its Section 8 Housing Program.

*Roy Ziegler is Assistant Director of the Division's Housing Assistance Element with the Department of Community Affairs.*



Resident Advisory Board Members meet to formulate PHA Plan.

## Office of Housing Advocacy: A Retrospective

by Meyer Pincelli

The NJ Fair Housing Act of 1986 was created in response to the New Jersey Supreme Court's Mt. Laurel decision. In addition to creating the Council on Affordable Housing and the funding mechanism known as the Neighborhood Preservation Balanced Housing Program, the Fair Housing Act established the Office of Housing Advocacy (OHA). OHA has served as the Department's focal point in building the capacity of nonprofit organizations to develop and preserve affordable housing. That mission, which has been unchanged since inception, has led to a significant number of innovative programs to meet the needs of these organizations:

**Performance Grants:** Since FY1989, OHA has provided direct operating support to nonprofit groups actively engaged in developing affordable housing by distributing more than \$15,000,000 of state and federal funds to pay for the cost of staff responsible for affordable housing. These groups have produced more than 13,000 affordable housing units of all types: family and senior rentals, for-sale, transitional and shelters, and housing for special needs populations.

**Pre-development Loans:** Often the most pressing and unmet need of nonprofit groups seeking to develop affordable housing is access to seed money or funds to pay for the preliminary expenses associated with housing development. Costs such as site options, architectural and engineering, legal and environmental costs can exceed the funds available to the group. In 1996 OHA created the Pre-development Partnership Loan Program (PPLP) which used \$1,350,000 of state funds to leverage \$1,800,000 in private investment from lending institutions to provide these interest free loans. Since 1996 the program has made 56 loans totaling \$4,200,000.

**Training and Technical Assistance:** It is not enough to provide financial support to nonprofit groups. They also need both training and technical assistance, not only in the housing development process but in organizational issues. In 1989 OHA created the Community Development Institute which later evolved into the Affordable Housing Training Institute (AHTI). The purpose of AHTI is to provide quality

training customized to the needs of the participants. Through AHTI courses have been given on a variety of topics focused on increasing the capacity and long term viability of the nonprofit community.

**Internships:** The concept of linking nonprofit agencies with college students seeking a meaningful work experience began in 1989 with the creation of the Housing Fellows Program. This program, renamed the Housing Scholars Program in 1994 placed students from six (6) New Jersey colleges and universities with nonprofit groups for full time work during the summer. Coupled with an intensive training program, the Housing Scholars allows these students a hands-on experience in housing development. The Housing Scholars Program has grown through the support of our partner, First Union Bank, from 10 students in 1989 to 26 students in 2000. In addition, OHA has partnered with PNCBANK and Rutgers-Camden and with The Chase Manhattan Bank, St. Peter's College in Jersey City and Rutgers-Newark for in-school year internship programs with local nonprofit groups.

**Other Activities:** OHA has always recognized that government cannot solve the needs of the communities by itself. Over the years OHA staff has worked with a number of nonprofit intermediary groups to further assist nonprofits. These groups include the Local Initiatives Support Corporation, both in the Newark and Multi-City Program, the Corporation for Supportive Housing, the Supportive Housing Association, the Community Preservation Corporation, the New Jersey Community Loan Fund, the Delaware Valley Community Reinvestment Fund, the Center for Nonprofits, the Council of New Jersey Grantmakers and the Nonprofit Affordable Housing Network to name a few. By working cooperatively to reach mutually identified goals, OHA can help make a difference in the lives of people striving to find safe, decent affordable housing in New Jersey.

For additional information on OHA programs contact Meyer Pincelli at (609)292-9470.

