

AHPNJ Board of Directors

President	Harold Colton-Max , Jewish Community Housing Corp. of Metropolitan NJ
Vice President	Adam Gordon, Esq. , Fair Share Housing
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Diane E. Clapp	Readington Township
Sharon Clark	Central Jersey Housing Resource Center (CJHRC)
Randall M. Gottesman, P.P.	Community Grants, Planning & Housing
Mary Beth Lonergan. P.P.	Clark Caton Hintz
Gail M. Pfister	Robbinsville Township
Frank Piazza, Jr.	Piazza & Associates, Inc.
Linda Rubenstein	East Brunswick Community Housing Corp.
Barbara Schoor	Community Investment Strategies, Inc.
Marilyn Ticktin	SERV Properties and Management
Susan J. Ucci	City of Elizabeth

From rear left to right: Adam Gordon, Harold Colton-Max, MaryBeth Lonergan, Gail Pfister, Marilyn Ticktin, Frank Piazza, Susan Ucci, Sharon Clark, Diane Clapp, and Randy Gottesman.



AHPNJ
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www.ahpnj.org

Administrator: Karen Cerra 609-851-0828

General Counsel: David A. Weinstein, Esquire
 Archer & Greiner, P.C.



2014 ANNUAL REPORT



AHPNJ Mission Statement

The Affordable Housing Professionals of New Jersey (AHPNJ) is an independent organization whose mission is to promote and enhance professionalism and knowledge in the field by supporting affordable housing through dialogue, ethical standards, education, advocacy and policy guidance.

October, 2014

Message from the President



To the AHPNJ Membership:

I am pleased to present the Affordable Housing Professionals of New Jersey's 2014 Annual Report!

While the field of affordable housing in this state has certainly been in a state of flux over these past 12 months, the AHPNJ has been there to help our members. Quarterly newsletters, monthly e-newsletters and regular e-blasts expertly drafted by our Administrator Karen Cerra have kept our members informed and on top of new developments.

We also hosted a number of events where members could gather to get the most up to date information on banking regulations, senior housing and the Council on Affordable Housing's Third Round Rules. The four events – including last year's holiday party/affordable housing update, two regional events and a statewide symposium – were brought to fruition by the herculean efforts of our Program Committee Chair Gail Pfister.

Our Education Committee, under the guidance of Co-Chairs Diane Clapp and Susan Ucci, has worked to advance the professionalism of the field of affordable housing and provide even more educational opportunities for our members. The Committee has continued to work with Rutgers University's Center for Governmental Services to put together the curriculum for new courses for the Affordable Housing Professional certification Program.

Furthermore, the Policy Committee has kept a watchful eye on legislative and regulatory proposals at the federal and state level to see what might impact the work that we do providing quality housing for low and moderate income households. With Co-Chairs Randy Gottesman and Frank Piazza at the helm, the Committee was able to make certain that our members were kept duly informed and appropriate action was taken when necessary.



Finance Committee

As the AHPNJ treasurer, I am pleased once again to report that our organization remains on a firm financial basis. From January 1, 2014 through August 31, 2014, we had 101 individual memberships representing revenue in the amount of \$9,595.00 for the organization. A major source of our income remains the sponsorships which the organization has received this year which total \$10,100.00. Our June 17, 2014 symposium was actually oversubscribed and generated \$9,526.00 of revenue for the organization. AHPNJ continued to develop and provide to Rutgers University course materials for the Affordable Housing Professional Certification Program. The organization received a \$2,000.00 stipend from Rutgers University for this continued work. Our primary contracted services involve the AHPNJ Administrator, Karen Cerra. Her work remains outstanding and within the adopted 2014 budget, as reflected in the expense column of the financial statement. Our net income was \$10,817.00 for the period January 1–August 31, 2014. For the January 1–October 20, 2013 period, our net income was \$3,818.97. With our operating income exceeding our expenses, AHPNJ remains strong financially, which will allow us to continue our work supporting New Jersey Affordable Housing Professionals into our new year.

Edwin W. Schmierer, Chair

Upcoming Events

Please join us at the “members only”

Holiday Celebration

Luncheon, Affordable Housing Updates & Silent Auction

December 2, 2014 from 11:00am to 1:30 pm
Salt Creek Grill, Princeton, NJ

\$40.00 Registration fee
plus attendees receive a \$20.00 gift card

Limited space—reserve your seat now!



Policy Committee

This year, the Policy Committee discussed a variety of issues. During the first half of the year, we had made numerous attempts to obtain the new income limits and allowable increases in rents and sales prices. They were finally adopted by the COAH Board in May. The Policy Committee has followed and advised the AHPNJ Board on matters pertaining to the Supreme Court decisions regarding COAH in July and October. We took up the topic of utility allowances: how they are determined and what options might be available. And, of course, we continue to monitor the status of the FHA waivers that would allow the termination of restrictions upon a foreclosure. (Although this was adopted by the COAH Board, it seems to have languished since then.)

