

## *Mission Statement*

*The mission of the New Brunswick  
Housing and Redevelopment Authority  
(NBHA) is to assist eligible families by  
providing decent, affordable housing  
as they move to achieve self-sufficiency.  
The NBHA is committed to operate  
in an ethical, efficient and professional  
manner. The NBHA will establish and  
maintain partner relationships with its  
clients and appropriate community  
agencies in order to accomplish this  
mission.*

## **COMMISSIONERS**



**Rebecca H. Escobar,**  
*Chairperson*



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*Vice Chairperson*



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*Commissioner*



## ABOUT NBHA

The New Brunswick Housing and Redevelopment Authority (NBHA) was established by a resolution with the City of New Brunswick in 1947. It was organized as a public housing authority as designed by a State of New Jersey statute; however, the NBHA is neither a City nor a State government agency. The NBHA is an asset management organization that functions under the supervision of the U.S. Department of Housing and Urban Development (HUD) and the New Jersey Department of Community Affairs (DCA) through their Division of Local Government Services. The NBHA owns and operates over 392 units of public housing located on five public housing sites within the City of New Brunswick.

The NBHA has constructed an additional 205 units of assisted housing in the lower George Street area of New Brunswick through a federally funded grant program called HOPE VI. The NBHA is New Brunswick's designated Redevelopment Authority and it completes all associated tasks relevant to that designation as outlined by State laws. The NBHA also operates a Section 8 housing choice voucher program (810 vouchers), a Section 8 Mod. /Rehab program and several market rate units within the City of New Brunswick.

The NBHA employs 27 full-time staff and 5 part-time employees with an operating budget of \$4 million dollars and \$53 million dollars in total assets. All staff and management serve under an Executive Director who is appointed by the Board of Commissioners and who also serves as the Board's Secretary. The seven-member Board of Commissioners meet once a month to complete regular NBHA business and hold special meetings on an as needed basis.



*“Working Together, We Can Make A Better Future”*

*Teamwork*

## JOHN CLARKE

John Clarke has served as the Executive Director of the New Brunswick Housing & Redevelopment Authority (NBHA) for over six years. Mr. Clarke previously served as Deputy Director and Chief of Staff at the NBHA since 1996. In his capacity as Executive Director, Mr. Clarke's main duties include the following: daily oversight of the general operations of the more than 392 public housing units and direct management of over 1,000 Section 8 Housing Choice Vouchers, Market Rate and Section 8 Mod./Rehab units throughout the City of New Brunswick. Mr. Clarke also oversees the NBHA's \$53 million portfolio of assets and the annual operating budget of approximately \$4 million. He is also responsible for the City's Redevelopment Authority operations, while continuing to complete a \$47 million development project including the construction of 205 affordable housing units and approximately 10,000 square feet of retail space under the HUD federally funded HOPE VI Grant program.

He is a graduate of Fairleigh Dickinson University (Madison 1990) with a B.S. in Business and is a certified PHM (Public Housing Manager) through the National Association of Housing and Redevelopment Officials (NAHRO). John is a Board member of the New Jersey Chapter of NAHRO and a national board member of the Public Housing Authority Director's Association (PHADA), a board member of MARC-NAHRO, a board member of the Joint Insurance Fund (JIF) and is a Certified Public Housing and Redevelopment Authority Executive Director through the New Jersey Department of Community Affairs (DCA) and Rutgers, The State University of New Jersey.





# RESIDENT SERVICES

*The New Brunswick Housing & Redevelopment Authority offers a wide array of resident services, all geared to helping each resident make a positive impact on his or her life.*

*The following list represents a partial offering of those services:*

**Section 8 Homeownership:** The Section 8 Homeownership Program was developed to assist lower income households become homeowners. The program is specifically designed to assist *first time homeowners*. Eligible participants will be given homeownership counseling before and after they purchase a home. Upon completion of the pre-purchase counseling sessions, households will be eligible for a Section 8 Housing Choice Voucher which will help pay a portion of a monthly mortgage payment instead of a portion of their monthly rent.

**Family Self-Sufficiency:** The Family Self-Sufficiency Program is designed to help families meet their immediate needs and long term goals in order to become independent from all forms of assistance. The NBHA is dedicated in assisting residents seek employment opportunities with good compensation plans in order to save money for themselves with the thought of eventually purchasing their own home.

**Senior Case Management:** This program offers our senior residents case management services and provides them with access to medical and general social service programs.

**Community Service:** The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt public housing adult residents (18 or older) contribute eight(8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self-sufficiency and economic independence. This is a requirement of the Public Housing Lease.



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## **RESIDENT SERVICES** *continued*

**Food Pantry:** The Food Pantry service has been in existence for at least 3 years now and regularly feeds at least 40 families on a monthly basis. Donations of food are accepted from various Middlesex County sources and are distributed to needy families who live within the public housing complexes.

**Clothing Closet:** The NBHA provides used clothing in good condition to residents in need for the last 3 years. Donations are accepted from various Middlesex County sources and are distributed to needy families within the public housing complexes.

**Computer Training:** The NBHA provides both one-on-one and class style settings for residents to learn basic computer operations including internet access on site at the Holman-Scott Training Center.

**Financial Education Classes:** Residents are provided by the NBHA both one-on-one and class style settings to learn about basic budgeting, saving money on a regular schedule, filling out credit applications and how to open and keep savings and checking accounts.

**Scholarship Program:** The NBHA Scholarship program was created over 10 years ago with the goal to provide NBHA resident youths with scholarships to further their post high school education. Scholarships are offered to qualified students going on to trade school, 2 and 4 year college institutions both in and outside New Jersey.