*Meyer Pincelli is the Administrator of the Department's Division of Housing and Community Resources' Office of Housing Advocacy.*

### Prudential Foundation Helps Fund Launch Urban Child Care Initiative

Major funding from the Prudential Foundation combined with support from PSE&G will assist the New Jersey Community Loan Fund in implementing a new program, the Urban Child Care Initiative, in targeted areas of Essex County. The program was conceived in response to the 1997 New Jersey Supreme Court decision in *Abbott v. Burke*, which mandates that 30 New Jersey "urban aid" public school districts (serving New Jersey's lowest income families) must provide opportunities for early education, often referred to as Pre-K.

Through an application process, the Fund proposes to meet the State's challenge by offering assistance to a group of up to 30 nonprofit and for profit child care centers concentrated in Newark, Irvington, Orange and East Orange. The Child Care Collaboration—led by the Fund and including the Child Care Connection, Programs for Parents and the Association for Children of New Jersey—will offer the twelve-month Urban Child Care Initiative program to the selected centers.

Program objectives are to strengthen business operations, improve ability to offer high quality early care and education, and provide valuable management resources and technical assistance that will put the centers in position to successfully fulfill important roles in Pre-K education for four- and three-year olds.

Additionally, the Initiative will guide these centers toward special financing, and addressing welfare-to-work issues such as coordinating child care with work schedules and transportation availability. The Initiative will complement, but not duplicate, other efforts surrounding the child care/Pre-K issue. Selected centers will be announced in March 2000.

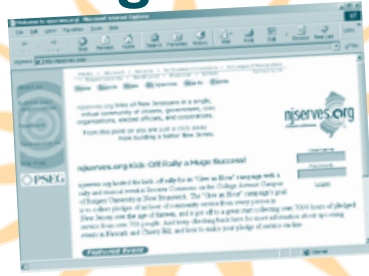
*Reprinted with permission of the New Jersey Community Loan Fund from New Jersey Community Loan Fund NEWS, Winter 2000 edition.*

## IDA Legislation Introduced!

After many months of hard work on the part of the Network and our allies, Individual Development Account (IDA) legislation has been introduced in the State Assembly. A. 2143, sponsored by assemblymen Christopher "Kip" Bateman (R-16) and Wilfredo Caraballo (D-28), was introduced in late February and referred to the Assembly Banking and Insurance Committee, which is chaired by Assemblyman Bateman. A. 2143 authorizes a \$5 million appropriation for a five year state-supported IDA program. The program would allow households earning under 80% of the median income to accumulate savings to purchase a first home, start a business or obtain job training or further education. The program would be administered by DCA with nonprofit organizations throughout the state running local IDA programs.

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# Rutgers Website Brings Civic Groups Into Cyber Era



Thanks to a new website created by the Citizenship

njserves.org facilitates communication and collaboration within the civic sector by helping organizations exchange information about best practices, identify partnership opportunities, and search for new funding sources.

and Service Education Program (CASE) at Rutgers University, New Jersey's civic sector has entered the cyber era. CASE matches about 2,000 service learning students with 400 community organizations each year.

The new website, njserver.org, is a comprehensive source of information about civic and service organizations throughout New Jersey. It provides a searchable directory of more than 40,000 civic organizations, on-line matching of volunteers and opportunities, a digital warehouse of donated goods and services, and information about upcoming events and ongoing projects.

For example, someone seeking services for an elderly parent can search the database to find local adult day care providers. Or, a corporation seeking to donate office equipment might use the site to identify organizations with matching needs. In addition,

The website provides linkages to schools, museums, houses of worship, United Way organizations, ethnic associations, human service organizations, foundations, local and state government agencies, and many others. However, even an organization without its own website can be included in the database, giving it an initial presence on the web. The website is staffed almost entirely by Rutgers students. A team of 16 developed the initial database and website design and continues to maintain the extensive site and develop new features, such as planned policy forums and an on-line newspaper. Njserves.org was launched on February 29 and according to Dr. Michael Shafer, director of the CASE Program, "community response has been tremendous." Dr. Shafer explained that njserver.org was conceived to address organizations' concerns about being left out of the digital revolution. "As far as we can make out, no one else in the country is doing anything as ambitious as this," said Dr. Shafer.