The Policy Committee discussed and advised AHPNJ members on the matter of local preference that was allowed under the Sarlo Law, citing potential serious pitfalls for municipalities and Administrative Agent's if implemented for conversion projects.

The Committee also discussed renters insurance and the ability of landlords to pass off the charge to affordable tenants. It was decided by COAH that the Administrative Agents would have some discretion in this area.

Some issues were discussed, but ultimately not pursued, because it was determined that they did not meet the threshold requirements for consideration under our mandate. Examples of those issues include Sandy funding, the Payment in Lieu of Taxes for Low Income Housing Tax Credit Projects and legislation that would limit municipal registration of rental apartments.

Perhaps the most significant accomplishment of the Policy Committee this last year was its efforts to assist the Program Committee in organizing the statewide symposium on the proposed COAH Third Round Rules held in June.

Randall Gottesman & Frank Piazza
Co-Chairs



President's Message continued

With all of this vital activity, it is not surprising that our membership has grown to over 150 members again reaching our highest levels. Kudos to our Membership Committee Chair Marilyn Ticktin. This has certainly helped us to stay strong financially as AHPNJ Treasurer Ed Schmierer (who has also done a great job) can attest.

It has certainly helped that we had a stable Board of Directors with all members staying on for one more year in 2014. Secretary Beverly Riddick has indicated that she will be stepping down from the Board at the end of this year so we want to thank her for her years of service. I also want to express my appreciation for Adam Gordon's work as Board Vice President. Of course, a high-functioning Board like the AHPNJ's does not occur by chance, but by the efforts of its Nominating Committee. Co-Chairs Barbara Schoor and Wendy Brown deserve our sincere thanks for this.

As you will see in the pages of this Annual Report (expertly edited and put together by Susan Ucci for the third straight year), the AHPNJ has clearly done much in 2014. Still, we know that there we can always improve our efforts to help you, our members. Therefore, I strongly urge you to get involved by joining one or more of our committees. We also encourage you to seek out one or more of the Board Members or Karen to let know what more we might do or what we can do differently.

Whether you choose to take me up on this challenge or not, I want to thank you for being a part of the Affordable Housing Professionals of New Jersey. I look forward to seeing you at our 2014 Annual Meeting and beyond.

Sincerely,

Harold Colton-Max, President



Thanks To Our Sponsors

GOLD SPONSORS:



SILVER SPONSORS:



Program Committee continued

2014 Annual Symposium



Program Committee continued

2013 Annual Meeting



2013 Holiday Celebration



Aging in Place , April 23, 2014



Agenda

8th Annual Membership Meeting Wednesday, October 22, 2014

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| I. Welcome and Introductions | Harold Colton-Max, President |
| I. Welcome to South Brunswick | The Honorable Frank Gambatese, Mayor of New Brunswick |
| III. Committee Reports by | Committee Chairs or Co-Chairs |
| A. Membership | Marilyn Ticktin |
| B. Finance | Ed Schmierer |
| C. Education | Diane Clapp |
| D. Policy | Randy Gottesman |
| E. Program | Gail Pfister |
| IV. Board of Directors Elections | Wendy Brown, Nominating Committee |
| V. Introduction of Guest Speaker | Barbara Schoor |
| VI. Mount Laurel | <i>Guest Speaker: Tracey Golstein, Esq., Feinstein, Raiss, Kelin & Booker, L.L.C</i> |
| VII. Announcements and Adjournment | Adam Gordon, Vice President |



Education Committee

Over the past year the education committee finalized the Fair Housing course which completes the core course portion of our certification program. A total of 79 people have completed courses since the program's inception. Many of them have taken multiple courses. Three (3) new elective courses are on track for development over the coming year—one in each of the elective sections:

Administration	Creating the Administrative Function: Administrative Options & Model Techniques for Handling Paperwork
Planning & Development	Sustainability, Accessibility & Design Issues for Both Existing & New Buildings
Client Services	Awareness of Client Issues & Effective Techniques for Handling Them

If you have expertise or interest in any of these areas we would love to hear from you. Many of our Education Committee meetings have been call-in meetings and we would be glad to have you join us.

Be sure to link to RU GGS web site to see current course schedule. You will note some new locations.