**Workforce Development Program:** The NBHA created the Workforce Development Program in conjunction with the Laborer's International Union of North America. Its goal is to provide free construction related employment training to qualified residents. The **Civic League Program** is another offering to qualified minority and women residents who are interested in a career in the construction industry. The NBHA partnered with Devco, a non-profit real estate developer, to provide this training.

**Section 3 Program:** This program is a requirement of the Department of Housing and Urban Development (HUD). It ensures that employment, job training and other economic opportunities are provided for public housing residents while also giving those residents the opportunity to participate in the revitalization of the community.

**Other Resident Service Programs:** Youth Farm Stand; Big Chill Toy Giveaway; Holiday Basket Giveaway; Bookbag Giveaway. Community Clean-up Events.

**Additional Senior Resident Programs:** Bingo; Valentine's Day Party; Summer Barbecue Picnic and various Holiday Parties.





# **PUBLIC HOUSING**

*Public housing was established to provide decent and safe housing for eligible low-income families, the elderly, and persons with disabilities. The NBHA owns and operates 392 public housing units located on five sites in the City of New Brunswick:*

## **Schwartz Homes and Robeson Village (AMP1)**

Built between 1947 and 1950, Schwartz Homes and Robeson Village, known as Schwartz-Robeson, is a multi-family development that has 258 units comprised of one-, two-, three-, and four-bedroom garden-style apartments.

## **Hoffman Pavilion (AMP2)**

Built in 1961, Hoffman Pavilion is a ten-floor apartment building housing senior and disabled residents in 60 one-bedroom and efficiency apartments.

## **Hope Manor (AMP3)**

Built in 2002, Hope Manor is a multi-family development that has 68 affordable housing units comprised of one-, two-, three-, and four-bedroom town-house style apartments. Thirty-four (34) of these apartments are public housing and thirty-four (34) are tax credit units.

## **Riverside Complex (AMP3)**

Built in 2004, Riverside Complex is a multi-family development that has 76 affordable housing units comprised of two-, three-, and four-bedroom town-house style apartments. Thirty-eight (38) of these apartments are public housing and thirty-eight (38) are tax credit units.



*“Working Together, We Can Make A Better Future”*

*Decent & Safe Housing*

## SECTION 8 HCV PROGRAM

The Section 8 Rental Assistance Program helps eligible families afford safe, sanitary and decent places to live by paying a portion of the rent directly to the property owners. The United States Department of Housing and Urban Development (HUD) allocates funds to the New Brunswick Housing & Redevelopment Authority (NBHA) to support this program who in turn administers these funds.

The Section 8 HCV Program provides a “Housing Choice Voucher,” for very-low income families’ housing choices. This program is the federal government’s way of assisting very-low income families, the elderly, and the disabled to afford housing in the private market. Since housing assistance is provided on behalf of an individual or family, participants are able to find their own housing, including single-family homes, town homes and apartments. Unlike public housing assistance apartments which have specific locations, the individual or family is free to take their Section 8 Housing Choice Voucher anywhere in the United States to lease private housing as long as the housing meets the requirements (safe, decent, affordable) of the program. The NBHA currently manages a Section 8 Housing Choice Voucher program of over 800 vouchers.



*“Working Together, We Can Make A Better Future”*

*Housing Choices*

## HOPE VI PROGRAM

HOPE VI is helping the United States Department of Housing and Urban Development (HUD) transform and improve the physical shape of public housing while also working to give residents an opportunity to improve their lives and become self-sufficient through the provision of job training, child care, and case management among other social services.

The New Brunswick Housing & Redevelopment Authority's (NBHA) four-phase \$47 million HOPE VI Revitalization Program will replace 246 units of high-rise housing with 205 mixed-income, town home and low-rise units. This historic revitalization effort began in June 1998 with the NBHA's submission of application for funding, which resulted in securing a \$7.5 million HOPE VI grant from HUD later that same year.



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## HOPE VI PROGRAM *continued*

The NBHA along with several other partners have leveraged over \$37 million of private and other public funds to complete this revitalization program. Hope VI has provided 120 additional affordable housing opportunities to residents through the Section 8 Housing Choice Voucher Program and has also moved 24 residents to self-sufficiency through its homeownership program.



### HOPE VI GOALS ARE:

- Improve public housing by replacing severely distressed public housing projects such as high-rises and barracks-style apartments, with townhomes or garden-style apartments that blend aesthetically into the surrounding community.
- Reduce concentrations of poverty by encouraging working families to move into housing that is part of revitalized communities.
- Provide support services, such as education and training programs, child care services, transportation and counseling to assist public housing residents attain employment.
- Establish and enforce high standards of personal and community responsibility through explicit lease requirements.
- Forge partnerships that involve public housing residents, state and local government officials, the private sector, non-profit groups and the community-at-large in planning and implementing new communities.



## REDEVELOPMENT

The New Brunswick Housing and Redevelopment Authority (NBHA) acts as the Redevelopment Authority for the City of New Brunswick. The NBHA coordinates and oversees all redevelopment projects that enhance the City of New Brunswick.

The NBHA creates valuable partnerships and fosters collaboration to leverage both public and private resources for project development. We focus our efforts into development initiatives where the community is an active participant in improving their neighborhoods.

We provide valued technical assistance and support that builds community capacity by strengthening neighborhood cultures. This attracts and maintains development opportunities to sustain neighborhoods. As the Redevelopment Authority, the NBHA works with community leaders and developers to complete revitalization projects that create economic development opportunities within the City of New Brunswick.