The on-line initiative was developed with financial support from PSE&G and Novartis. Other corporate sponsors include Merrill Lynch, Microsoft, NJ Nets, New Jersey State League of Municipalities, New Jersey Chamber of Commerce, and Prudential. Rutgers contributed the computer hardware and continues to supply connectivity.

Dr. Shafer believes that serving community needs is an important part of higher education's mission and colleges and universities must make their "human capital" available to the public. He and his team are reaching out to other campuses in New Jersey, asking them to become part of njserver.org by including their community services in the database and posting notices of campus events on the calendar. The njserver.org team is also encouraging web-savvy students to help local organizations develop their on-line presence and asking colleges and universities to offer space on their web servers.

To list your organization on njserver.org, simply go to njserver.rutgers.edu/join and complete the survey form or call (732) 932-8660 and request that a survey be mailed to you.

## NJIT Honors First Union/DCA Housing Scholar

Now in its twelfth year, the First Union/DCA Housing Scholars Program allows selected students from NJIT, as well as five other New Jersey colleges, to spend their summer working full-time at community-based, nonprofit housing development organizations. Their efforts contribute greatly to the development of affordable housing in New Jersey.

NJIT's Division of Career Development Services held its First Annual Career Development Services Award ceremony on March 1 to recognize outstanding students. Nominees surpassed the expectations of the Division's programs, demonstrated extraordinary workplace performance, and exceptional class presentation in the experiential learning component.

This year NJIT presented the Housing Scholar of the Year Award to Jose A. Morel. Jose interned with the Housing Authority of the City of Bayonne. Jose said, "This internship has been an extremely important experience in my life; I loved it so much that



I am very interested in going into the community development and urban planning side of architecture."

Congratulations Jose!

*From left to right: John Mahon, Executive Director, Housing Authority of the City of Bayonne; Jose Morel; Ava Mitchell, Assistant Executive Director, Housing Authority of the City of Bayonne; Meyer Pincelli, Administrator, NJ Department of Community Affairs' Office of Housing Advocacy.*

## A Community Building Project is Successful When....

by Martin Johnson

How would you answer this? Most will likely say, "It depends." Indeed, it does - on many factors and many opinions. As the saying goes, however, where you stand on the question often depends on where you sit. Funders, managers of community building organizations (CBOs) and community residents - the three main players in this business - will likely answer it differently. And if their answers are too different - what happens?

Over the past 24 months, a national project called the Success Measures Project (SMP) has been asking - and answering - this question of CBO practitioners. The goal of the SMP is to establish a family of success measures for CBOs undertaking economic development, housing development and community building (social capital) projects. The SMP organizing strategy focuses on the needs of CBO managers: How can we know if we are having the impact we seek in our communities?

New Jersey served as one of ten working group sites nationally. The Department of Community Affairs (DCA), Division of Housing and Community Resources' Office of Housing Advocacy provided a grant in support of the SMP. The New Jersey group helped develop indicators for projects in housing development and comprehensive community building. In particular, the group looked at two critical questions: 1) What are the predictable benefits to families and neighborhoods of effective community building work? 2) How do we measure the differing levels of hardship in communities?

A project of the Development Leadership Network (DLN), a national organization of community building practitioners, in partnership with the McAuley Institute, the SMP applies a decidedly non-conventional approach to its research, but its results and participatory style of research may be far-reaching. Working with hundreds of CBO practitioners in ten regions throughout the country, the SMP is organizing CBO managers to develop and answer important questions related to the effectiveness of their local CB environment, then connecting their findings to the national SMP. The outcomes of that work, including the indicators in the Guidebook, will create new types of measures and ultimately, important national data that can then be compiled and used to provide a clearer picture of the impact of this work nationwide. The SMP data and process will be web-based, enabling the mul-

iple stakeholders in community building to participate in the growing debate on finding more effective ways to measure success in the field.