- Ethics for Affordable Housing Professionals – October 29
- Determining Eligibility for Affordable Housing Programs – November 5
- Fair Housing – November 13
- Ethics for Affordable Housing Professionals – December 3
- Fair Housing – December 11
- Qualifying Households for Affordable Housing –



Program Committee

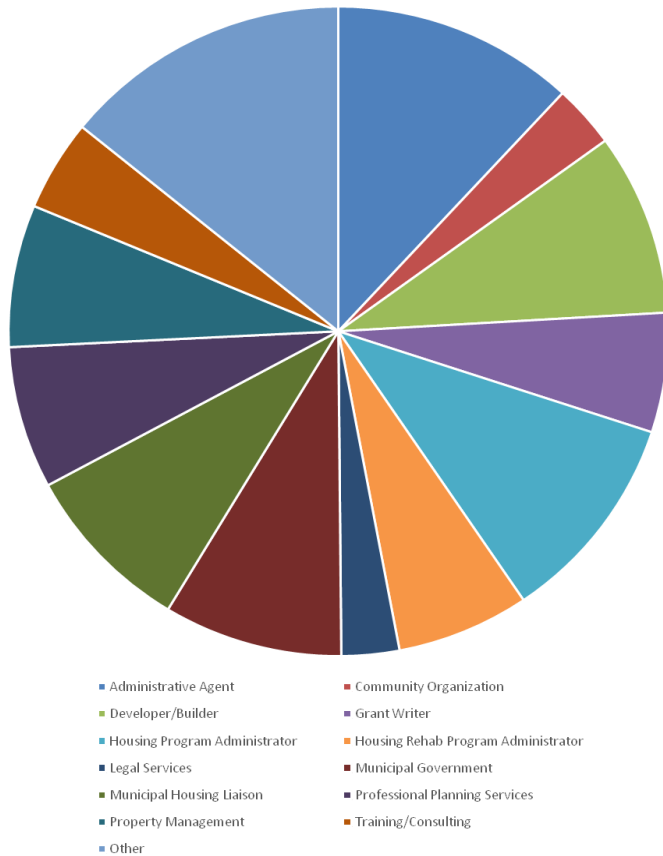
During 2014, the AHPNJ held 3 formal programs throughout the State, in addition to the “Affordable Housing Updates & Holiday Celebration” that was held December 4, 2013. Our programs and meetings have impacted nearly 300 persons (members and non-members). Topics covered in our programs including the Annual Meeting of 2013 and the “Affordable Housing Updates & Holiday Celebration” were:

- October 23, 2013: **“AHPNJ Annual Meeting”** (Members Only)
South Brunswick, NJ
Speaker: Jerry Muller (Miller, Porter & Muller, P.C.)
- December 4, 2013 : **“Affordable Housing Update/ Holiday Celebration/Silent Auction”** (Members Only)
Salt Creek Grille, Princeton NJ
Speaker: Frank Piazza, Piazza and Associates
- February 25, 2014: **“Dodd Frank Wall Street Reform & Consumer Protection Act Changes Effecting the Mortgage Industry”**
Speaker: David Wigg, Senior VP, Somerset Savings Bank, SLA
- April 23, 2014: **“The Who, What, How and Why of Aging in Place”** Montclair Municipal Building , Montclair NJ
Speaker: Emily A. Greenfield, PhD, Rutgers-Assoc. Prof & programs on Aging Coordinator School of Social Work at Rutgers University
- June 17, 2014: **“COAH Round Three Continued: What’s In There, What’s Missing, and Where Do We Go From Here”**
Metro Top Plaza, South Iselin, NJ
Speakers:
Elizabeth McKenzie, AICP, PP
Mary Beth Lonergan Clarke Caton Hintz
Jeffrey R. Surenian Jeffrey R. Surenian & Assoc., LLC
Rick Hoff Bisgaier Hoff, LLC
Art Bernard, P.P. Arthur Bernard & Associates, LLC
Frank Piazza Piazza and Associates
Jon Vogel Avalon Bay Communities
Donna Blaze Affordable Housing Alliance
Creigh Rahenkamp Creigh Rahenkamp & Assoc., LL
Adam Gordon, Esq. Fair Share Housing Center
Stuart Meck Edward J. Bloustein School of Planning & Public Policy



Membership Committee continued

AHPNJ Membership by Profession



Membership Committee

Our membership continues to increase and we currently have 150 members (111 individual members and 39 sponsor members). We continue to grow in both numbers and diversity as depicted in the following pie charts. We are fortunate to have generous sponsors who support us.

We strive to retain our current members, as well as, attract new members, both individual and corporate. This is accomplished through services we provide along with outreach undertaken by all Board Committees and members. We welcome suggestions on how we can improve what we do and make this membership organization more responsive to your needs.

Marilyn Ticktin, Chair

AHPNJ Membership by Location