New Jersey working group members are: Mary Ann Barkus, DCA; Harold Colton-Max, Fairmount Housing; Martin Johnson, Isles; Janet Keltgen, ARC of Hunterdon County; Diane Sterner and Dennis Brunn, Affordable Housing Network; Harold Simon, National Housing Institute; Denise Smith, Community Housing in Partnership; Betsy Russell, Camden Lutheran Housing; Robert Zdenek, United way of Somerset County; Bevelyn Bland, Brand New Day; Kecia Burnett, Resurrection House; Sean Closkey, St. Joseph's Carpenter Society; Barbara Ann Gardenshire, Neighborhood Housing Services; Arlene Tyler, Irvington Neighborhood Corporation.

The first draft of the guide book was published in December. Final publication of the SMP Guidebook will be in the fall of 2000. For more information or a copy of the Draft SMP Guidebook, contact Susan Naimark at DLNnaimark@aol.com.

*Martin Johnson is president of Isles, Inc. and chair of the Success Measure Project.*

## Visit The Affordable Housing Network On The Web

The Affordable Housing Network of New Jersey is pleased to announce that it has launched a new website, [www.ahnj.org](http://www.ahnj.org). Check out the website for the latest information on state and federal policy initiatives and action alerts, funding opportunities, jobs, upcoming events, information on technical assistance and training, and other community development related news and information. On the site you will find profiles and links to each of the Network's members, as well as useful links to other national and state organizations, government entities and more. The site will be updated regularly. For suggestions or comments on the site, please contact Lucy Voorhoeve at the Network at (609)393-3752 or [lvoorhoeve@ahnj.org](mailto:lvoorhoeve@ahnj.org).

## 2000 CALENDAR OF EVENTS

### APRIL

- 27-28** The Downtown Revitalization Institute will sponsor a two-day seminar on "Guiding Design on Main Street," sponsored by DCA/Main Street New Jersey. The seminar will be at HMFA - 637 S. Clinton Avenue, Trenton, NJ. Contact Jef Buehler at (609) 633-9769 for additional details. Training is limited to 50 students.

### MAY

- 2** Lead-Based Paint Abatement Program Annual Awards Ceremony, sponsored by DCA and the City of Perth Amboy. Contact Steve Embley at (609) 633-6179 for additional information.

### JUNE

- 6-7** Community Service Block Grant (CSBG) Public Hearing to be held at the State House Annex at 8:00 a.m. For additional information, contact Ruben Alicea at (609) 292-5855.

### JULY

- 27-28** The Downtown Revitalization Institute will sponsor a two-day seminar on "Creating Economic Opportunity on Main Street", sponsored by DCA/Main Street New Jersey. The seminar will be at HMFA - 637 S. Clinton Avenue, Trenton, NJ. Contact Jef Buehler at (609) 633-9769 for additional details. Training is limited to 50 students.

# We Want To Hear From You...

## Brag about your agency

- New projects, groundbreakings, awards.
- Innovative programs.

## What Would You Like To Hear About?

- Training programs
- What's new in lending
- ??????????????????????



Send your ideas, suggestions, articles (on disk), questions, and pictures to:

**New Jersey Department of Community Affairs  
Division of Housing and Community Resources**

**Office of Housing Advocacy**

**P O Box 806, Fifth Floor**

**Trenton, New Jersey 08625-0806**

**Attention: Janis Ginsburg**

**Phone 609-292-9470**

**Fax 609-984-8454**

**E-Mail: dhcr@netscape.net**

**<http://www.state.nj.us/dca/dhcr/dhcrhome.htm>**



## Office of Housing Advocacy

Department of Community Affairs  
Division of Housing and Community Resources  
PO Box 806, 5th Floor  
Trenton, New Jersey 08625-0806



**FORWARDING AND ADDRESS CORRECTION REQUESTED**



## OUR MISSION STATEMENT:

To strengthen and revitalize communities by assisting in the delivery of affordable housing, providing supportive services, and promoting community and economic development.